

APR 25 - MAY 01, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 31 contracts signed this week, made up of 14 condos, and 17 houses. The previous week saw 42 deals. For more information or data, please reach out to a Compass agent.

**\$3,484,739**

Average Asking Price

**\$2,899,000**

Median Asking Price

**\$1,281**

Average PPSF

**1%**

Average Discount

**\$108,026,900**

Total Volume

**123**

Average Days On Market

19 Cranberry Street in Brooklyn Heights entered contract this week, with a last asking price of \$11,000,000. This 26-foot-wide townhouse spans 5,568 square feet with 5 beds and 3 full baths. It features a garden, gated parking, 30 windows, a completely restored Mansard roof, hand-carved and milled trimwork, high ceilings, original marble fireplace mantles, a custom kitchen with high-end appliances and antique cabinetry, a wine cellar, and much more.

Also signed this week was Unit 22A at 30 Front Street in DUMBO, with a last asking price of \$7,700,000. Built in 2021, this condo spans 3,260 square feet with 5 beds and 4 full baths. It features 352 square feet of outdoor space, a custom-designed kitchen, a primary suite with en-suite bathroom and private river terrace, a laundry room, and much more. The building provides a fully-serviced lobby, a private garden lounge, a two-lane bowling alley, a state-of-the-art fitness center, indoor and outdoor lap pools, a full-size tennis court, a 24-hour doorman and concierge, and much more.

**14**

Condo Deal(s)

**0**

Co-op Deal(s)

**17**

Townhouse Deal(s)

**\$3,193,858**

Average Asking Price

**\$0**

Average Asking Price

**\$3,724,289**

Average Asking Price

**\$2,874,500**

Median Asking Price

**\$0**

Median Asking Price

**\$2,995,000**

Median Asking Price

**\$1,574**

Average PPSF

**N/A**

Average PPSF

**\$1,043**

Average PPSF

**2,063**

Average SqFt

**N/A**

Average SqFt

**3,507**

Average SqFt



**19 CRANBERRY ST**

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$11,000,000
SqFt	5,568	Beds	5	Baths	3.5
PPSF	\$1,976	Fees	\$2,568	DOM	424



**30 FRONT ST #22A**

Dumbo

Type	Condo	Status	Contract	Ask	\$7,700,000
SqFt	3,260	Beds	5	Baths	4.5
PPSF	\$2,362	Fees	\$6,435	DOM	83



**113 CONGRESS ST**

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$5,988,000
SqFt	5,583	Beds	5	Baths	5.5
PPSF	\$1,073	Fees	\$1	DOM	379



**161 DEAN ST**

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$5,750,000
SqFt	3,978	Beds	6	Baths	4
PPSF	\$1,446	Fees	\$748	DOM	55



**41 2 PL**

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$4,650,000
SqFt	2,944	Beds	5	Baths	2.5
PPSF	\$1,579	Fees	\$680	DOM	29



**388 WASHINGTON AVE #2**

Clinton Hill

Type	Condo	Status	Contract	Ask	\$4,250,000
SqFt	3,910	Beds	4	Baths	3.5
PPSF	\$1,087	Fees	\$279,049	DOM	N/A

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**121 LINCOLN PL**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,200	<b>Beds</b>	5
<b>PPSF</b>	\$1,172	<b>Fees</b>	\$852

**Park Slope**

<b>Ask</b>	\$3,750,000
<b>Baths</b>	3.5
<b>DOM</b>	29



**200 CARROLL ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$512

**Carroll Gardens**

<b>Ask</b>	\$3,500,000
<b>Baths</b>	2.5
<b>DOM</b>	30



**480 DEGRAW ST #PHA**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,730	<b>Beds</b>	4
<b>PPSF</b>	\$2,024	<b>Fees</b>	\$2,023

**Gowanus**

<b>Ask</b>	\$3,500,000
<b>Baths</b>	2.5
<b>DOM</b>	42



**383 3 ST #1**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$643

**Park Slope**

<b>Ask</b>	\$3,250,000
<b>Baths</b>	3.5
<b>DOM</b>	41



**123A 2 PL**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,100	<b>Beds</b>	4
<b>PPSF</b>	\$1,033	<b>Fees</b>	\$754

**Carroll Gardens**

<b>Ask</b>	\$3,200,000
<b>Baths</b>	4
<b>DOM</b>	264



**409 PKSIDE AVE**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,000	<b>Beds</b>	7
<b>PPSF</b>	\$799	<b>Fees</b>	\$660

**Prospect Lefferts Gardens**

<b>Ask</b>	\$3,195,000
<b>Baths</b>	4
<b>DOM</b>	N/A

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**6 4 3 1 7 S T**

**Gravesend**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	3,168	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$946	<b>Fees</b>	\$975	<b>DOM</b>	34



**1 C L I N T O N S T # 4 J**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,985,000
<b>Sqft</b>	1,637	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,823	<b>Fees</b>	\$3,633	<b>DOM</b>	31



**5 8 S T M A R K S P L # 1 1 0 1**

**Boerum Hill**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,975,000
<b>Sqft</b>	1,755	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,696	<b>Fees</b>	\$4,012	<b>DOM</b>	366



**5 4 6 C L I N T O N S T # 1**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,899,000
<b>Sqft</b>	2,700	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,074	<b>Fees</b>	\$1,093	<b>DOM</b>	65



**2 1 5 N 1 0 S T # P H G**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	1,598	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,784	<b>Fees</b>	\$3,684	<b>DOM</b>	105



**8 6 A R G Y L E R D**

**Prospect Park South**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,750,000
<b>Sqft</b>	4,843	<b>Beds</b>	8	<b>Baths</b>	3.5
<b>PPSF</b>	\$568	<b>Fees</b>	\$886	<b>DOM</b>	646

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**1019 BUSHWICK AVE**

**Bushwick**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,700,000
<b>Sqft</b>	4,000	<b>Beds</b>	7	<b>Baths</b>	3
<b>PPSF</b>	\$675	<b>Fees</b>	\$441	<b>DOM</b>	57



**1 CLINTON ST #9E**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,540,000
<b>Sqft</b>	1,597	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,591	<b>Fees</b>	\$3,971	<b>DOM</b>	321



**1 CLINTON ST #8E**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,520,000
<b>Sqft</b>	1,597	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,578	<b>Fees</b>	\$3,570	<b>DOM</b>	1



**2267 80 ST**

**Gravesend**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	2,888	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$866	<b>Fees</b>	\$829	<b>DOM</b>	55



**100 DOUGLASS ST**

**Gowanus**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,390,000
<b>Sqft</b>	2,050	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,166	<b>Fees</b>	\$685	<b>DOM</b>	28



**360 FURMAN ST #633**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,350,000
<b>Sqft</b>	1,430	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,644	<b>Fees</b>	\$2,677	<b>DOM</b>	19

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**305 3 ST #1G**

**Type** Condo  
**Sqft** 2,298  
**PPSF** \$1,023

**Status** Contract  
**Beds** 3  
**Fees** \$843

**Park Slope**

**Ask** \$2,350,000  
**Baths** 2  
**DOM** 28



**55 BERRY ST #11**

**Type** Condo  
**Sqft** 1,801  
**PPSF** \$1,305

**Status** Contract  
**Beds** 2  
**Fees** \$1,818

**Williamsburg**

**Ask** \$2,350,000  
**Baths** 2.5  
**DOM** 28



**232 EIGHTH ST**

**Type** Multihouse  
**Sqft** 2,234  
**PPSF** \$1,030

**Status** Contract  
**Beds** 5  
**Fees** \$466

**Park Slope**

**Ask** \$2,299,900  
**Baths** 2  
**DOM** 22



**364 COLUMBIA ST**

**Type** Townhouse  
**Sqft** 3,165  
**PPSF** \$726

**Status** Contract  
**Beds** 5  
**Fees** \$193

**Red Hook**

**Ask** \$2,295,000  
**Baths** 4.5  
**DOM** 222



**247 82 ST**

**Type** Townhouse  
**Sqft** 2,848  
**PPSF** \$791

**Status** Contract  
**Beds** 5  
**Fees** \$1,023

**Bay Ridge**

**Ask** \$2,250,000  
**Baths** 3  
**DOM** 79



**285 7 ST #3**

**Type** Condo  
**Sqft** 1,495  
**PPSF** \$1,469

**Status** Contract  
**Beds** 3  
**Fees** \$1,226

**Park Slope**

**Ask** \$2,195,000  
**Baths** 2  
**DOM** 53

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## 21 REVERE PL

**Type** Townhouse  
**Sqft** 2,535  
**PPSF** \$829

**Status** Contract  
**Beds** 4  
**Fees** \$437

## Crown Heights

**Ask** \$2,100,000  
**Baths** 2.5  
**DOM** 16

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