Weekly Report on Residential Contracts Signed \$2M and Above

MAY 16 - 22, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 24 contracts signed this week, made up of 10 condos, 1 coop, and 13 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

| \$2,929,634 | \$2,825,000 | \$1,371 |
|----------------------|---------------------|------------------------|
| Average Asking Price | Median Asking Price | Average PPSF |
| 0% | \$70,311,200 | 60 |
| Average Discount | Total Volume | Average Days On Market |

Unit 9B at 1 John Street in DUMBO entered contract this week with a last asking price of \$5,500,000. Built in 2016, this condo spans 2,488 square feet with 3 beds and 3 full baths. It features breathtaking views, a chef's kitchen with double islands and Italian cabinetry, en-suite baths with each bedroom, high-ceilings, floor-to-ceiling windows, wide-plank oak flooring, custom closets, and much more. The building provides a 24-hour doorman and concierge, a landscaped roof deck, a custom-designed gym, storage and many other amenities.

Also signed this week was 281 President Street in Carroll Gardens, with a last asking price of \$4,950,000. Built in 1899, this brownstone has 8 bedrooms and 3 full baths on a 20-foot-wide footprint. It features high ceilings, parquet floors, original pocket doors, crown moldings, marble mantles, floor-to-ceiling windows, a private back garden and yard, city views, marble tile floor, and much more.

| 10 | 1 | 13 |
|----------------------|----------------------|----------------------|
| Condo Deal(s) | Co-op Deal(s) | Townhouse Deal(s) |
| \$2,892,220 | \$2,950,000 | \$2,956,847 |
| Average Asking Price | Average Asking Price | Average Asking Price |
| \$2,625,000 | \$2,950,000 | \$2,800,000 |
| Median Asking Price | Median Asking Price | Median Asking Price |
| \$1,786 | \$1,405 | \$952 |
| Average PPSF | Average PPSF | Average PPSF |
| 1,694 | 2,100 | 3,160 |
| Average SqFt | Average SqFt | Average SqFt |

COMPASS DEVELOPMENT MARKETING GROUP

| Als A | 1 JOI | HN ST #9B | | | Dumbo | | |
|-------|--|--|--|---|--|---|--|
| | Туре | Condo | Status | Contract | Ask | \$5,500,000 | |
| | SqFt | 2,488 | Beds | 3 | Baths | 3.5 | |
| | PPSF | \$2,211 | Fees | \$5,383 | DOM | 30 | |
| | | | | | | | |
| | | | | | | | |
| | 281 F | RESIDENT ST | | | Carrol | Gardens | |
| | Туре | Townhouse | Status | Contract | Ask | \$4,950,000 | |
| | SqFt | N/A | Beds | 8 | Baths | 3 | |
| | PPSF | N/A | Fees | \$778 | DOM | 34 | |
| | | | | | | | |
| | 140 - | 162 S 4 ST | | | Willia | nshura | |
| | | | | | | | |
| | Туре | Townhouse | Status | Contract | Ask | \$3,790,000 | |
| | SqFt | 2,795 | Beds | 5 | Baths | 4 | |
| | PPSF | \$1,356 | Fees | N/A | DOM | 57 | |
| | | | | | | | |
| | 1 CIT | Y POINT #46D | | | Downt | own | |
| | _ | | Status | Contract | Ask | \$3,457,200 | |
| | Туре | Condop | | | | | |
| | Type SqFt | Condop 1,454 | Beds | 3 | Baths | 3 | |
| | | | | 3 N/A | | 3 N/A | |
| | SqFt | 1,454 | Beds | | Baths | | |
| | SqFt PPSF | 1,454 \$2,378 | Beds | | Baths DOM | N/A | |
| | SqFt PPSF | 1,454 \$2,378 | Beds Fees | N/A | Baths DOM Greens | N/A | |
| | SqFt PPSF 124 (Type | 1,454 \$2,378 CALYER ST Townhouse | Beds Fees Status | N/A Contract | Baths DOM Greens Ask | N/A point \$3,250,000 | |
| | SqFt PPSF 124 Type SqFt | 1,454 \$2,378 CALYER ST Townhouse 3,360 | Beds Fees Status Beds | N/A Contract 5 | Baths DOM Greens Ask Baths | N/A point \$3,250,000 3.5 | |
| | SqFt PPSF 124 (Type | 1,454 \$2,378 CALYER ST Townhouse | Beds Fees Status | N/A Contract | Baths DOM Greens Ask | N/A point \$3,250,000 | |
| | SqFt PPSF 124 Type SqFt PPSF | 1,454 \$2,378 CALYER ST Townhouse 3,360 \$968 | Beds Fees Status Beds | N/A Contract 5 | Baths DOM Greens Ask Baths DOM | N/A point \$3,250,000 3.5 89 | |
| | SqFt PPSF 124 Type SqFt PPSF | 1,454 \$2,378 CALYER ST Townhouse 3,360 | Beds Fees Status Beds | N/A Contract 5 | Baths DOM Greens Ask Baths | N/A point \$3,250,000 3.5 89 | |
| | SqFt PPSF 124 Type SqFt PPSF | 1,454 \$2,378 CALYER ST Townhouse 3,360 \$968 | Beds Fees Status Beds | N/A Contract 5 | Baths DOM Greens Ask Baths DOM | N/A point \$3,250,000 3.5 89 | |
| | SqFt PPSF 124 (Type SqFt PPSF 131 K | 1,454 \$2,378 CALYER ST Townhouse 3,360 \$968 | Beds Fees Status Beds Fees | N/A Contract 5 \$3,679 | Baths DOM Greens Ask Baths DOM Cobble | N/A point \$3,250,000 3.5 89 Hill | |
| | SqFt PPSF 124 C Type SqFt PPSF 131 K Type | 1,454 \$2,378 CALYER ST Townhouse 3,360 \$968 CANE ST Townhouse | Beds Fees Status Beds Fees Status | N/A Contract 5 \$3,679 Contract | Baths DOM Greens Ask Baths DOM Cobble Ask | N/A point \$3,250,000 3.5 89 HIII \$3,100,000 | |

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COMPASS DEVELOPMENT MARKETING GROUP

| | 16 2 | PL #3 | | | Canad | l Gardens | |
|---------|--|---|--|---|---|---|--|
| | | | | | | | |
| | Туре | Condo | Status | Contract | Ask | \$3,050,000 | |
| | Sqft | 1,675 | Beds | 3 | Baths | 2.5 | |
| | PPSF | \$1,821 | Fees | \$1,080 | DOM | 42 | |
| | | | | | | | |
| | | | | | | | |
| | 110 H | ICKS ST #1 | | | Brookl | yn Heights | |
| | Туре | Соор | Status | Contract | Ask | \$2,950,000 | |
| | Sqft | 2,100 | Beds | 2 | Baths | 2.5 | |
| | PPSF | \$1,405 | Fees | \$1,490 | DOM | 23 | |
| | | | | | | | |
| | | | | | | | |
| | 16 2 | PL #1 | | | Carrol | l Gardens | |
| | | | Status | Contract | | | |
| | Type Sqft | Condo 1,694 | Status Beds | Contract 3 | Ask Baths | \$2,900,000 2.5 | |
| CAN' DE | PPSF | \$1,712 | | | DOM | 2.5 N/A | |
| | PPSF | ΦΙ,/ Ι Ζ | Fees | \$1,137 | DOM | IN/A | |
| | | | | | | | |
| | | | | | | | |
| | (70) | | | | | | |
| | 670 l | JNION ST #4B | | | Park S | | |
| | 670 l Type | JNION ST #4B Condo | Status | Contract | Park S Ask | lope \$2,900,000 | |
| | | | Status Beds | Contract 3 | | | |
| | Туре | Condo | | | Ask | \$2,900,000 | |
| | Type Sqft | Condo 1,839 | Beds | 3 | Ask Baths | \$2,900,000 2.5 | |
| | Type Sqft PPSF | Condo 1,839 \$1,577 | Beds | 3 | Ask Baths DOM | \$2,900,000 2.5 11 | |
| | Type Sqft PPSF | Condo 1,839 | Beds | 3 | Ask Baths DOM | \$2,900,000 2.5 | |
| | Type Sqft PPSF | Condo 1,839 \$1,577 | Beds | 3 | Ask Baths DOM | \$2,900,000 2.5 11 | |
| | Type Sqft PPSF | Condo 1,839 \$1,577 N 6 ST | Beds Fees | 3 \$2,410 | Ask Baths DOM Willian | \$2,900,000 2.5 11 msburg | |
| | Type Sqft PPSF 168 N Type | Condo 1,839 \$1,577 N 6 ST Townhouse | Beds Fees Status | 3 \$2,410 Contract | Ask Baths DOM Willian Ask | \$2,900,000 2.5 11 msburg \$2,875,000 | |
| | Type Sqft PPSF 168 M Type Sqft | Condo 1,839 \$1,577 J 6 ST Townhouse 2,800 | Beds Fees Status Beds | 3 \$2,410 Contract 4 | Ask Baths DOM Willia Ask Baths | \$2,900,000 2.5 11 msburg \$2,875,000 4 | |
| | Type Sqft PPSF 168 N Type Sqft PPSF | Condo 1,839 \$1,577 V 6 ST Townhouse 2,800 \$1,027 | Beds Fees Status Beds | 3 \$2,410 Contract 4 | Ask Baths DOM Willia Ask Baths | \$2,900,000 2.5 11 msburg \$2,875,000 4 | |
| | Type Sqft PPSF 168 N Type Sqft PPSF | Condo 1,839 \$1,577 J 6 ST Townhouse 2,800 | Beds Fees Status Beds | 3 \$2,410 Contract 4 | Ask Baths DOM Willian Ask Baths DOM | \$2,900,000 2.5 11 msburg \$2,875,000 4 | |
| | Type Sqft PPSF 168 N Type Sqft PPSF | Condo 1,839 \$1,577 V 6 ST Townhouse 2,800 \$1,027 | Beds Fees Status Beds | 3 \$2,410 Contract 4 | Ask Baths DOM Willian Ask Baths DOM | \$2,900,000 2.5 11 msburg \$2,875,000 4 20 | |
| | Type Sqft PPSF 168 N Type Sqft PPSF | Condo 1,839 \$1,577 N 6 ST Townhouse 2,800 \$1,027 | Beds Fees Status Beds Fees | 3 \$2,410 Contract 4 \$542 | Ask Baths DOM Willian Ask Baths DOM | \$2,900,000 2.5 11 msburg \$2,875,000 4 20 I Gardens | |
| | Type Sqft PPSF 168 M Type Sqft PPSF 171 L Type | Condo 1,839 \$1,577 J 6 ST Townhouse 2,800 \$1,027 UQUER ST Multihouse | Beds Fees Status Beds Fees Status | 3 \$2,410 Contract 4 \$542 Contract | Ask Baths DOM Willian Ask Baths DOM Carrol Ask | \$2,900,000 2.5 11 msburg \$2,875,000 4 20 I Gardens \$2,850,000 | |
| | Type Sqft PPSF 168 N Type Sqft PPSF 171 L Type Sqft | Condo 1,839 \$1,577 N 6 ST Townhouse 2,800 \$1,027 UQUER ST Multihouse N/A | Beds Fees Status Beds Fees Status Beds | 3 \$2,410 Contract 4 \$542 Contract 4 | Ask Baths DOM Willian Ask Baths DOM Carrol Ask Baths | \$2,900,000 2.5 11 msburg \$2,875,000 4 20 I Gardens \$2,850,000 4 | |

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| | 135 \$ | STRATFORD R | D | | Prospe | ect Park South | |
|----------------------------|--------------|-------------|----------------|---------------|--------|------------------|--|
| | Туре | Townhouse | Status | Contract | Ask | \$2,800,000 | |
| | Sqft | 4,322 | Beds | 6 | Baths | 3 | |
| | PPSF | \$648 | Fees | \$809 | DOM | 29 | |
| | | | | | | | |
| | 249 | HALSEY ST | | | Bedfor | d Stuyvesant | |
| | Туре | Townhouse | Status | Contract | Ask | \$2,799,000 | |
| | Sqft | N/A | Beds | 6 | Baths | 4 | |
| | PPSF | N/A | Fees | \$660 | DOM | 25 | |
| | 439 | WASHINGTON | AVE | | Clinto | n Hill | |
| | Туре | Multihouse | Status | Contract | Ask | \$2,750,000 | |
| | Sqft | 2,709 | Beds | 4 | Baths | 2.5 | |
| | PPSF | \$1,016 | Fees | \$586 | DOM | 19 | |
| A CONTRACTOR OF CONTRACTOR | | ψηστο | | ¥000 | 2011 | | |
| | 459 | PROSPECT AV | Έ | | Park S | lope | |
| | Туре | Townhouse | Status | Contract | Ask | \$2,450,000 | |
| | Sqft | 2,376 | Beds | 4 | Baths | 3.5 | |
| ° | PPSF | \$1,032 | Fees | \$591 | DOM | 50 | |
| | 271A | 22 ST #1 | | | Green | wood | |
| Carlor And | Туре | Condo | Status | Contract | Ask | \$2,350,000 | |
| | Sqft | N/A | Beds | 3 | Baths | | |
| | PPSF | N/A | Fees | \$728 | DOM | 188 | |
| | 1377 | DEAN ST #B | | | Crown | Heights | |
| | | | Charlesso | Contract | | | |
| | Type Saft | Condo | Status Pode | Contract 5 | Ask | \$2,300,000 3 | |
| | Sqft PPSF | 2,281 | Beds | 5 | Baths | 3 | |
| | 442F | \$1,009 | Fees | \$946 | DOM | 21 | |
| | | | | | | | |
| | | | | | | | |

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| | 984 | ST JOHNS PL | | | Crown | Heights |
|------|--------------|------------------|----------------|--------------|--------------|------------------|
| 10 = | Туре | Townhouse | Status | Contract | Ask | \$2,300,000 |
| C. | Sqft | N/A | Beds | 6 | Baths | 2 |
| P | PPSF | N/A | Fees | \$460 | DOM | 22 |
| | | | | | | |
| ~ | 342 | DECATUR ST | | | Bedfor | d Stuyvesant |
| | Туре | Townhouse | Status | Contract | Ask | \$2,300,000 |
| | Sqft | 2,544 | Beds | 4 | Baths | 4 |
| | PPSF | \$905 | Fees | \$494 | DOM | 46 |
| | 85 | AY ST #PH211 | | | Dumbo | |
| | | | | Contract | | |
| | Type | Condo | Status | Contract | Ask | \$2,250,000 |
| | Sqft PPSF | 941 \$2,392 | Beds Fees | 1 \$2,340 | Baths DOM | 1.5 349 |
| | FFJF | ΦΖ,3ΥΖ | rees | φ2,340 | DOM | 549 |
| | 8614 | 23 AVE | | | Bath B | each |
| | Туре | Multihouse | Status | Contract | Ask | \$2,225,000 |
| | Sqft | 4,840 | Beds | 9 | Baths | 4 |
| | PPSF | \$460 | Fees | N/A | DOM | 12 |
| | 150 | MYRTLE AVE | # D LI 3 2 0 3 | | Fort G | |
| - | | | | | | |
| | Type | Condo | Status | Contract | Ask | \$2,150,000 z |
| | Sqft PPSF | 1,601 \$1,343 | Beds | 2 ¢1 001 | Baths | 3 |
| | 7735 | φ1,343 | Fees | \$1,881 | DOM | 73 |
| | 11 H C | OYT ST #39J | | | Downt | own |
| | Turne | Condo | Status | Contract | Ask | \$2,065,000 |
| | Type | | | | | |
| | Type Sqft | 1,272 | Beds | 2 | Baths | 2 |

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