

MAY 23 - 29, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 32 contracts signed this week, made up of 11 condos, 3 coops, and 18 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$3,322,003

Average Asking Price

\$2,972,500

Median Asking Price

\$1,315

Average PPSF

0%

Average Discount

\$106,304,065

Total Volume

102

Average Days On Market

Unit 19E at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$5,500,000. Built in 2021, this condo unit spans 2,332 square feet with 3 beds and 2 full baths. It features a private river terrace, a kitchen with stone slab and high-end appliances, downtown Brooklyn views, a primary suite with two closets and en-suite bathroom, and much more. The building provides a full-service lobby, a state-of-the-art fitness center, a two-lane bowling alley, indoor and outdoor pools, a 24-hour doorman and concierge, and many other amenities.

Also signed this week was 62 Greene Ave in Fort Greene, with a last asking price of \$5,200,000. This 5-story Italianate brownstone spans approximately 4,400 square feet with 6 beds and 5 full baths. It features a 20-foot-wide footprint, high ceilings, fireplaces, wood moldings, original mirrors, a spacious dining room, a full-height cellar, a full restoration, and much more.

11

Condo Deal(s)

3

Co-op Deal(s)

18

Townhouse Deal(s)

\$3,370,915

Average Asking Price

\$2,315,000

Average Asking Price

\$3,459,945

Average Asking Price

\$2,950,000

Median Asking Price

\$2,295,000

Median Asking Price

\$3,125,000

Median Asking Price

\$1,733

Average PPSF

\$1,408

Average PPSF

\$1,017

Average PPSF

1,949

Average SqFt

1,750

Average SqFt

3,559

Average SqFt



30 FRONT ST #19E

Dumbo

Type	Condo	Status	Contract	Ask	\$5,500,000
SqFt	2,332	Beds	3	Baths	2
PPSF	\$2,359	Fees	\$4,554	DOM	216



62 GREENE AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$5,200,000
SqFt	4,400	Beds	6	Baths	5
PPSF	\$1,182	Fees	\$556	DOM	396



11 HOYT ST #5C

Downtown

Type	Condo	Status	Contract	Ask	\$5,200,000
SqFt	2,983	Beds	4	Baths	3.5
PPSF	\$1,744	Fees	\$6,585	DOM	83



296 A SACKETT ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$5,200,000
SqFt	4,358	Beds	5	Baths	5
PPSF	\$1,194	Fees	\$1,464	DOM	22



596 2ND ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,995,000
SqFt	4,492	Beds	5	Baths	3
PPSF	\$1,112	Fees	\$1,177	DOM	21



621 2ND ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,800,000
SqFt	4,624	Beds	5	Baths	3.5
PPSF	\$1,039	Fees	\$1,077	DOM	6

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265 STATE ST #1804

Type	Condo	Status	Contract
Sqft	2,768	Beds	4
PPSF	\$1,680	Fees	\$6,239

Boerum Hill

Ask	\$4,650,000
Baths	3.5
DOM	126



128 SOUTH 1ST ST

Type	Townhouse	Status	Contract
Sqft	4,500	Beds	9
PPSF	\$989	Fees	\$378

Williamsburg

Ask	\$4,450,000
Baths	5
DOM	37



519 CLINTON ST

Type	Townhouse	Status	Contract
Sqft	3,280	Beds	3
PPSF	\$1,220	Fees	\$775

Carroll Gardens

Ask	\$4,000,000
Baths	3.5
DOM	18



90 FURMAN ST #N816

Type	Condo	Status	Contract
Sqft	1,799	Beds	2
PPSF	\$2,221	Fees	\$4,407

Brooklyn Heights

Ask	\$3,995,000
Baths	2.5
DOM	427



1121 EAST 22ND ST

Type	Townhouse	Status	Contract
Sqft	6,200	Beds	8
PPSF	\$621	Fees	\$1,182

Midwood

Ask	\$3,850,000
Baths	4
DOM	410

452 GREENE AVE

Type	Townhouse	Status	Contract
Sqft	3,100	Beds	4
PPSF	\$1,129	Fees	\$483

Bedford Stuyvesant

Ask	\$3,500,000
Baths	4
DOM	N/A

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200 MONTROSE AVE

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$3,150,000
Sqft	3,060	Beds	5	Baths	3
PPSF	\$1,030	Fees	\$59	DOM	22



267 12TH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,100,000
Sqft	2,700	Beds	5	Baths	3
PPSF	\$1,149	Fees	\$580	DOM	40



211 BERGEN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$565	DOM	29



360 FURMAN ST #211

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	2,300	Beds	3	Baths	3
PPSF	\$1,302	Fees	\$4,271	DOM	N/A



584 PACIFIC ST #2

Park Slope

Type	Condo	Status	Contract	Ask	\$2,950,000
Sqft	2,090	Beds	3	Baths	3.5
PPSF	\$1,412	Fees	\$1,370	DOM	25



440 10TH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,895,000
Sqft	N/A	Beds	4	Baths	3.5
PPSF	N/A	Fees	\$330	DOM	18

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11 HOYT ST #35F

Type	Condo	Status	Contract
Sqft	1,706	Beds	3
PPSF	\$1,689	Fees	\$3,395

Downtown

Ask	\$2,880,000
Baths	3
DOM	N/A



743 PUTMAN AVE

Type	Multihouse	Status	Contract
Sqft	3,284	Beds	7
PPSF	\$821	Fees	\$360

Bedford Stuyvesant

Ask	\$2,695,001
Baths	4.5
DOM	40



87 VANDERBILT AVE

Type	Townhouse	Status	Contract
Sqft	2,700	Beds	5
PPSF	\$982	Fees	N/A

Clinton Hill

Ask	\$2,650,000
Baths	4
DOM	36



62 JORALEMON ST #3

Type	Coop	Status	Contract
Sqft	1,500	Beds	2
PPSF	\$1,667	Fees	\$1,624

Brooklyn Heights

Ask	\$2,500,000
Baths	2.5
DOM	52



388 QUINCY ST

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	5
PPSF	\$1,042	Fees	\$312

Bedford Stuyvesant

Ask	\$2,499,000
Baths	3
DOM	25



388 BRIDGE ST #PH50A

Type	Condo	Status	Contract
Sqft	1,478	Beds	3
PPSF	\$1,557	Fees	\$2,175

Downtown

Ask	\$2,300,000
Baths	3
DOM	80

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1 CITY POINT #52H

Downtown

Type	Condom	Status	Contract	Ask	\$2,296,020
Sqft	1,175	Beds	2	Baths	2
PPSF	\$1,955	Fees	\$1,432	DOM	N/A



135 EASTERN PKWY #13A

Prospect Heights

Type	Coop	Status	Contract	Ask	\$2,295,000
Sqft	2,000	Beds	3	Baths	2
PPSF	\$1,148	Fees	N/A	DOM	20



114 WEST ST #6H

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,633	Beds	3	Baths	2
PPSF	\$1,406	Fees	\$1,571	DOM	20



36 SHORE ROAD LANE

Bay Ridge

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	2,406	Beds	3	Baths	3.5
PPSF	\$915	Fees	\$1,511	DOM	417



420 12TH ST #K1R

Park Slope

Type	Coop	Status	Contract	Ask	\$2,150,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$1,198	DOM	17

464 HUMBOLDT ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,099,999
Sqft	1,600	Beds	4	Baths	4
PPSF	\$1,312	Fees	\$375	DOM	75

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1 CITY POINT #26A

Type Condo
Sqft 1,165
PPSF \$1,734

Status Contract
Beds 2
Fees N/A

Downtown

Ask \$2,019,045
Baths 2
DOM N/A



178 HANCOCK ST

Type Townhouse
Sqft 3,840
PPSF \$521

Status Contract
Beds 5
Fees \$429

Bedford Stuyvesant

Ask \$2,000,000
Baths 4
DOM 95

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