

MAY 30 - JUN 5, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 8 condos, 1 coop, and 17 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$3,488,847**

Average Asking Price

**\$2,887,500**

Median Asking Price

**\$1,278**

Average PPSF

**1%**

Average Discount

**\$90,709,999**

Total Volume

**87**

Average Days On Market

57 Wyckoff Street in Cobble Hill entered contract this week, with a last asking price of \$9,995,000. This modern townhouse spans approximately 7,000 square feet with 6 beds and 4 full baths. It features a 25-foot wide footprint, an elevator, a penthouse floor, high ceilings, city skyline views, a Japanese-inspired backyard garden, a glass-enclosed office, home automation, a large deck, and much more.

Also signed this week was Unit PH3 at 60 South 8th Street in Williamsburg, with a last asking price of \$6,500,000. Built in 2015, this penthouse duplex condo spans 5,091 square feet with 5 beds and 6 full baths. It features white oak floors, motorized in-ceiling pocket shades, a windowed staircase, a kitchen with custom cabinetry and a waterfall island, marble en-suite bathrooms, and much more. The building provides an on-site concierge, a live-in super, an indoor swimming pool, a gym, and many other amenities.

**8**

Condo Deal(s)

**1**

Co-op Deal(s)

**17**

Townhouse Deal(s)

**\$3,597,500**

Average Asking Price

**\$2,875,000**

Average Asking Price

**\$3,473,824**

Average Asking Price

**\$3,147,500**

Median Asking Price

**\$2,875,000**

Median Asking Price

**\$2,850,000**

Median Asking Price

**\$1,641**

Average PPSF

**N/A**

Average PPSF

**\$1,109**

Average PPSF

**2,264**

Average SqFt

**N/A**

Average SqFt

**3,319**

Average SqFt



**57 WYCKOFF ST**

Boerum Hill

Type	Townhouse	Status	Contract
SqFt	6,000	Beds	6
PPSF	\$1,666	Fees	\$1,992

Ask	\$9,995,000
Baths	4.5
DOM	239



**60 SOUTH 8TH ST #PH3**

Williamsburg

Type	Condo	Status	Contract
SqFt	5,091	Beds	5
PPSF	\$1,277	Fees	\$12,023

Ask	\$6,500,000
Baths	6.5
DOM	687



**861 CARROLL ST**

Park Slope

Type	Townhouse	Status	Contract
SqFt	4,310	Beds	5
PPSF	\$1,389	Fees	N/A

Ask	\$5,985,000
Baths	3
DOM	70



**30 FRONT ST #24B**

Dumbo

Type	Condo	Status	Contract
SqFt	2,190	Beds	3
PPSF	\$2,443	Fees	\$4,224

Ask	\$5,350,000
Baths	2
DOM	N/A



**576 BERGEN ST**

Prospect Heights

Type	Townhouse	Status	Contract
SqFt	3,600	Beds	5
PPSF	\$1,219	Fees	\$963

Ask	\$4,388,000
Baths	4.5
DOM	18



**147 BAYARD ST**

Greenpoint

Type	Townhouse	Status	Contract
SqFt	1,594	Beds	3
PPSF	\$2,667	Fees	\$256

Ask	\$4,250,000
Baths	3
DOM	25

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**606A THIRD ST #2**

Park Slope

Type	Condo	Status	Contract	Ask	\$3,600,000
Sqft	N/A	Beds	3	Baths	2.5
PPSF	N/A	Fees	\$881	DOM	33



**62 ST JOHNS PL**

Park Slope

Type	Multihouse	Status	Contract	Ask	\$3,550,000
Sqft	3,600	Beds	8	Baths	3
PPSF	\$987	Fees	\$387	DOM	57



**67 MIDWOOD ST**

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$3,399,000
Sqft	3,848	Beds	5	Baths	3.5
PPSF	\$884	Fees	\$1,354	DOM	30



**200 WATER ST #4C**

Dumbo

Type	Condo	Status	Contract	Ask	\$3,395,000
Sqft	1,951	Beds	3	Baths	2
PPSF	\$1,741	Fees	\$4,272	DOM	59



**506 WESTMINSTER RD**

Flatbush

Type	Townhouse	Status	Contract	Ask	\$3,000,000
Sqft	3,138	Beds	5	Baths	3
PPSF	\$957	Fees	\$779	DOM	N/A



**1662 10TH AVE**

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	3,278	Beds	4	Baths	3
PPSF	\$914	Fees	\$726	DOM	20

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**201 BERRY ST #TH12**

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,900,000
<b>Sqft</b>	1,943	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,493	<b>Fees</b>	\$1,041	<b>DOM</b>	38



**24 MONROE PL #12A**

Brooklyn Heights

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,875,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	N/A	<b>Fees</b>	N/A	<b>DOM</b>	36



**441 CLASSON AVE**

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	2,630	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,084	<b>Fees</b>	\$284	<b>DOM</b>	40



**68 MIDWOOD ST**

Prospect Lefferts Gardens

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	3,818	<b>Beds</b>	5	<b>Baths</b>	2
<b>PPSF</b>	\$747	<b>Fees</b>	\$679	<b>DOM</b>	32



**698 DE GRAW ST**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,600,000
<b>Sqft</b>	2,565	<b>Beds</b>	6	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,014	<b>Fees</b>	\$1,019	<b>DOM</b>	29



**137 FOURTH AVE #7**

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	1,764	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,418	<b>Fees</b>	\$2,101	<b>DOM</b>	N/A

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**186 MIDWOOD ST**

Prospect Lefferts Gardens

<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>	\$728

<b>Ask</b>	\$2,495,000
<b>Baths</b>	3.5
<b>DOM</b>	19



**1 CLINTON ST #4M**

Brooklyn Heights

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,534	<b>Beds</b>	2
<b>PPSF</b>	\$1,598	<b>Fees</b>	\$3,360

<b>Ask</b>	\$2,450,000
<b>Baths</b>	2.5
<b>DOM</b>	184



**609 17TH ST**

Windsor Terrace

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	3,000	<b>Beds</b>	5
<b>PPSF</b>	\$767	<b>Fees</b>	\$242

<b>Ask</b>	\$2,299,999
<b>Baths</b>	2.5
<b>DOM</b>	92



**1175 82ND ST**

Dyker Heights

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	2,664	<b>Beds</b>	3
<b>PPSF</b>	\$826	<b>Fees</b>	\$1,030

<b>Ask</b>	\$2,200,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A



**438 PUTNAM AVE**

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,432	<b>Beds</b>	6
<b>PPSF</b>	\$612	<b>Fees</b>	\$360

<b>Ask</b>	\$2,099,000
<b>Baths</b>	3.5
<b>DOM</b>	111



**297 CARROLL ST #2U**

Gowanus

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,375	<b>Beds</b>	3
<b>PPSF</b>	\$1,517	<b>Fees</b>	\$1,043

<b>Ask</b>	\$2,085,000
<b>Baths</b>	2
<b>DOM</b>	29

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### 358 PROSPECT PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,295	<b>Beds</b>	5
<b>PPSF</b>	\$894	<b>Fees</b>	\$226

### Prospect Heights

<b>Ask</b>	\$2,050,000
<b>Baths</b>	3
<b>DOM</b>	21



### 726 CHAUNCEY ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$248

### Bushwick

<b>Ask</b>	\$2,049,000
<b>Baths</b>	4
<b>DOM</b>	25

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