

JUN 6 - 12, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 6 condos, 1 coop, and 14 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,296,429**

Average Asking Price

**\$2,995,000**

Median Asking Price

**\$1,300**

Average PPSF

**1%**

Average Discount

**\$69,225,000**

Total Volume

**101**

Average Days On Market

158 Prospect Place in Prospect Heights entered contract this week, with a last asking price of \$5,495,000. Built in 1870, this carriage house spans approximately 3,100 square feet with 3 beds and 2 full baths. It features a gated driveway, a 4-car garage, custom sliding glass doors, a private garden, exposed beams, a wood-burning stove, high ceilings, large double-paned windows, and much more.

Also signed this week was 548 Second Street in Park Slope, with a last asking price of \$4,995,000. Built in 1891, this 20-foot-wide townhouse has 5 beds and 3 full baths. It features a whole-house water filtration system, new windows, high ceilings, a wood-burning fireplace, a large garden, a full-width deck, a full-floor primary suite with a customized walk-in closet, a library/office with built-in bookshelves, exposed brick, and much more.

**6**

Condo Deal(s)

**1**

Co-op Deal(s)

**14**

Townhouse Deal(s)

**\$3,433,334**

Average Asking Price

**\$2,250,000**

Average Asking Price

**\$3,312,500**

Average Asking Price

**\$3,025,000**

Median Asking Price

**\$2,250,000**

Median Asking Price

**\$3,097,500**

Median Asking Price

**\$1,701**

Average PPSF

**N/A**

Average PPSF

**\$1,115**

Average PPSF

**2,084**

Average SqFt

**N/A**

Average SqFt

**3,211**

Average SqFt



**158 PROSPECT PL**

**Prospect Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,495,000
<b>SqFt</b>	3,100	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,773	<b>Fees</b>	\$784	<b>DOM</b>	39



**548 SECOND ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,995,000
<b>SqFt</b>	3,700	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,350	<b>Fees</b>	\$947	<b>DOM</b>	29



**30 FRONT ST #17A**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,900,000
<b>SqFt</b>	2,126	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,305	<b>Fees</b>	\$4,146	<b>DOM</b>	238



**1 CLINTON ST #29B**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,800,000
<b>SqFt</b>	2,563	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,873	<b>Fees</b>	\$6,804	<b>DOM</b>	N/A



**107 GREENE AVE**

**Clinton Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,100,000
<b>SqFt</b>	3,360	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,221	<b>Fees</b>	\$828	<b>DOM</b>	30



**433 FIFTH ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,550,000
<b>SqFt</b>	2,120	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,675	<b>Fees</b>	\$813	<b>DOM</b>	28

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**607 FIFTH ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,300	<b>Beds</b>	5
<b>PPSF</b>	\$1,046	<b>Fees</b>	\$1,075

**Park Slope**

<b>Ask</b>	\$3,450,000
<b>Baths</b>	2
<b>DOM</b>	29



**639 BALTIC ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,824	<b>Beds</b>	4
<b>PPSF</b>	\$1,187	<b>Fees</b>	\$722

**Park Slope**

<b>Ask</b>	\$3,350,000
<b>Baths</b>	3
<b>DOM</b>	23

**2 NORTHSIDE PIERS #15K**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,810	<b>Beds</b>	3
<b>PPSF</b>	\$1,768	<b>Fees</b>	\$1,257

**Williamsburg**

<b>Ask</b>	\$3,200,000
<b>Baths</b>	2
<b>DOM</b>	N/A



**57 DRIGGS AVE**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	5,749	<b>Beds</b>	6
<b>PPSF</b>	\$557	<b>Fees</b>	\$1,655

**Greenpoint**

<b>Ask</b>	\$3,200,000
<b>Baths</b>	6
<b>DOM</b>	581



**134 SUMMIT ST**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	3,600	<b>Beds</b>	5
<b>PPSF</b>	\$832	<b>Fees</b>	\$584

**Carroll Gardens**

<b>Ask</b>	\$2,995,000
<b>Baths</b>	4
<b>DOM</b>	33



**360 GRAND AVE**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,520	<b>Beds</b>	4
<b>PPSF</b>	\$1,149	<b>Fees</b>	\$594

**Clinton Hill**

<b>Ask</b>	\$2,895,000
<b>Baths</b>	3
<b>DOM</b>	43

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**192 WATER ST #1E**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,832	<b>Beds</b>	2
<b>PPSF</b>	\$1,007	<b>Fees</b>	\$3,423

**Dumbo**

<b>Ask</b>	\$2,850,000
<b>Baths</b>	2
<b>DOM</b>	442



**184 KENT AVE #B315**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,265	<b>Beds</b>	3
<b>PPSF</b>	\$2,095	<b>Fees</b>	\$1,631

**Williamsburg**

<b>Ask</b>	\$2,650,000
<b>Baths</b>	2
<b>DOM</b>	72



**136 MONROE ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,520	<b>Beds</b>	4
<b>PPSF</b>	\$1,030	<b>Fees</b>	\$232

**Bedford Stuyvesant**

<b>Ask</b>	\$2,595,000
<b>Baths</b>	3.5
<b>DOM</b>	21



**123 AINSLIE ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$438

**Williamsburg**

<b>Ask</b>	\$2,550,000
<b>Baths</b>	2
<b>DOM</b>	21



**456 17TH ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	1,900	<b>Beds</b>	3
<b>PPSF</b>	\$1,343	<b>Fees</b>	\$292

**Park Slope**

<b>Ask</b>	\$2,550,000
<b>Baths</b>	2.5
<b>DOM</b>	80



**600 MACDONOUGH ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,250	<b>Beds</b>	5
<b>PPSF</b>	\$724	<b>Fees</b>	\$286

**Upper West Side**

<b>Ask</b>	\$2,350,000
<b>Baths</b>	3
<b>DOM</b>	31

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### 1316 DEAN ST

#### Crown Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	3,800	<b>Beds</b>	7	<b>Baths</b>	3.5
<b>PPSF</b>	\$606	<b>Fees</b>	\$465	<b>DOM</b>	68



### 115 WILLOW ST #3A

#### Brooklyn Heights

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,998	<b>DOM</b>	44



### 101 WARREN ST #A1D

#### Cobble Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,200,000
<b>Sqft</b>	1,907	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,154	<b>Fees</b>	\$2,551	<b>DOM</b>	63

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