

JUN 13 - 19, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 15 condos, and 13 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,240,465

Average Asking Price

\$2,972,500

Median Asking Price

\$1,426

Average PPSF

0%

Average Discount

\$90,733,000

Total Volume

63

Average Days On Market

221 Carroll Street in Carroll Gardens entered contract this week, with a last asking price of \$7,500,000. This Italianate townhouse spans 4,020 square feet with 5 beds and 4 full baths. It features high ceilings, restored crown moldings, marble and white oak floors, a reimagined chef's kitchen with custom cabinetry, well-proportioned bedrooms with walk-in closets and en-suite bathrooms, a cellar, and much more.

Also signed this week was 828 President Street in Park Slope, with a last asking price of \$5,539,000. Originally built in the 1920s, this 20.5-foot wide brownstone spans approximately 4,200 square feet with 7 beds and 4 full baths. It features a full restoration with retained historic character, central air conditioning, a nearby private parking spot, a sun-filled kitchen, fully-updated electrical and plumbing, and much more.

15

Condo Deal(s)

0

Co-op Deal(s)

13

Townhouse Deal(s)

\$2,872,600

Average Asking Price

\$0

Average Asking Price

\$3,664,924

Average Asking Price

\$2,550,000

Median Asking Price

\$0

Median Asking Price

\$3,265,000

Median Asking Price

\$1,605

Average PPSF

N/A

Average PPSF

\$1,181

Average PPSF

1,813

Average SqFt

N/A

Average SqFt

3,251

Average SqFt



221 CARROLL ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$7,500,000
SqFt	4,020	Beds	5	Baths	4.5
PPSF	\$1,866	Fees	\$1,068	DOM	30



828 PRESIDENT ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$5,539,000
SqFt	4,200	Beds	7	Baths	4.5
PPSF	\$1,319	Fees	\$1,200	DOM	16



1 CLINTON ST #34A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,975,000
SqFt	2,308	Beds	4	Baths	3.5
PPSF	\$2,156	Fees	\$6,275	DOM	N/A



596 THIRD ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,000,000
SqFt	2,476	Beds	4	Baths	3.5
PPSF	\$1,616	Fees	\$1,124	DOM	52



598 SEVENTH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,950,000
SqFt	N/A	Beds	4	Baths	3.5
PPSF	N/A	Fees	\$823	DOM	30



400 AVENUE U #306

Gravesend

Type	Condo	Status	Contract	Ask	\$3,875,000
SqFt	2,034	Beds	3	Baths	3
PPSF	\$1,906	Fees	\$3,846	DOM	307

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17 JACKSON PL

Park Slope

Type	Multihouse	Status	Contract	Ask	\$3,750,000
Sqft	3,016	Beds	5	Baths	3.5
PPSF	\$1,244	Fees	\$500	DOM	36



102 DOUGLASS ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$3,495,000
Sqft	2,040	Beds	3	Baths	2
PPSF	\$1,714	Fees	\$910	DOM	14



288 WATER ST # GARDEN

Vinegar Hill

Type	Condo	Status	Contract	Ask	\$3,375,000
Sqft	1,897	Beds	4	Baths	3
PPSF	\$1,780	Fees	\$3,279	DOM	7



60 SOUTH EIGHTH ST # TH17

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,295,000
Sqft	3,115	Beds	4	Baths	3.5
PPSF	\$1,058	Fees	\$4,453	DOM	33



535 17TH ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$3,265,000
Sqft	3,078	Beds	6	Baths	3
PPSF	\$1,061	Fees	\$550	DOM	52



559 CARROLL ST # 3

Park Slope

Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	1,716	Beds	4	Baths	2.5
PPSF	\$1,894	Fees	\$1,906	DOM	16

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670 UNION ST #5C

Park Slope

Type	Condo	Status	Contract	Ask	\$3,100,000
Sqft	1,840	Beds	3	Baths	2.5
PPSF	\$1,685	Fees	\$2,346	DOM	43



371 UNION ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	3,375	Beds	5	Baths	4
PPSF	\$888	Fees	\$608	DOM	33



1203 BEVERLEY RD

Prospect Park South

Type	Townhouse	Status	Contract	Ask	\$2,950,000
Sqft	3,400	Beds	7	Baths	2
PPSF	\$868	Fees	\$820	DOM	22



650 WARREN ST

Park Slope

Type	Multihouse	Status	Contract	Ask	\$2,750,000
Sqft	2,900	Beds	7	Baths	3.5
PPSF	\$949	Fees	\$802	DOM	27



60 CONSELYEA ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,700,000
Sqft	3,982	Beds	4	Baths	3
PPSF	\$679	Fees	\$365	DOM	31



440 KENT AVE #PH3C

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,699,000
Sqft	1,859	Beds	2	Baths	2
PPSF	\$1,452	Fees	\$2,320	DOM	71

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78 EAGLE ST #2

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,550,000
Sqft	1,807	Beds	3	Baths	2
PPSF	\$1,412	Fees	\$1,075	DOM	100



387 HANCOCK ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,550,000
Sqft	3,272	Beds	4	Baths	3.5
PPSF	\$780	Fees	\$744	DOM	76



11 SECOND PL #601

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,500	Beds	2	Baths	2
PPSF	\$1,634	Fees	\$1,536	DOM	39



50 BRIDGE PARK DR #3C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,425,000
Sqft	1,786	Beds	3	Baths	3
PPSF	\$1,358	Fees	\$3,391	DOM	240



98 FRONT ST #7B

Dumbo

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,320	Beds	3	Baths	2
PPSF	\$1,781	Fees	\$3,327	DOM	201



532 CLINTON AVE #5B

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,692	Beds	3	Baths	3
PPSF	\$1,330	Fees	\$1,619	DOM	1

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458 RUGBY RD

Flatbush

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	N/A	Beds	7	Baths	2.5
PPSF	N/A	Fees	\$565	DOM	32



532 CLINTON AVE #6A

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,625	Beds	3	Baths	3
PPSF	\$1,354	Fees	\$1,664	DOM	N/A



22 NORTH SIXTH ST #17D

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,157	Beds	2	Baths	2
PPSF	\$1,898	Fees	\$1,214	DOM	48



532 CLINTON AVE #4A

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,528	Beds	3	Baths	3
PPSF	\$1,375	Fees	\$1,619	DOM	N/A

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