

JUN 20 - 26, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 11 condos, and 15 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$2,917,885

Average Asking Price

\$2,623,000

Median Asking Price

\$1,237

Average PPSF

1%

Average Discount

\$75,864,999

Total Volume

136

Average Days On Market

370 Eighth Street in Park Slope entered contract this week, with a last asking price of \$5,200,000. This townhouse spans 3,907 square feet with 4 beds and 3 full baths. It features a large chef's kitchen with high-end appliances and abundant cabinet storage, an open dining area and parlor level with a floor-to-ceiling glass wall, a landscaped garden with a Japanese maple tree, a primary level with south-facing suite, two walk-in closets, and a bathroom fitted with custom cement tiles and luxury finishes, white oak hardwood floors throughout, high ceilings, and much more.

Also signed this week was Unit PHE at 11 Hoyt Street in Downtown Brooklyn, with a last asking price of \$5,000,000. Built in 2020, this top-floor penthouse condo unit spans 2,414 square feet with 3 beds and 3 full baths. It features high ceilings, southern and eastern views, an open chef's kitchen with high-end appliances and lava stone countertops, a primary suite with walk-in closet and windowed five-fixture bath, and much more. The building provides a full-time doorman, a garden, a fitness center with yoga studio, and many more indoor and outdoor amenities.

11

Condo Deal(s)

0

Co-op Deal(s)

15

Townhouse Deal(s)

\$2,935,182

Average Asking Price

\$0

Average Asking Price

\$2,905,200

Average Asking Price

\$2,618,000

Median Asking Price

\$0

Median Asking Price

\$2,628,000

Median Asking Price

\$1,610

Average PPSF

N/A

Average PPSF

\$963

Average PPSF

1,846

Average SqFt

N/A

Average SqFt

3,195

Average SqFt



370 EIGHTH ST

Type	Townhouse	Status	Contract
SqFt	3,907	Beds	4
PPSF	\$1,331	Fees	\$965

Park Slope

Ask	\$5,200,000
Baths	3.5
DOM	22



11 HOYT ST #PHE

Type	Condo	Status	Contract
SqFt	2,414	Beds	3
PPSF	\$2,072	Fees	\$3,815

Downtown

Ask	\$5,000,000
Baths	3.5
DOM	652



99 SOUTH SECOND ST

Type	Townhouse	Status	Contract
SqFt	3,344	Beds	7
PPSF	\$1,271	Fees	\$232

Williamsburg

Ask	\$4,250,000
Baths	4
DOM	82



100 SECOND PL #1

Type	Condo	Status	Contract
SqFt	2,162	Beds	3
PPSF	\$1,619	Fees	\$1,534

Carroll Gardens

Ask	\$3,500,000
Baths	2.5
DOM	21



414 SACKETT ST

Type	Townhouse	Status	Contract
SqFt	2,610	Beds	4
PPSF	\$1,341	Fees	\$465

Gowanus

Ask	\$3,500,000
Baths	3
DOM	21



256 NORTH 9TH ST #PHA

Type	Condo	Status	Contract
SqFt	1,958	Beds	3
PPSF	\$1,785	Fees	\$1,775

Williamsburg

Ask	\$3,495,000
Baths	2.5
DOM	139

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1 PROSPECT PARK WEST #9E

Park Slope

Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	1,711	Beds	3	Baths	2.5
PPSF	\$1,900	Fees	\$4,135	DOM	1



11 HOYT ST #48A

Downtown

Type	Condo	Status	Contract	Ask	\$3,010,000
Sqft	1,629	Beds	3	Baths	3
PPSF	\$1,848	Fees	\$3,243	DOM	652



165 NELSON ST

Carroll Gardens

Type	Multihouse	Status	Contract	Ask	\$2,999,999
Sqft	2,400	Beds	7	Baths	4
PPSF	\$1,250	Fees	N/A	DOM	31



329 PROSPECT AVE

Park Slope

Type	Multihouse	Status	Contract	Ask	\$2,900,000
Sqft	3,000	Beds	4	Baths	4
PPSF	\$967	Fees	\$357	DOM	49



359 ADELPHI ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$2,895,000
Sqft	4,166	Beds	5	Baths	4
PPSF	\$695	Fees	\$685	DOM	17



239 STUYVESANT AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,730,000
Sqft	3,744	Beds	4	Baths	3
PPSF	\$730	Fees	\$455	DOM	56

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445 FIFTH ST

Type	Multihouse	Status	Contract
Sqft	2,550	Beds	5
PPSF	\$1,031	Fees	\$656

Park Slope

Ask	\$2,628,000
Baths	3.5
DOM	9



288 WATER ST #2B

Type	Condo	Status	Contract
Sqft	1,656	Beds	3
PPSF	\$1,581	Fees	\$2,950

Vinegar Hill

Ask	\$2,618,000
Baths	2.5
DOM	9



17 IRVING PL

Type	Townhouse	Status	Contract
Sqft	3,852	Beds	5
PPSF	\$650	Fees	\$279

Clinton Hill

Ask	\$2,500,000
Baths	3.5
DOM	21



375 FIFTH ST #1

Type	Condo	Status	Contract
Sqft	2,100	Beds	2
PPSF	\$1,189	Fees	\$1,020

Park Slope

Ask	\$2,495,000
Baths	2.5
DOM	18



239 WYCKOFF ST

Type	Townhouse	Status	Contract
Sqft	1,890	Beds	3
PPSF	\$1,320	Fees	\$472

Boerum Hill

Ask	\$2,495,000
Baths	2.5
DOM	15



382 MACDONOUGH ST

Type	Townhouse	Status	Contract
Sqft	3,400	Beds	6
PPSF	\$721	Fees	\$555

Bedford Stuyvesant

Ask	\$2,450,000
Baths	3
DOM	36

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145 HUNTINGTON ST #1R

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	2,400	Beds	3	Baths	2.5
PPSF	\$980	Fees	\$1,630	DOM	822

406 EAST FOURTH ST

Kensington

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	2,648	Beds	4	Baths	2.5
PPSF	\$867	Fees	\$552	DOM	27



223 MACDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,290,000
Sqft	4,159	Beds	7	Baths	4
PPSF	\$551	Fees	\$415	DOM	610



256 DECATUR ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	4,412	Beds	7	Baths	5
PPSF	\$510	Fees	\$1,215	DOM	13



145 PARK PL #7A

Park Slope

Type	Condo	Status	Contract	Ask	\$2,249,000
Sqft	1,778	Beds	2	Baths	2
PPSF	\$1,265	Fees	\$1,800	DOM	19



233 WYCKOFF ST

Boerum Hill

Type	Multihouse	Status	Contract	Ask	\$2,195,000
Sqft	1,834	Beds	4	Baths	2.5
PPSF	\$1,197	Fees	\$448	DOM	35

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150 NORTH FIFTH ST # 31

Williamsburg

Type Condo
Sqft 1,224
PPSF \$1,794
Status Contract
Beds 2
Fees \$1,389

Ask \$2,195,000
Baths 2
DOM 19



11 HOYT ST # 4 2 J

Downtown

Type Condo
Sqft 1,271
PPSF \$1,672
Status Contract
Beds 2
Fees \$2,531

Ask \$2,125,000
Baths 2
DOM N/A

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