

**JUN 27 - JUL 3, 2022**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 30 contracts signed this week, made up of 14 condos, 1 coop, and 15 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,261,734**

Average Asking Price

**\$2,875,000**

Median Asking Price

**\$1,322**

Average PPSF

**0%**

Average Discount

**\$97,851,999**

Total Volume

**107**

Average Days On Market

158 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$6,595,000. Built in 1847, this 25.5-foot-wide townhouse spans approximately 4,200 square feet with 5 beds and 4 full baths. It features 12-foot ceilings, oversized windows, marble mantels, wainscoting, a wood-burning fireplace, hand-nailed hardwood floors, a windowed kitchen with built-in cabinetry, a circular skylight and oval staircase, a primary bedroom with walk-in closet and en-suite bathroom, and much more.

Also signed this week was 37 Strong Place in Cobble Hill, with a last asking price of \$5,800,000. This townhouse spans approximately 3,250 square feet with 4 beds and 3 full baths. It features wood-burning fireplaces, maple flooring, floor-to-ceiling glass doors, a landscaped garden, an eat-in kitchen with 10-foot island, custom millwork, and much more.

**14**

Condo Deal(s)

**1**

Co-op Deal(s)

**15**

Townhouse Deal(s)

**\$2,912,500**

Average Asking Price

**\$4,600,000**

Average Asking Price

**\$3,498,467**

Average Asking Price

**\$2,820,000**

Median Asking Price

**\$4,600,000**

Median Asking Price

**\$2,999,000**

Median Asking Price

**\$1,550**

Average PPSF

**N/A**

Average PPSF

**\$1,075**

Average PPSF

**1,863**

Average SqFt

**N/A**

Average SqFt

**3,367**

Average SqFt



**158 CLINTON ST**

Brooklyn Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$6,595,000
<b>SqFt</b>	4,200	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$1,571	<b>Fees</b>	\$2,483	<b>DOM</b>	39



**37 STRONG PL**

Cobble Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,800,000
<b>SqFt</b>	3,250	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,785	<b>Fees</b>	\$1,098	<b>DOM</b>	30



**49 MONTGOMERY PL**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,500,000
<b>SqFt</b>	4,577	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,202	<b>Fees</b>	\$1,433	<b>DOM</b>	45



**1 PIERREPONT ST #6B**

Brooklyn Heights

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,600,000
<b>SqFt</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$3,502	<b>DOM</b>	519



**99 LINCOLN PL**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,250,000
<b>SqFt</b>	N/A	<b>Beds</b>	7	<b>Baths</b>	4.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$696	<b>DOM</b>	24



**507 CLINTON AVE**

Clinton Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,999,000
<b>SqFt</b>	4,050	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$988	<b>Fees</b>	\$736	<b>DOM</b>	672

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**309 WARREN ST**

**Cobble Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000
<b>Sqft</b>	2,760	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$1,359	<b>Fees</b>	\$1,088	<b>DOM</b>	93



**670 UNION ST #2B**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,715,000
<b>Sqft</b>	2,376	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,564	<b>Fees</b>	\$3,090	<b>DOM</b>	36



**226 CUMBERLAND ST**

**Fort Greene**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,700,000
<b>Sqft</b>	3,232	<b>Beds</b>	6	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,145	<b>Fees</b>	\$720	<b>DOM</b>	18



**347 HENRY ST #3A**

**Cobble Hill**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,625,000
<b>Sqft</b>	1,908	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,900	<b>Fees</b>	\$6,121	<b>DOM</b>	228



**670 UNION ST #6B**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,445,000
<b>Sqft</b>	1,948	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,769	<b>Fees</b>	\$2,648	<b>DOM</b>	27



**100 SECOND PL #3**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,395,000
<b>Sqft</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,689	<b>DOM</b>	61

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**1144 84TH ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,477	<b>Beds</b>	5
<b>PPSF</b>	\$863	<b>Fees</b>	\$835

**Dyker Heights**

<b>Ask</b>	\$2,999,000
<b>Baths</b>	2.5
<b>DOM</b>	157



**360 FURMAN ST #211**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	2,300	<b>Beds</b>	3
<b>PPSF</b>	\$1,303	<b>Fees</b>	\$4,271

**Brooklyn Heights**

<b>Ask</b>	\$2,995,000
<b>Baths</b>	3
<b>DOM</b>	3



**670 UNION ST #6A**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,739	<b>Beds</b>	2
<b>PPSF</b>	\$1,668	<b>Fees</b>	\$2,315

**Park Slope**

<b>Ask</b>	\$2,900,000
<b>Baths</b>	2.5
<b>DOM</b>	52



**280 ST MARKS AVE #4E**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,635	<b>Beds</b>	3
<b>PPSF</b>	\$1,744	<b>Fees</b>	\$2,437

**Prospect Heights**

<b>Ask</b>	\$2,850,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A



**670 UNION ST #3C**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,839	<b>Beds</b>	3
<b>PPSF</b>	\$1,518	<b>Fees</b>	\$2,219

**Park Slope**

<b>Ask</b>	\$2,790,000
<b>Baths</b>	2.5
<b>DOM</b>	18



**145 PRESIDENT ST #4C**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,796	<b>Beds</b>	3
<b>PPSF</b>	\$1,532	<b>Fees</b>	\$3,040

**Carroll Gardens**

<b>Ask</b>	\$2,750,000
<b>Baths</b>	2.5
<b>DOM</b>	14

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**1 PROSPECT PK W #2A**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,600,000
<b>Sqft</b>	1,556	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,671	<b>Fees</b>	\$3,530	<b>DOM</b>	66



**388 BRIDGE ST #39AB**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,595,000
<b>Sqft</b>	1,731	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,500	<b>Fees</b>	\$1,989	<b>DOM</b>	141



**439 5 ST**

**Kensington**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,490,000
<b>Sqft</b>	N/A	<b>Beds</b>	N/A	<b>Baths</b>	N/A
<b>PPSF</b>	N/A	<b>Fees</b>	\$505	<b>DOM</b>	29



**345 CARROLL ST #2G**

**Gowanus**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,465,000
<b>Sqft</b>	1,720	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,434	<b>Fees</b>	\$3,501	<b>DOM</b>	85



**1464 51 ST**

**Borough Park**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,399,000
<b>Sqft</b>	3,660	<b>Beds</b>	8	<b>Baths</b>	3
<b>PPSF</b>	\$656	<b>Fees</b>	\$1,010	<b>DOM</b>	42



**137 4 AVE #4**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,350,000
<b>Sqft</b>	1,764	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,333	<b>Fees</b>	\$2,389	<b>DOM</b>	282

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**320 MACDONOUGH ST**

**Bedford Stuyvesant**

**Type** Townhouse  
**Sqft** 3,812  
**PPSF** \$616  
**Status** Contract  
**Beds** 6  
**Fees** \$488

**Ask** \$2,350,000  
**Baths** 3.5  
**DOM** 40



**401 HICKS ST #A1D**

**Cobble Hill**

**Type** Condo  
**Sqft** 1,907  
**PPSF** \$1,207  
**Status** Contract  
**Beds** 3  
**Fees** N/A

**Ask** \$2,299,999  
**Baths** 3  
**DOM** 84



**695 E 17 ST**

**Flatbush**

**Type** Townhouse  
**Sqft** 2,208  
**PPSF** \$997  
**Status** Contract  
**Beds** 4  
**Fees** \$809

**Ask** \$2,200,000  
**Baths** 2.5  
**DOM** 25



**856 ST JOHNS PL**

**Crown Heights**

**Type** Townhouse  
**Sqft** 2,220  
**PPSF** \$989  
**Status** Contract  
**Beds** 3  
**Fees** \$418

**Ask** \$2,195,000  
**Baths** 2.5  
**DOM** 29



**1599 PACIFIC ST**

**Crown Heights**

**Type** Townhouse  
**Sqft** 2,950  
**PPSF** \$729  
**Status** Contract  
**Beds** 5  
**Fees** \$209

**Ask** \$2,150,000  
**Baths** 3.5  
**DOM** N/A



**685 EAST 19TH ST**

**Midwood Park**

**Type** Townhouse  
**Sqft** N/A  
**PPSF** N/A  
**Status** Contract  
**Beds** 5  
**Fees** \$923

**Ask** \$2,100,000  
**Baths** 4.5  
**DOM** 136

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