

**JUL 11 - 17, 2022**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 3 condos, and 13 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$3,254,938**

Average Asking Price

**\$2,625,000**

Median Asking Price

**\$1,150**

Average PPSF

**0%**

Average Discount

**\$52,079,000**

Total Volume

**88**

Average Days On Market

627 Third Street in Park Slope entered contract this week, with a last asking price of \$6,995,000. Originally built in 1910, this 20-foot-wide townhouse spans 4,250 square feet with 7 beds and 5 full baths. It features high ceilings, chevron hardwood floors, original millwork, bay windows, designer wall coverings, a large chef's kitchen with custom cabinetry and marble, an owner's suite with an en-suite spa bathroom, a gated forecourt garden, and much more.

Also signed this week was 343 Adelphi Street, with a last asking price of \$4,850,000. Originally built in 1859, this fully-renovated, 21-foot-wide townhouse has 6 beds and 3 full baths. It features high ceilings, rebuilt mahogany inner doors, four wood-burning fireplaces with historic mantels, a planted front yard, a rear garden mature plantings and a koi pond, a kitchen addition with high-end appliances and deck, and much more.

**3**

Condo Deal(s)

**0**

Co-op Deal(s)

**13**

Townhouse Deal(s)

**\$2,900,000**

Average Asking Price

**\$0**

Average Asking Price

**\$3,336,847**

Average Asking Price

**\$2,325,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,750,000**

Median Asking Price

**\$1,915**

Average PPSF

**N/A**

Average PPSF

**\$1,023**

Average PPSF

**1,628**

Average SqFt

**N/A**

Average SqFt

**3,250**

Average SqFt



**627 THIRD ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,250	<b>Beds</b>	7
<b>PPSF</b>	\$1,646	<b>Fees</b>	\$1,561

**Park Slope**

<b>Ask</b>	\$6,995,000
<b>Baths</b>	5.5
<b>DOM</b>	28



**343 ADELPHI ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,850	<b>Beds</b>	6
<b>PPSF</b>	\$1,260	<b>Fees</b>	\$992

**Fort Greene**

<b>Ask</b>	\$4,850,000
<b>Baths</b>	3.5
<b>DOM</b>	75



**55 JORALEMON ST**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>SqFt</b>	3,200	<b>Beds</b>	6
<b>PPSF</b>	\$1,407	<b>Fees</b>	\$2,362

**Brooklyn Heights**

<b>Ask</b>	\$4,500,000
<b>Baths</b>	4
<b>DOM</b>	167



**680 PRESIDENT ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,150	<b>Beds</b>	5
<b>PPSF</b>	\$1,396	<b>Fees</b>	\$1,363

**Park Slope**

<b>Ask</b>	\$4,395,000
<b>Baths</b>	4
<b>DOM</b>	48



**11 HOYT ST #54A**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,074	<b>Beds</b>	4
<b>PPSF</b>	\$2,074	<b>Fees</b>	\$4,129

**Downtown**

<b>Ask</b>	\$4,300,000
<b>Baths</b>	4
<b>DOM</b>	174



**17 DIKEMAN 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>	\$1,016

**Red Hook**

<b>Ask</b>	\$2,995,000
<b>Baths</b>	2
<b>DOM</b>	55

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**277 STRATFORD RD**

**Flatbush**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,895,000
<b>Sqft</b>	3,200	<b>Beds</b>	7	<b>Baths</b>	2.5
<b>PPSF</b>	\$905	<b>Fees</b>	\$637	<b>DOM</b>	77



**208A CALYER ST**

**Greenpoint**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,750,000
<b>Sqft</b>	3,000	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$917	<b>Fees</b>	\$538	<b>DOM</b>	83



**646 19TH ST**

**Windsor Terrace**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	3,205	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$781	<b>Fees</b>	\$410	<b>DOM</b>	28



**21 SHERMAN ST**

**Windsor Terrace**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	2,160	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,158	<b>Fees</b>	\$652	<b>DOM</b>	27



**113 COLUMBIA HTS #5**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,325,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,308	<b>DOM</b>	5



**1614 11TH AVE**

**Windsor Terrace**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	3,000	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$767	<b>Fees</b>	\$721	<b>DOM</b>	29

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**166 ECKFORD ST**

**Greenpoint**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	3,772	<b>Beds</b>	7	<b>Baths</b>	4
<b>PPSF</b>	\$610	<b>Fees</b>	\$579	<b>DOM</b>	50



**380 CHAUNCEY ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,200,000
<b>Sqft</b>	3,300	<b>Beds</b>	6	<b>Baths</b>	3.5
<b>PPSF</b>	\$667	<b>Fees</b>	\$216	<b>DOM</b>	39



**1060 EAST 22ND ST**

**Midwood**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,199,000
<b>Sqft</b>	2,912	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$756	<b>Fees</b>	\$406	<b>DOM</b>	267



**215 NORTH 10TH ST # 41**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,075,000
<b>Sqft</b>	1,182	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,756	<b>Fees</b>	\$2,956	<b>DOM</b>	252

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