

AUG 01 - 07, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 9 condos, and 11 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,039,134

Average Asking Price

\$2,497,500

Median Asking Price

\$1,302

Average PPSF

2%

Average Discount

\$60,782,670

Total Volume

78

Average Days On Market

79 Second Place in Carroll Gardens entered contract this week, with a last asking price of \$5,995,000. This 21.5-foot-wide townhouse has four stories and spans approximately 4,200 square feet. It features a recent full-scale renovation, high ceilings, wood-burning fireplaces, a gourmet chef's kitchen with high-end appliances, full-height front windows, a front garden and rear yard, multiple balconies, a fully-restored parlor floor, a large primary suite, ducted heating and cooling, and much more.

Also signed this week was Unit 7B at 1 John Street in DUMBO, with a last asking price of \$5,650,000. Built in 2016, this condo unit spans 2,492 square feet with 3 beds and 3 full baths. It features a chef's kitchen with custom cabinetry and double islands, a corner living room with oversized windows, a primary bedroom with en-suite bath featuring custom stone flooring, high ceilings, hardwood floors throughout, and much more. The building provides a full gym, a furnished roof deck with grills and panoramic views, a 24-hour doorman, and many other amenities.

9

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,906,075

Average Asking Price

\$0

Average Asking Price

\$3,148,000

Average Asking Price

\$2,500,000

Median Asking Price

\$0

Median Asking Price

\$2,395,000

Median Asking Price

\$1,715

Average PPSF

N/A

Average PPSF

\$889

Average PPSF

1,726

Average SqFt

N/A

Average SqFt

3,677

Average SqFt



79 SECOND PL

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$5,995,000
SqFt	4,400	Beds	7	Baths	4
PPSF	\$1,363	Fees	\$658	DOM	91



1 JOHN ST #7B

Dumbo

Type	Condo	Status	Contract	Ask	\$5,650,000
SqFt	2,492	Beds	3	Baths	3.5
PPSF	\$2,268	Fees	\$5,587	DOM	22



169 PROSPECT PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$4,500,000
SqFt	N/A	Beds	6	Baths	3.5
PPSF	N/A	Fees	N/A	DOM	62



585 FOURTH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,950,000
SqFt	2,760	Beds	7	Baths	3
PPSF	\$1,432	Fees	N/A	DOM	23



366 SIXTH AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,600,000
SqFt	2,880	Beds	4	Baths	3
PPSF	\$1,250	Fees	\$665	DOM	29



197 RUGBY RD

Prospect Park South

Type	Townhouse	Status	Contract	Ask	\$3,295,000
SqFt	3,647	Beds	6	Baths	3
PPSF	\$904	Fees	\$977	DOM	26

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113 COLUMBIA HEIGHTS #2

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,200,000
Sqft	1,582	Beds	3	Baths	2
PPSF	\$2,023	Fees	\$1,887	DOM	2



866 LORIMER ST #PHB

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,950,000
Sqft	1,298	Beds	2	Baths	2
PPSF	\$2,273	Fees	\$3,496	DOM	49



31 WASHINGTON ST #3

Dumbo

Type	Condo	Status	Contract	Ask	\$2,595,000
Sqft	1,718	Beds	2	Baths	1
PPSF	\$1,511	Fees	\$1,643	DOM	85



1 CLINTON ST #7E

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,597	Beds	2	Baths	2
PPSF	\$1,566	Fees	\$3,934	DOM	316



252 GATES AVE #1

Bedford Stuyvesant

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	2,273	Beds	4	Baths	3
PPSF	\$1,098	Fees	\$870	DOM	16



806 GREENE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,395,000
Sqft	3,870	Beds	6	Baths	4
PPSF	\$619	Fees	\$302	DOM	24

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50 OCEANA DR EAST #PH1C

Brighton Beach

Type Condo
Sqft 2,100
PPSF \$1,129

Status Contract
Beds 3
Fees \$5,379

Ask \$2,370,000
Baths 3
DOM 280



361 QUINCY ST

Bedford Stuyvesant

Type Townhouse
Sqft 2,400
PPSF \$958

Status Contract
Beds 5
Fees \$683

Ask \$2,299,000
Baths 3.5
DOM 53



80 METROPOLITAN AVE #PHT

Williamsburg

Type Condo
Sqft 1,296
PPSF \$1,737

Status Contract
Beds 3
Fees \$1,391

Ask \$2,250,000
Baths 2
DOM 28



645 HUMBOLDT ST

Greenpoint

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 5
Fees \$415

Ask \$2,199,000
Baths 3.5
DOM 43



257 BLEECKER ST #1

Bushwick

Type Multihouse
Sqft 4,800
PPSF \$458

Status Contract
Beds 7
Fees \$378

Ask \$2,195,000
Baths 7
DOM 124



824 EAST 12 ST

Flatbush

Type Townhouse
Sqft 4,430
PPSF \$486

Status Contract
Beds 7
Fees \$1,200

Ask \$2,150,000
Baths 3
DOM 63

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1 CITY POINT #33A

Type	Condominium	Status	Contract
Sqft	1,174	Beds	2
PPSF	\$1,827	Fees	N/A

Downtown

Ask	\$2,144,670
Baths	2
DOM	N/A



674 EAST 22 ST

Type	Townhouse	Status	Contract
Sqft	3,905	Beds	6
PPSF	\$525	Fees	\$691

Flatbush

Ask	\$2,050,000
Baths	3.5
DOM	133

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