

AUG 29 - SEP 4, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 11 contracts signed this week, made up of 6 condos, and 5 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,204,000

Average Asking Price

\$2,495,000

Median Asking Price

\$1,325

Average PPSF

3%

Average Discount

\$35,244,000

Total Volume

210

Average Days On Market

232 Dean Street in Boerum Hill entered contract this week, with a last asking price of \$8,500,000. Built in 1853, this 21-foot-wide townhouse spans approximately 4,246 square feet with 5 beds and 4 full baths. It features original parquet floors, pocket doors, decorative marble fireplaces, floor-to-ceiling windows, a sun room extension, and much more.

Also signed this week was Unit 6G at 1 Prospect Park West in Park Slope, with a last asking price of \$4,495,000. This condo unit spans 2,458 square feet with 4 beds and 3 full baths. It features heart pinewood flooring, a custom kitchen with marble countertops and backsplash, an oversized primary bedroom with Manhattan skyline views and a large walk-in closet, and much more. The building provides a fully-attended lobby, a roof terrace, an outdoor kitchen, a fitness studio, and many other amenities.

6

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,775,834

Average Asking Price

\$0

Average Asking Price

\$3,717,800

Average Asking Price

\$2,497,500

Median Asking Price

\$0

Median Asking Price

\$2,399,000

Median Asking Price

\$1,552

Average PPSF

N/A

Average PPSF

\$1,054

Average PPSF

1,820

Average SqFt

N/A

Average SqFt

3,311

Average SqFt



232 DEAN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$8,500,000
SqFt	4,246	Beds	5	Baths	4
PPSF	\$2,002	Fees	\$1,167	DOM	N/A



1 PROSPECT PARK WEST #6G

Park Slope

Type	Condo	Status	Contract	Ask	\$4,495,000
SqFt	2,458	Beds	4	Baths	3.5
PPSF	\$1,829	Fees	\$5,895	DOM	357



304 PARK PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,200,000
SqFt	3,648	Beds	4	Baths	2
PPSF	\$878	Fees	\$1,020	DOM	11



429 KENT AVE #D724

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,675,000
SqFt	2,357	Beds	3	Baths	3.5
PPSF	\$1,135	Fees	\$4,438	DOM	699



408 THIRD ST #2

Park Slope

Type	Condo	Status	Contract	Ask	\$2,500,000
SqFt	1,360	Beds	3	Baths	2
PPSF	\$1,839	Fees	\$752	DOM	15



58 STRONG PL #1A

Cobble Hill

Type	Condo	Status	Contract	Ask	\$2,495,000
SqFt	1,960	Beds	3	Baths	2.5
PPSF	\$1,273	Fees	\$2,314	DOM	547

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



598 STERLING PL

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,399,000
Sqft	2,988	Beds	7	Baths	3
PPSF	\$803	Fees	N/A	DOM	34



225 CALYER ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$2,395,000
Sqft	2,998	Beds	5	Baths	3.5
PPSF	\$799	Fees	\$469	DOM	145



360 FURMAN ST #739

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,385	Beds	2	Baths	2
PPSF	\$1,658	Fees	\$2,773	DOM	102



500 WAVERLY AVE #PH3

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,395	Beds	3	Baths	2.5
PPSF	\$1,574	Fees	\$2,055	DOM	114



70 EAST 4TH ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,095,000
Sqft	2,675	Beds	5	Baths	3
PPSF	\$784	Fees	\$448	DOM	73

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.