

SEP 12 - 18, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 12 condos, and 6 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$3,094,278

Average Asking Price

\$2,892,000

Median Asking Price

\$1,240

Average PPSF

5%

Average Discount

\$55,697,000

Total Volume

166

Average Days On Market

Unit 36B at 1 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$8,925,000. Built in 2020, this condo unit spans 4,242 square feet with 5 beds and 5 full baths. It features an eat-in kitchen with high-end appliances and large center island, a primary bedroom suite with corner exposures and two walk-in closets, a large entrance gallery, and much more. The building provides a 2,000 square foot fitness center, a large residents' terrace, a sky lounge, a parking garage, and many other amenities.

Also signed this week was 74 Wellington Court in Flatbush, with a last asking price of \$4,295,000. Originally built in 1905, this colonial house spans approximately 5,300 square feet with 6 beds and 4 full baths. It features a heated cobblestone driveway with motorized gate, a 2-car garage, aged oak trees and a landscaped yard, an eat-in kitchen, hardwood floors throughout, bay windows, ceiling medallions and crown molding, wood-burning fireplaces, and much more.

12

Condo Deal(s)

0

Co-op Deal(s)

6

Townhouse Deal(s)

\$3,205,750

Average Asking Price

\$0

Average Asking Price

\$2,871,334

Average Asking Price

\$2,895,000

Median Asking Price

\$0

Median Asking Price

\$2,892,000

Median Asking Price

\$1,485

Average PPSF

N/A

Average PPSF

\$650

Average PPSF

2,166

Average SqFt

N/A

Average SqFt

5,505

Average SqFt



1 CLINTON ST #36B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$8,925,000
SqFt	4,241	Beds	5	Baths	5.5
PPSF	\$2,105	Fees	\$13,132	DOM	101



74 WELLINGTON CT

Flatbush

Type	Townhouse	Status	Contract	Ask	\$4,295,000
SqFt	5,300	Beds	6	Baths	4
PPSF	\$811	Fees	\$16,472	DOM	470



1 CLINTON ST #4G

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,375,000
SqFt	1,853	Beds	2	Baths	2.5
PPSF	\$1,822	Fees	\$4,899	DOM	41



450 WARREN ST #PHB

Gowanus

Type	Condo	Status	Contract	Ask	\$3,295,000
SqFt	1,964	Beds	3	Baths	2.5
PPSF	\$1,678	Fees	\$3,633	DOM	57



160 IMLAY ST #6A2

Red Hook

Type	Condo	Status	Temp Off	Ask	\$3,239,000
SqFt	3,436	Beds	4	Baths	5
PPSF	\$943	Fees	\$5,366	DOM	330



345 CARROLL ST #GF

Gowanus

Type	Condo	Status	Contract	Ask	\$3,000,000
SqFt	2,912	Beds	3	Baths	3.5
PPSF	\$1,031	Fees	\$5,239	DOM	178

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34 NORTH 7TH ST #TH3

Williamsburg

Type	Condo	Status	Contract
Sqft	1,794	Beds	3
PPSF	\$1,670	Fees	\$2,091

Ask	\$2,995,000
Baths	2
DOM	N/A



22 THIRD PL

Carroll Gardens

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	N/A

Ask	\$2,900,000
Baths	3.5
DOM	85



228 LEXINGTON AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,462	Beds	6
PPSF	\$837	Fees	\$503

Ask	\$2,895,000
Baths	3.5
DOM	129



7535 SHORE RD

Bay Ridge

Type	Townhouse	Status	Contract
Sqft	12,563	Beds	4
PPSF	\$230	Fees	\$1,098

Ask	\$2,889,000
Baths	1.5
DOM	444



113 COLUMBIA HEIGHTS #1

Brooklyn Heights

Type	Condo	Status	Contract
Sqft	2,149	Beds	3
PPSF	\$1,301	Fees	\$1,640

Ask	\$2,795,000
Baths	2.5
DOM	15



670 UNION ST #5A

Park Slope

Type	Condo	Status	Contract
Sqft	1,416	Beds	2
PPSF	\$1,642	Fees	\$1,711

Ask	\$2,325,000
Baths	2
DOM	111

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340 METROPOLITAN AVE #PHA

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,300	Beds	3	Baths	2
PPSF	\$1,766	Fees	\$1,768	DOM	133



580 CARROLL ST #5C

Park Slope

Type	Condo	Status	Contract	Ask	\$2,175,000
Sqft	1,402	Beds	2	Baths	2
PPSF	\$1,552	Fees	\$2,206	DOM	142



267 MACON ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	3,200	Beds	4	Baths	3.5
PPSF	\$672	Fees	\$4,830	DOM	62



269 LEFFERTS AVE

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,099,000
Sqft	3,000	Beds	5	Baths	3
PPSF	\$700	Fees	\$565	DOM	147



85 NORTH THIRD ST #308

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,050,000
Sqft	1,750	Beds	2	Baths	2
PPSF	\$1,172	Fees	\$1,962	DOM	341



297 PRESIDENT ST #GARDEN

Gowanus

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,765	Beds	3	Baths	2.5
PPSF	\$1,134	Fees	\$813	DOM	36

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