

SEP 26 - OCT 2, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 6 condos, 2 coops, and 4 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$2,924,000

Average Asking Price

\$2,472,000

Median Asking Price

\$1,428

Average PPSF

1%

Average Discount

\$35,088,000

Total Volume

156

Average Days On Market

26 Verandah Place in Cobble Hill entered contract this week, with a last asking price of \$5,750,000. Built in the 1860s, this townhouse spans 3,169 square feet with 4 beds and 2 full baths. It features a private terrace, private parking, floor-to-ceiling windows and sliding doors, a 385 square foot deck, high ceilings, a chef's kitchen with custom wood cabinetry and high-end appliances, a spacious dining room, a sunroom, a library with built-in bookshelves, and much more.

Also signed this week was Unit 21D at 30 Front Street in DUMBO, with a last asking price of \$4,375,000. Built in 2021, this condo unit spans approximately 1,900 square feet with 3 beds and 2 full baths. It features a formal foyer, a custom-designed kitchen with stone slab countertops and maple cabinetry, a primary bedroom with large walk-in closet and en-suite bath, and much more. The building provides a fully-serviced lobby, a game lounge and bowling alley, a fitness center with lap pool, a 24-hour doorman, and many other amenities.

6

Condo Deal(s)

2

Co-op Deal(s)

4

Townhouse Deal(s)

\$2,899,167

Average Asking Price

\$2,322,500

Average Asking Price

\$3,262,000

Average Asking Price

\$2,570,000

Median Asking Price

\$2,322,500

Median Asking Price

\$2,524,000

Median Asking Price

\$1,693

Average PPSF

\$1,324

Average PPSF

\$1,058

Average PPSF

1,704

Average SqFt

1,700

Average SqFt

3,568

Average SqFt



26 VERANDAH PL

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$5,750,000
SqFt	3,169	Beds	4	Baths	2.5
PPSF	\$1,815	Fees	\$1,078	DOM	13



30 FRONT ST #21D

Dumbo

Type	Condo	Status	Contract	Ask	\$4,375,000
SqFt	1,900	Beds	3	Baths	2.5
PPSF	\$2,303	Fees	\$3,520	DOM	N/A



100 JAY ST #30E

Dumbo

Type	Condo	Status	Contract	Ask	\$3,495,000
SqFt	1,908	Beds	3	Baths	2.5
PPSF	\$1,832	Fees	\$3,353	DOM	147



257 13 ST #4

Park Slope

Type	Condo	Status	Contract	Ask	\$2,645,000
SqFt	1,830	Beds	3	Baths	3
PPSF	\$1,445	Fees	\$1,574	DOM	145



2347 E 63 ST

Mill Basin

Type	Townhouse	Status	Contract	Ask	\$2,599,000
SqFt	6,300	Beds	5	Baths	3
PPSF	\$413	Fees	N/A	DOM	1,081



388 BRIDGE ST #39A

Downtown

Type	Condo	Status	Contract	Ask	\$2,495,000
SqFt	1,731	Beds	3	Baths	3
PPSF	\$1,442	Fees	\$1,989	DOM	37

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102 SUMMIT ST #1

Columbia Street Waterfront District

Type	Multihouse	Status	Contract	Ask	\$2,449,000
Sqft	2,100	Beds	2	Baths	2.5
PPSF	\$1,167	Fees	\$487	DOM	48



127 PK PL #1

Park Slope

Type	Coop	Status	Contract	Ask	\$2,395,000
Sqft	N/A	Beds	2	Baths	2.5
PPSF	N/A	Fees	N/A	DOM	16



5 ATLANTIC COMMONS

Fort Greene

Type	Multihouse	Status	Contract	Ask	\$2,250,000
Sqft	2,700	Beds	6	Baths	3
PPSF	\$834	Fees	\$861	DOM	21



51 7 AVE #1

Park Slope

Type	Coop	Status	Contract	Ask	\$2,250,000
Sqft	1,700	Beds	3	Baths	1
PPSF	\$1,324	Fees	\$1,033	DOM	25



151 ATLANTIC AVE #2A

Upper West Side

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,619	Beds	1	Baths	1.5
PPSF	\$1,356	Fees	\$2,028	DOM	18



11 HOYT ST #51K

Downtown

Type	Condo	Status	Contract	Ask	\$2,190,000
Sqft	1,234	Beds	2	Baths	2
PPSF	\$1,775	Fees	\$3,106	DOM	N/A

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