BROOKLYN LUXURY REPORT

Weekly Report on Residential Contracts Signed \$2M and Above

OCT 3 - 9, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 8 condos, 1 coop, and 9 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$3,175,152	\$2,649,500	\$1,290
Average Asking Price	Median Asking Price	Average PPSF
2%	\$57,152,729	198
Average Discount	Total Volume	Average Days On Market

11A South Portland Avenue in Fort Greene entered contract this week, with a last asking price of \$6,125,000. This 19th century townhouse spans 4,913 square feet with 4 beds and 4 full baths. It features chandeliers, crown molding, medallions, high ceilings, hardwood floors, a private backyard with bluestone pavers, mahogany windows and doorway arches, an original marble fireplace, a galley-style kitchen with custom cabinets and high-end appliances, bedrooms with en-suite baths, and much more.

Also signed this week was 206A Bergen Street in Boerum Hill, with a last asking price of \$4,950,000. This townhouse spans approximately 3,750 square feet with 4 beds and 3 full baths. It features high ceilings, chevron oak floors, an open chef's kitchen, a primary bedroom with a full-floor, south-facing terrace and spa-like bath, updated mechanicals, a private backyard, and much more.

8	1	9
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,691,342	\$2,350,000	\$3,696,889
Average Asking Price	Average Asking Price	Average Asking Price
\$2,587,500	\$2,350,000	\$3,695,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,556	N/A	\$1,024
Average PPSF	Average PPSF	Average PPSF
1,799	N/A	3,538
Average SqFt	Average SqFt	Average SqFt

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	11A S	OUTH PORTLAN	D AVE		Fort Gr	eene
	Туре	Townhouse	Status	Contract	Ask	\$6,125,000
	SqFt	4,913	Beds	6	Baths	4
	PPSF	\$1,247	Fees	\$1,322	DOM	7
	206A	BERGEN ST			Boerum	n Hill
A	Туре	Townhouse	Status	Contract	Ask	\$4,950,000
	SqFt	3,750	Beds	4	Baths	3
	PPSF	\$1,320	Fees	\$446	DOM	112
	192 S	T JOHNS PL			Park SI	ope
J. J.	Туре	Townhouse	Status	Contract	Ask	\$4,300,000
	SqFt	4,300	Beds	6	Baths	3
FIVE	PPSF	\$1,000	Fees	\$1,030	DOM	99
Station concernances	616 2	ND ST			Park SI	ope
	Туре	Townhouse	Status	Contract	Ask	\$4,295,000
	SqFt	3,940	Beds	5	Baths	3
	PPSF	\$1,091	Fees	\$1,217	DOM	128
	50 88	IDGE PARK DR ;	# 25 C		Brookly	vn Heights
	Туре	Condo	Status	Contract	Ask	\$3,800,000
		1,786	Beds	3	Baths	3
	PPSF	\$2,128	Fees	\$4,243	DOM	N/A
	355 1	ST ST			Park Sl	ope
			Status	Contract		
	Type SqFt	Townhouse N/A	Status Bods	Contract 5	Ask Baths	\$3,695,000 2.5
	PPSF	N/A	Beds Foos	5 \$598		
	LL9L	IN/A	Fees	ψυγο	DOM	6
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28 F	T GREENE PL			Fort G	reene
Туре	Townhouse	Status	Unavaila	Ask	\$2,999,000
Sqft	2,700	Beds	5	Baths	3
PPSF	\$1,111	Fees	\$1,105	DOM	183
1 P R	OSPECT PARK	(WEST #3	3 E	Park S	lope
Туре	Condo	Status	Contract	Ask	\$2,900,000
Sqft	1,863	Beds	2	Baths	2
PPSF	\$1,557	Fees	\$4,088	DOM	224
130	CARROLL ST	# 3		Carrol	l Gardens
Туре	Condo	Status	Contract	Ask	\$2,699,000
Sqft	1,844	Beds	3	Baths	2.5
PPSF	\$1,464	Fees	\$1,626	DOM	196
50 B	RIDGE PARK	DR #19D		Brookl	yn Heights
Туре	Condo	Status	Contract	Ask	\$2,600,000
Sqft	1,489	Beds	2	Baths	2
PPSF	\$1,747	Fees	\$3,532	DOM	N/A
274	9TH ST			Park S	lope
Туре	Multihouse	Status	Contract	Ask	\$2,599,999
Sqft	2,874	Beds	5	Baths	4.5
PPSF	\$905	Fees	\$400	DOM	1,067
1 P R	OSPECT PARK	(WEST #2	2 C	Park S	lope
Туре	Condo	Status	Contract	Ask	\$2,575,000
sqft	1,544	Beds	2	Baths	2
PPSF	\$1,668	Fees	\$3,613	DOM	87

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ATT I	328	ATLANTIC AVE	#101		Boerur	n Hill	
	Туре	Condo	Status	Contract	Ask	\$2,450,000	
	Sqft	2,352	Beds	N/A	Baths	N/A	
	PPSF	\$1,042	Fees	\$1,061	DOM	N/A	
							<u> </u>
	339	UNION ST #1			Carrol	l Gardens	
	Туре	Condo	Status	Contract	Ask	\$2,350,000	
	Sqft	2,336	Beds	2	Baths	2.5	
	PPSF	\$1,006	Fees	\$899	DOM	24	
	56 W	ILLOW ST #4			Brookl	yn Heights	
	Туре	Соор	Status	Contract	Ask	\$2,350,000	
	Sqft	N/A	Beds	2	Baths	2	
	PPSF	N/A	Fees	N/A	DOM	36	
	2178	EAST 3RD ST			Graves	end	
	2 1 7 8 Type	EAST 3RD ST Multihouse	Status	Contract	Graves Ask	send \$2,200,000	
			Status Beds	Contract 4			
	Туре	Multihouse			Ask	\$2,200,000	
	Type Sqft	Multihouse 2,500	Beds	4	Ask Baths	\$2,200,000 3	
	Type Sqft PPSF	Multihouse 2,500 \$880	Beds Fees	4	Ask Baths DOM	\$2,200,000 3 24	
	Type Sqft PPSF	Multihouse 2,500 \$880	Beds Fees	4 \$858	Ask Baths DOM Downt	\$2,200,000 3 24	
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