

OCT 17 - 23, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 5 condos, and 16 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$3,937,572

Average Asking Price

\$3,300,000

Median Asking Price

\$1,336

Average PPSF

4%

Average Discount

\$82,688,999

Total Volume

128

Average Days On Market

15 Willow Street in Brooklyn Heights entered contract this week, with a last asking price of \$8,999,999. This 25-foot-wide townhouse spans approximately 6,200 square feet with 6 beds and 4 full baths. It features high ceilings, a sky-lit center staircase, an elevator, four private outdoor spaces, a chef's kitchen with custom cabinetry, herringbone wide-plank flooring, a primary bedroom with walk-through closets and an en-suite bath, a rooftop terrace with panoramic views, a cellar with temperature-controlled wine cellar, and much more.

Also signed this week was Unit 38B at 1 Clinton Street in Brooklyn Heights, with a last asking price of \$8,995,000. Built in 2020, this condo unit spans 4,241 square feet with 5 beds and 5 full baths. It features an eat-in kitchen with high-end appliances, a bedroom wing with commanding views, an immense entrance gallery, a separate media room/study, and much more. The building provides a full-time staff, a large fitness center with sauna and yoga room, a sky lounge and terrace, and many other amenities.

5

Condo Deal(s)

0

Co-op Deal(s)

16

Townhouse Deal(s)

\$5,046,600

Average Asking Price

\$0

Average Asking Price

\$3,591,000

Average Asking Price

\$4,995,000

Median Asking Price

\$0

Median Asking Price

\$3,250,000

Median Asking Price

\$1,976

Average PPSF

N/A

Average PPSF

\$1,090

Average PPSF

2,526

Average SqFt

N/A

Average SqFt

3,320

Average SqFt



15 WILLOW ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$8,999,999
SqFt	6,200	Beds	6	Baths	4
PPSF	\$1,452	Fees	\$2,695	DOM	787



1 CLINTON ST #38B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$8,995,000
SqFt	4,241	Beds	5	Baths	5.5
PPSF	\$2,121	Fees	\$13,172	DOM	28



85 NORTH 3RD ST #514

Williamsburg

Type	Condo	Status	Contract	Ask	\$5,995,000
SqFt	2,200	Beds	2	Baths	2.5
PPSF	\$2,725	Fees	\$1,770	DOM	186



788 CARROLL ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$5,995,000
SqFt	4,920	Beds	6	Baths	3.5
PPSF	\$1,219	Fees	\$1,359	DOM	42



72 POPLAR ST #PH

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,995,000
SqFt	2,000	Beds	3	Baths	3
PPSF	\$2,498	Fees	\$6,436	DOM	48



444 CLINTON AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$4,795,000
SqFt	3,347	Beds	4	Baths	4.5
PPSF	\$1,433	Fees	\$1,565	DOM	28

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532 8TH ST

Type Townhouse
Sqft 3,024
PPSF \$1,222

Status Contract
Beds 6
Fees \$804

Park Slope

Ask \$3,695,000
Baths 3
DOM 36



338 1ST ST

Type Multihouse
Sqft N/A
PPSF N/A

Status Contract
Beds 4
Fees \$665

Park Slope

Ask \$3,585,000
Baths 3
DOM 38



423 10TH ST

Type Townhouse
Sqft 2,400
PPSF \$1,438

Status Contract
Beds 3
Fees \$414

Park Slope

Ask \$3,450,000
Baths 3
DOM 27



381 SACKETT ST

Type Multihouse
Sqft 3,240
PPSF \$1,050

Status Contract
Beds 6
Fees N/A

Gowanus

Ask \$3,399,000
Baths 4
DOM 42



911 AVE N

Type Townhouse
Sqft 2,808
PPSF \$1,176

Status Contract
Beds 6
Fees \$983

Ocean Parkway

Ask \$3,300,000
Baths 3
DOM 71



390 6TH AVE

Type Townhouse
Sqft 2,880
PPSF \$1,112

Status Contract
Beds 5
Fees \$654

Park Slope

Ask \$3,200,000
Baths 3.5
DOM 46

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24 RICHARDSON ST #PH

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,999,000
Sqft	1,974	Beds	3	Baths	2.5
PPSF	\$1,520	Fees	\$1,358	DOM	139



47 VANDERBILT AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	N/A	Beds	7	Baths	6.5
PPSF	N/A	Fees	\$378	DOM	56



387 10TH ST

Park Slope

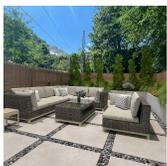
Type	Townhouse	Status	Contract	Ask	\$2,699,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$733	DOM	29



157 STERLING ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,449,000
Sqft	3,120	Beds	4	Baths	3.5
PPSF	\$785	Fees	\$470	DOM	147



320 10TH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	2,097	Beds	4	Baths	3
PPSF	\$1,073	Fees	\$440	DOM	184



402 CATON AVE

Kensington

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	2,850	Beds	5	Baths	3
PPSF	\$790	Fees	\$780	DOM	127

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120 NORTH 7TH ST #1E

Williamsburg

Type	Condo	Status	Contract
Sqft	2,215	Beds	3
PPSF	\$1,015	Fees	\$2,905

Ask	\$2,249,000
Baths	3.5
DOM	157



1341 EAST 23RD ST

Midwood

Type	Townhouse	Status	Contract
Sqft	3,466	Beds	5
PPSF	\$635	Fees	\$1,048

Ask	\$2,199,000
Baths	4
DOM	345



524 HANCOCK ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,800	Beds	5
PPSF	\$784	Fees	\$559

Ask	\$2,195,000
Baths	4.5
DOM	123

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