

NOV 14 - 20, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 5 condos, 2 coops, and 7 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,536,779

Average Asking Price

\$2,422,500

Median Asking Price

\$1,545

Average PPSF

3%

Average Discount

\$49,514,900

Total Volume

124

Average Days On Market

Unit 12B at 1 Pierrepont Street in Brooklyn Heights entered contract this week, with a last asking price of \$9,800,000. Originally built in 1924, this penthouse co-op spans approximately 3,600 square feet with 4 beds and 4 full baths. It features a 1,500 square foot wraparound terrace, unobstructed views, original details including crown moldings, herringbone parquet floors, and a wood-burning fireplace, an eat-in kitchen and a fully-equipped pantry, and much more. The building provides full-time staff, a shared garden, a rooftop solarium, an outdoor terrace, and many other amenities.

Also signed this week was 285 Union Street in Carroll Gardens, with a last asking price of \$5,550,000. This single-family townhouse spans approximately 4,000 square feet with 6 beds and 7 full baths. It features 9.5-foot ceilings, a full basement, a 1,000 square foot double-level garden, white oak hardwood flooring, a primary floor with double walk-in closets and en-suite bath, private office space, an entry hall with glass partitions, an open-design chef's kitchen, and much more.

5

Condo Deal(s)

2

Co-op Deal(s)

7

Townhouse Deal(s)

\$2,527,000

Average Asking Price

\$6,025,000

Average Asking Price

\$3,547,129

Average Asking Price

\$2,395,000

Median Asking Price

\$6,025,000

Median Asking Price

\$2,985,000

Median Asking Price

\$1,570

Average PPSF

\$1,924

Average PPSF

\$1,398

Average PPSF

1,742

Average SqFt

2,800

Average SqFt

2,828

Average SqFt



1 PIERREPONT ST #12B

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$9,800,000
SqFt	3,600	Beds	4	Baths	4.5
PPSF	\$2,723	Fees	N/A	DOM	189



285 UNION ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$5,550,000
SqFt	1,960	Beds	6	Baths	7
PPSF	\$2,832	Fees	\$1,439	DOM	N/A



453 HENRY ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$5,395,000
SqFt	2,610	Beds	4	Baths	3.5
PPSF	\$2,068	Fees	\$853	DOM	36



275 CLERMONT AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,999,900
SqFt	3,948	Beds	5	Baths	4
PPSF	\$1,014	Fees	\$823	DOM	44



856 WASHINGTON AVE #PH1

Prospect Heights

Type	Condo	Status	Contract	Ask	\$3,295,000
SqFt	3,172	Beds	3	Baths	1
PPSF	\$1,039	Fees	\$5,931	DOM	777



206 ST JAMES PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,985,000
SqFt	N/A	Beds	4	Baths	3.5
PPSF	N/A	Fees	\$545	DOM	18

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390 9TH ST # B

Type	Condo	Status	Contract
Sqft	1,566	Beds	3
PPSF	\$1,565	Fees	\$1,103

Park Slope

Ask	\$2,450,000
Baths	1.5
DOM	16



408 3RD ST # 3

Type	Condo	Status	Contract
Sqft	1,360	Beds	3
PPSF	\$1,762	Fees	\$752

Park Slope

Ask	\$2,395,000
Baths	2
DOM	69



470 16TH ST

Type	Townhouse	Status	Contract
Sqft	2,727	Beds	3
PPSF	\$844	Fees	\$494

Windsor Terrace

Ask	\$2,300,000
Baths	2.5
DOM	98



1123 PARK PL

Type	Townhouse	Status	Contract
Sqft	3,144	Beds	4
PPSF	\$732	Fees	\$383

Crown Heights

Ask	\$2,300,000
Baths	3.5
DOM	33



239 PRESIDENT ST # 4

Type	Condo	Status	Contract
Sqft	1,194	Beds	3
PPSF	\$1,927	Fees	\$775

Carroll Gardens

Ask	\$2,300,000
Baths	2
DOM	N/A



453 STATE ST

Type	Multihouse	Status	Contract
Sqft	2,576	Beds	4
PPSF	\$893	Fees	\$751

Boerum Hill

Ask	\$2,300,000
Baths	2.5
DOM	21

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45 PLAZA ST # 6 AB

Type	Coop	Status	Contract
Sqft	2,000	Beds	3
PPSF	\$1,125	Fees	\$1,353

Park Slope

Ask	\$2,250,000
Baths	2
DOM	160



1 MAIN ST # 8 K

Type	Condo	Status	Contract
Sqft	1,414	Beds	1
PPSF	\$1,553	Fees	\$2,302

Dumbo

Ask	\$2,195,000
Baths	2
DOM	21

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