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

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	\$2,422,500	\$1,545
Average Asking Price	Median Asking Price	Average PPSF
3%	\$49,514,900	124
Average Discount	Total Volume	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	2	7
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,527,000	\$6,025,000	\$3,547,129
Average Asking Price	Average Asking Price	Average Asking Price
\$2,395,000	\$6,025,000	\$2,985,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,570	\$1,924	\$1,398
Average PPSF	Average PPSF	Average PPSF
1,742	2,800	2,828
Average SqFt	Average SqFt	Average SqFt

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	1 PIE	RREPONT ST #1	2 B		Brookl	yn Heights	
	Туре	Соор	Status	Contract	Ask	\$9,800,000	
	SqFt	3,600	Beds	4	Baths	4.5	
	PPSF	\$2,723	Fees	N/A	DOM	189	
		ΨΕ,1 ΕΟ	1000		Don		
	285	UNION ST			Carrol	l Gardens	
	Туре	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	e Hill	
			Ct. 1	Construct			
	Туре	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			
ETEE E	275 (CLERMONT AVE			Fort G	reene	
	275 (Type	CLERMONT AVE Townhouse	Status	Contract	Fort G Ask	reene \$3,999,900	
			Status Beds	Contract 5			
	Туре	Townhouse			Ask	\$3,999,900	
	Type SqFt PPSF	Townhouse 3,948 \$1,014	Beds Fees	5 \$823	Ask Baths DOM	\$3,999,900 4 44	
	Type SqFt PPSF	Townhouse 3,948 \$1,014 WASHINGTON A	Beds Fees VE #PH	5 \$823	Ask Baths DOM Prospe	\$3,999,900 4 44	
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	390	9TH ST #B			Park S	lope
	Туре	Condo	Status	Contract	Ask	\$2,450,000
E.en	Sqft	1,566	Beds	3	Baths	1.5
	PPSF	\$1,565	Fees	\$1,103	DOM	16
	408	3RD ST #3			Park S	lope
	Туре	Condo	Status	Contract	Ask	\$2,395,000
	Sqft	1,360	Beds	3	Baths	2
P	PPSF	\$1,762	Fees	\$752	DOM	69
	470	16тн ѕт			Winds	or Terrace
	Туре	Townhouse	Status	Contract	Ask	\$2,300,000
	Sqft	2,727	Beds	3	Baths	2.5
	PPSF	\$844	Fees	\$494	DOM	98
	1123 Type Sqft PPSF	PARK PL Townhouse 3,144 \$732	Status Beds Fees	Contract 4 \$383	Crown Ask Baths DOM	Heights \$2,300,000 3.5 33
the th	239	PRESIDENT S	T #4		Carrol	l Gardens
and a second field	Туре	Condo	Status	Contract	Ask	\$2,300,000
	Sqft	1,194	Beds	3	Baths	2
	PPSF	\$1,927	Fees	\$775	DOM	N/A
	453	STATE ST			Boeru	m Hill
	Туре	Multihouse	Status	Contract	Ask	\$2,300,000
	Sqft	2,576	Beds	4	Baths	2.5
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	45 PLAZA ST #6AB				Park Slope		
	Туре	Соор	Status	Contract	Ask	\$2,250,000	
	Sqft	2,000	Beds	3	Baths	2	
A A A A A A A A A A A A A A A A A A A	PPSF	\$1,125	Fees	\$1,353	DOM	160	
	1 M A	IN ST #8K			Dumbo		
	1 МА Туре	IN ST #8K Condo	Status	Contract	Dumbo Ask	\$2,195,000	
			Status Beds	Contract 1			

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