

NOV 21 - 27, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 13 contracts signed this week, made up of 6 condos, 1 coop, and 6 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,291,462

Average Asking Price

\$2,750,000

Median Asking Price

\$1,497

Average PPSF

1%

Average Discount

\$42,789,000

Total Volume

154

Average Days On Market

56 Middagh Street in Brooklyn Heights entered contract this week, with a last asking price of \$9,250,000. Built in 1827, this 25-foot-wide townhouse spans 4,398 square feet with 4 beds and 3 full baths. It features a full redesign, five floors, original large plank wood floors, double-height windows, a large chef's kitchen, a bluestone landscaped garden, a private three-car garage, a primary bedroom with two closet spaces, a large soaking tub and walk-in shower, and a fireplace, and much more.

Also signed this week was Unit 20B at 50 Bridge Park Drive in Brooklyn Heights, with a last asking price of \$4,550,000. Built in 2019, this condo unit spans 2,009 square feet with 3 beds and 2 full baths. It features private high-speed elevator access, a chef-inspired kitchen, custom Italian cabinetry, insulated floor-to-ceiling windows, double exposures, and much more. The building provides a 24-hour concierge, private and bike storage, a fitness center, a rooftop lounge, and many other amenities.

6

Condo Deal(s)

1

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,941,500

Average Asking Price

\$2,300,000

Average Asking Price

\$3,806,667

Average Asking Price

\$2,800,000

Median Asking Price

\$2,300,000

Median Asking Price

\$2,697,500

Median Asking Price

\$1,769

Average PPSF

N/A

Average PPSF

\$1,225

Average PPSF

1,692

Average SqFt

N/A

Average SqFt

3,024

Average SqFt



56 MIDDAGH ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$9,250,000
SqFt	4,398	Beds	4	Baths	3.5
PPSF	\$2,104	Fees	\$2,138	DOM	55



50 BRIDGE PARK DR #20B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,550,000
SqFt	2,009	Beds	3	Baths	2.5
PPSF	\$2,265	Fees	\$3,811	DOM	559



459 STATE ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,600,000
SqFt	3,360	Beds	5	Baths	3
PPSF	\$1,072	Fees	\$638	DOM	97



505 2ND ST #3

Park Slope

Type	Condo	Status	Contract	Ask	\$2,899,000
SqFt	2,006	Beds	3	Baths	2.5
PPSF	\$1,446	Fees	\$2,417	DOM	192



510 DRIGGS AVE #PHB

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,850,000
SqFt	1,192	Beds	2	Baths	2
PPSF	\$2,391	Fees	\$2,430	DOM	320



45 GARNET ST #3B

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,750,000
SqFt	2,014	Beds	3	Baths	3
PPSF	\$1,366	Fees	\$2,461	DOM	240

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170 HERKIMER ST

Type	Townhouse	Status	Contract
Sqft	3,054	Beds	6
PPSF	\$901	Fees	\$334

Bedford Stuyvesant

Ask	\$2,750,000
Baths	4
DOM	109



61 REEVE PL

Type	Townhouse	Status	Contract
Sqft	2,514	Beds	3
PPSF	\$1,053	Fees	\$401

Windsor Terrace

Ask	\$2,645,000
Baths	2
DOM	128



19 IRVINGTON PL

Type	Townhouse	Status	Contract
Sqft	3,350	Beds	6
PPSF	\$715	Fees	\$811

Flatbush

Ask	\$2,395,000
Baths	2
DOM	25



533 PACIFIC ST #2A

Type	Condo	Status	Contract
Sqft	1,431	Beds	3
PPSF	\$1,643	Fees	\$2,686

Boerum Hill

Ask	\$2,350,000
Baths	2
DOM	75



2 GRACE CT #2Y3Y

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$2,974

Brooklyn Heights

Ask	\$2,300,000
Baths	2
DOM	41



57 GARFIELD PL #1

Type	Condo	Status	Contract
Sqft	1,500	Beds	3
PPSF	\$1,500	Fees	\$802

Park Slope

Ask	\$2,250,000
Baths	3
DOM	28

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636 20TH ST

Type Townhouse
Sqft 1,464
PPSF \$1,503

Status Contract
Beds 5
Fees \$381

Windsor Terrace

Ask \$2,200,000
Baths 3
DOM 124

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