

DEC 05 - 11, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 7 condos, 1 coop, and 11 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$2,999,948**

Average Asking Price

**\$2,595,000**

Median Asking Price

**\$1,302**

Average PPSF

**5%**

Average Discount

**\$56,999,000**

Total Volume

**183**

Average Days On Market

Unit PHD at 168 Plymouth Street in DUMBO entered contract this week, with a last asking price of \$4,846,000. Built in 2019, this penthouse condo unit spans 2,033 square feet with 3 beds and 3 full baths. It features arched openings, high ceilings, a full-width terrace, a custom-designed kitchen with island and high-end appliances, a primary bedroom with large walk-in closet and marble en-suite bath, and much more. The building provides a 24-hour doorman, a lobby lounge, a roof deck, a gym, bike storage, and many other amenities.

Also signed this week was 156 Beard Street in Red Hook, with a last asking price of \$4,775,000. Built in 2017, this 4-story townhouse spans 4,320 square feet with 4 beds and 3 full baths. It features a private parking garage with cabinetry and electric car charger, a covered patio and rear garden, an open living-dining-kitchen layout, a glass wall and deck overlooking the garden, a granite kitchen with custom cabinetry, a media room/office, a primary bedroom with a private balcony and walls of built-in closets, and much more.

**7**

Condo Deal(s)

**1**

Co-op Deal(s)

**11**

Townhouse Deal(s)

**\$2,986,429**

Average Asking Price

**\$2,650,000**

Average Asking Price

**\$3,040,364**

Average Asking Price

**\$2,595,000**

Median Asking Price

**\$2,650,000**

Median Asking Price

**\$2,499,000**

Median Asking Price

**\$1,699**

Average PPSF

**\$1,060**

Average PPSF

**\$1,049**

Average PPSF

**1,793**

Average SqFt

**2,500**

Average SqFt

**2,829**

Average SqFt



**168 PLYMOUTH ST #PHD**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,033	<b>Beds</b>	3
<b>PPSF</b>	\$2,384	<b>Fees</b>	\$5,419

<b>Ask</b>	\$4,846,000
<b>Baths</b>	3
<b>DOM</b>	1,059



**156 BEARD ST**

Red Hook

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,320	<b>Beds</b>	4
<b>PPSF</b>	\$1,106	<b>Fees</b>	\$1,026

<b>Ask</b>	\$4,775,000
<b>Baths</b>	3.5
<b>DOM</b>	244



**401 2ND ST**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	2,668	<b>Beds</b>	4
<b>PPSF</b>	\$1,642	<b>Fees</b>	\$517

<b>Ask</b>	\$4,380,000
<b>Baths</b>	4
<b>DOM</b>	189



**519 GRAHAM AVE**

Greenpoint

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,650	<b>Beds</b>	5
<b>PPSF</b>	\$1,068	<b>Fees</b>	\$498

<b>Ask</b>	\$3,895,000
<b>Baths</b>	4
<b>DOM</b>	160



**47 JEFFERSON AVE**

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	6
<b>PPSF</b>	N/A	<b>Fees</b>	\$863

<b>Ask</b>	\$3,850,000
<b>Baths</b>	3.5
<b>DOM</b>	25



**1 CLINTON ST #15D**

Brooklyn Heights

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,176	<b>Beds</b>	3
<b>PPSF</b>	\$1,747	<b>Fees</b>	\$5,331

<b>Ask</b>	\$3,800,000
<b>Baths</b>	2
<b>DOM</b>	34

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**58 SAINT MARKS PL #1201**

**Boerum Hill**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,300,000
<b>Sqft</b>	1,846	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,788	<b>Fees</b>	\$4,582	<b>DOM</b>	N/A



**244 14TH ST**

**Park Slope**

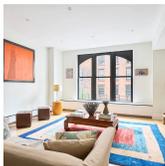
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,295,000
<b>Sqft</b>	2,970	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,110	<b>Fees</b>	\$388	<b>DOM</b>	46



**75 LIVINGSTON ST #14 AB**

**Brooklyn Heights**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,650,000
<b>Sqft</b>	2,500	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$1,060	<b>Fees</b>	N/A	<b>DOM</b>	47



**30 MAIN ST #3G**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,595,000
<b>Sqft</b>	2,556	<b>Beds</b>	1	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,016	<b>Fees</b>	\$3,913	<b>DOM</b>	182



**184 POWERS ST**

**Williamsburg**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,499,000
<b>Sqft</b>	2,160	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,157	<b>Fees</b>	\$309	<b>DOM</b>	45



**248 HOYT ST**

**Gowanus**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	2,700	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$834	<b>Fees</b>	\$390	<b>DOM</b>	155

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**2062 62ND ST**

**Bensonhurst**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,200,000
<b>Sqft</b>	3,019	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$709	<b>Fees</b>	\$724	<b>DOM</b>	115



**805 WASHINGTON AVE #4D**

**Crown Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,199,000
<b>Sqft</b>	1,582	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,391	<b>Fees</b>	\$1,714	<b>DOM</b>	257



**11 HOYT ST #43B**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,165,000
<b>Sqft</b>	1,296	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,671	<b>Fees</b>	\$3,262	<b>DOM</b>	N/A



**971 44TH ST**

**Borough Park**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	2,680	<b>Beds</b>	9	<b>Baths</b>	3
<b>PPSF</b>	\$784	<b>Fees</b>	\$778	<b>DOM</b>	325



**1370 EAST 22ND ST**

**Midwood**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	2,319	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$906	<b>Fees</b>	\$15,778	<b>DOM</b>	27



**130 HURON ST**

**Greenpoint**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	1,798	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$1,168	<b>Fees</b>	\$313	<b>DOM</b>	164

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**1 CITY POINT #58B**

**Type**     Condom  
**Sqft**     1,056  
**PPSF**     \$1,894

**Status**   Contract  
**Beds**     2  
**Fees**     N/A

**Downtown**

**Ask**     \$2,000,000  
**Baths**    2  
**DOM**     37

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