

**MAY 17 - 23, 2021**

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 35 contracts signed this week, made up of 14 condos, 1 co-ops, and 20 houses. The previous week saw 46 deals.

**\$3,429,995**

Average Asking Price

**\$2,849,000**

Median Asking Price

**\$1,322**

Average PPSF

**2%**

Average Discount

**\$120,049,798**

Total Volume

**216**

Average Days On Market

193-195 Congress Street in Cobble Hill entered contract this week, with a last asking price of \$12,750,000. Built in 1872, this four-story, 25-foot wide Italianate townhouse resides on a double lot with fifty feet of frontage, and offers 7 beds and 3.5 baths. It features expansive gated parking, a private garden, over 3,500 square feet of outdoor space, 12-foot ceilings with restored moldings, floor-to-ceiling south-facing windows, original pocket doors, wood-burning fireplaces, and much more.

Also signed this week was Unit PHD at 1 John Street in DUMBO, with a last asking price of \$6,000,000. Built in 2016, this penthouse condo spans 2,539 square feet with 4 beds and 3.5 baths. It features incredible skyline, river, and bridge views, a private roof terrace, over 700 square feet of outdoor space, four exposures through twenty-two oversized windows, an open chefs kitchen with full-height Italian cabinetry and high-end appliances, a glass-enclosed courtyard, wide plank white oak floors, and much more. The building offers a full-time doorman, fitness center, roof deck, and storage.

**14**

Condo Deal(s)

**1**

Co-op Deal(s)

**20**

Townhouse Deal(s)

**\$3,010,772**

Average Asking Price

**\$2,495,000**

Average Asking Price

**\$3,770,200**

Average Asking Price

**\$2,574,500**

Median Asking Price

**\$2,495,000**

Median Asking Price

**\$3,150,000**

Median Asking Price

**\$1,692**

Average PPSF

**N/A**

Average PPSF

**\$977**

Average PPSF

**1,826**

Average SqFt

**N/A**

Average SqFt

**3,522**

Average SqFt



**193 -195 CONGRESS ST**

**Cobble Hill**

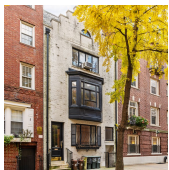
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$12,750,000
<b>SqFt</b>	N/A	<b>Beds</b>	7	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	N/A	<b>DOM</b>	216



**1 JOHN ST #PHD**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,000,000
<b>SqFt</b>	2,539	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,364	<b>Fees</b>	\$5,911	<b>DOM</b>	N/A



**70 ORANGE ST**

**Brooklyn Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,950,000
<b>SqFt</b>	5,480	<b>Beds</b>	8	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,086	<b>Fees</b>	\$2,564	<b>DOM</b>	177



**167 6 AVE**

**Park Slope**

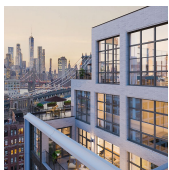
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,950,000
<b>SqFt</b>	3,600	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,375	<b>Fees</b>	\$1,000	<b>DOM</b>	19



**529 3 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,795,000
<b>SqFt</b>	4,200	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,142	<b>Fees</b>	\$992	<b>DOM</b>	36



**85 JAY ST #PH20FYORK**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,395,000
<b>SqFt</b>	1,760	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$2,498	<b>Fees</b>	\$4,571	<b>DOM</b>	546

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**339 PACIFIC ST**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	6
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,440

**Boerum Hill**

<b>Ask</b>	\$4,290,000
<b>Baths</b>	6.5
<b>DOM</b>	314

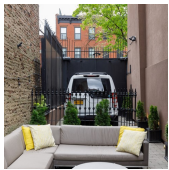


**830 PRESIDENT ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,745	<b>Beds</b>	N/A
<b>PPSF</b>	\$807	<b>Fees</b>	N/A

**Park Slope**

<b>Ask</b>	\$3,825,000
<b>Baths</b>	N/A
<b>DOM</b>	17

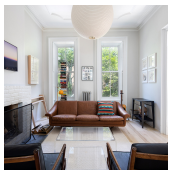


**415 DEAN ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	1,968	<b>Beds</b>	3
<b>PPSF</b>	\$1,779	<b>Fees</b>	\$424

**Park Slope**

<b>Ask</b>	\$3,500,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A



**208 BERGEN ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,268	<b>Beds</b>	3
<b>PPSF</b>	\$1,542	<b>Fees</b>	\$624

**Boerum Hill**

<b>Ask</b>	\$3,495,000
<b>Baths</b>	3
<b>DOM</b>	8

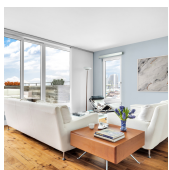


**528 11 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$579

**Park Slope**

<b>Ask</b>	\$3,495,000
<b>Baths</b>	3.5
<b>DOM</b>	606



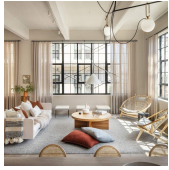
**255 COLUMBIA ST #PH**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,956	<b>Beds</b>	4
<b>PPSF</b>	\$1,736	<b>Fees</b>	\$1,663

**Columbia St Waterfront District**

<b>Ask</b>	\$3,395,000
<b>Baths</b>	2.5
<b>DOM</b>	202

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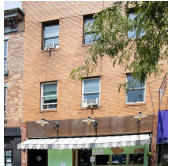


**168 PLYMOUTH ST #7C**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,733	<b>Beds</b>	3
<b>PPSF</b>	\$1,893	<b>Fees</b>	\$3,414

<b>Ask</b>	\$3,280,000
<b>Baths</b>	2
<b>DOM</b>	N/A



**345 GRAND ST**

**Williamsburg**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	N/A

<b>Ask</b>	\$3,199,999
<b>Baths</b>	7
<b>DOM</b>	304



**60 S 8 ST #L51**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	3,348	<b>Beds</b>	3
<b>PPSF</b>	\$949	<b>Fees</b>	\$6,410

<b>Ask</b>	\$3,176,800
<b>Baths</b>	3.5
<b>DOM</b>	260



**169 MADISON ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,400	<b>Beds</b>	6
<b>PPSF</b>	\$912	<b>Fees</b>	\$228

<b>Ask</b>	\$3,100,000
<b>Baths</b>	4
<b>DOM</b>	400

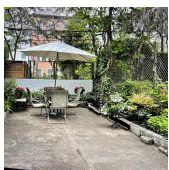


**1471 E 2 ST**

**Ocean Parkway**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	5,575	<b>Beds</b>	7
<b>PPSF</b>	\$539	<b>Fees</b>	\$2,215

<b>Ask</b>	\$2,999,999
<b>Baths</b>	7.5
<b>DOM</b>	626



**393 2 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,536	<b>Beds</b>	4
<b>PPSF</b>	\$1,124	<b>Fees</b>	\$622

<b>Ask</b>	\$2,849,000
<b>Baths</b>	2
<b>DOM</b>	8

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**168 PLYMOUTH ST #7A**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,504	<b>Beds</b>	2
<b>PPSF</b>	\$1,872	<b>Fees</b>	\$2,963

<b>Ask</b>	\$2,815,000
<b>Baths</b>	2
<b>DOM</b>	N/A



**269 COLUMBIA ST**

**Columbia St Waterfront District**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	3,080	<b>Beds</b>	5
<b>PPSF</b>	\$872	<b>Fees</b>	\$6,831

<b>Ask</b>	\$2,685,000
<b>Baths</b>	3.5
<b>DOM</b>	9



**85 3 ST #PH**

**Gowanus**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,752	<b>Beds</b>	3
<b>PPSF</b>	\$1,484	<b>Fees</b>	\$2,761

<b>Ask</b>	\$2,599,000
<b>Baths</b>	2.5
<b>DOM</b>	56

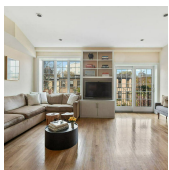


**85 JAY ST #19A**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,291	<b>Beds</b>	2
<b>PPSF</b>	\$1,976	<b>Fees</b>	\$3,050

<b>Ask</b>	\$2,550,000
<b>Baths</b>	2
<b>DOM</b>	291

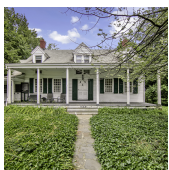


**133 STERLING PL #4B**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,543	<b>Beds</b>	3
<b>PPSF</b>	\$1,621	<b>Fees</b>	\$1,501

<b>Ask</b>	\$2,500,000
<b>Baths</b>	2.5
<b>DOM</b>	27



**1669 E 22 ST**

**Sheepshead Bay**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,667

<b>Ask</b>	\$2,500,000
<b>Baths</b>	2
<b>DOM</b>	319

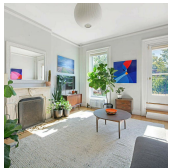
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**35 PROSPECT PK W #6D**

**Park Slope**

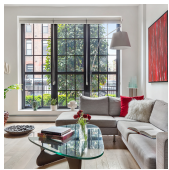
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,495,000
<b>Sqft</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$2,760	<b>DOM</b>	81



**34 2 PL #1**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,400,000
<b>Sqft</b>	1,585	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,515	<b>Fees</b>	\$831	<b>DOM</b>	24



**113 KANE ST #1B**

**Columbia St Waterfront District**

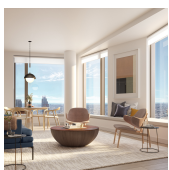
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,395,000
<b>Sqft</b>	2,254	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,063	<b>Fees</b>	\$592	<b>DOM</b>	23



**294 STUYVESANT AVE**

**Bedford Stuyvesant**

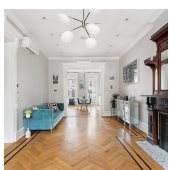
<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,295,000
<b>Sqft</b>	3,600	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$638	<b>Fees</b>	\$468	<b>DOM</b>	643



**11 HOYT ST #36G**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,295,000
<b>Sqft</b>	1,410	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,628	<b>Fees</b>	\$2,749	<b>DOM</b>	89



**579 MADISON ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	2,800	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$804	<b>Fees</b>	\$385	<b>DOM</b>	131

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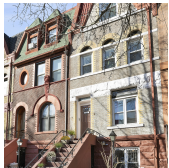


**70 WASHINGTON ST #6R**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,675	<b>Beds</b>	3
<b>PPSF</b>	\$1,344	<b>Fees</b>	\$2,223

<b>Ask</b>	\$2,250,000
<b>Baths</b>	3
<b>DOM</b>	32

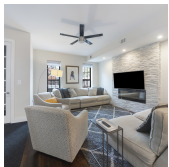


**843 LINCOLN PL**

**Crown Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,304	<b>Beds</b>	5
<b>PPSF</b>	\$666	<b>Fees</b>	\$500

<b>Ask</b>	\$2,200,000
<b>Baths</b>	4
<b>DOM</b>	60

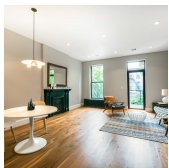


**316 HALSEY ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,060	<b>Beds</b>	4
<b>PPSF</b>	\$711	<b>Fees</b>	\$584

<b>Ask</b>	\$2,175,000
<b>Baths</b>	4.5
<b>DOM</b>	347

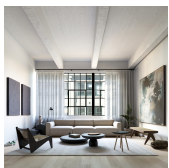


**314 DECATUR ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,200	<b>Beds</b>	6
<b>PPSF</b>	\$657	<b>Fees</b>	\$530

<b>Ask</b>	\$2,100,000
<b>Baths</b>	4
<b>DOM</b>	233



**168 PLYMOUTH ST #5B**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,210	<b>Beds</b>	2
<b>PPSF</b>	\$1,736	<b>Fees</b>	\$2,384

<b>Ask</b>	\$2,100,000
<b>Baths</b>	2
<b>DOM</b>	580

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