

**MAY 24 - 30, 2021**

The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 36 contracts signed this week, made up of 21 condos, 4 co-ops, and 11 houses. The previous week saw 35 deals.

**\$2,778,112**

Average Asking Price

**\$2,512,500**

Median Asking Price

**\$1,335**

Average PPSF

**2%**

Average Discount

**\$100,012,000**

Total Volume

**219**

Average Days On Market

122 Amity Street, Unit 1, in Cobble Hill entered contract this week, with a last asking price of \$4,150,000. Originally built in 1931, this brownstone condominium spans 2,685 square feet over three stories with 3 beds, 2 baths, and 2 half baths. At 26-feet wide, it features an updated private south-facing garden and 1,393 total square feet of outdoor space, a bright parlor with 12.5 foot ceilings, two fireplaces, and 8 foot tall windows, and a completely finished lower level with a laundry room, wine cellar, and additional storage space. The garden-level primary suite offers a bedroom with a black marble fireplace, a walk-in closet, and a primary bathroom with limestone, north-facing windows, and a walk-in shower and tub.

Also signed this week was Unit PH3E in The Edge at 22 North 6th Street in Williamsburg, with a last asking price of \$3,999,000. Built in 2008, this penthouse spans 1,987 square feet with 3 beds and 3 baths. It features a 714 square foot private rooftop terrace with a full outdoor kitchen, a living room with custom built-ins and a fireplace, 21-foot floor-to-ceiling windows, a large chef's kitchen with Bosche and Miele appliances and custom cabinetry, and a private primary suite and second bedroom, both with en suite bathrooms. The building offers two fitness centers, an indoor pool and steam room, virtual golf and indoor basketball, movie screening rooms, a parking garage, and much more.

**21**

Condo Deal(s)

**4**

Co-op Deal(s)

**11**

Townhouse Deal(s)

**\$2,940,381**

Average Asking Price

**\$2,386,250**

Average Asking Price

**\$2,610,819**

Average Asking Price

**\$2,875,000**

Median Asking Price

**\$2,375,000**

Median Asking Price

**\$2,495,000**

Median Asking Price

**\$1,588**

Average PPSF

**\$1,221**

Average PPSF

**\$823**

Average PPSF

**1,889**

Average SqFt

**2,000**

Average SqFt

**3,464**

Average SqFt



**122 AMITY ST #1**

**Cobble Hill**

**Type** Condo  
**SqFt** 2,685  
**PPSF** \$1,546

**Status** Contract  
**Beds** 3  
**Fees** \$1,672

**Ask** \$4,150,000  
**Baths** 2  
**DOM** 38



**22 N 6 ST #PH3E**

**Williamsburg**

**Type** Condo  
**SqFt** 1,987  
**PPSF** \$2,013

**Status** Contract  
**Beds** 3  
**Fees** \$2,151

**Ask** \$3,999,000  
**Baths** 3  
**DOM** 51



**1 CLINTON ST #18D**

**Brooklyn Heights**

**Type** Condo  
**SqFt** 2,176  
**PPSF** \$1,808

**Status** Contract  
**Beds** 3  
**Fees** \$4,517

**Ask** \$3,934,000  
**Baths** 2  
**DOM** N/A



**1 CLINTON ST #22A**

**Brooklyn Heights**

**Type** Condo  
**SqFt** 1,993  
**PPSF** \$1,882

**Status** Contract  
**Beds** 3  
**Fees** \$4,611

**Ask** \$3,750,000  
**Baths** 2  
**DOM** N/A



**1 CLINTON ST #21A**

**Brooklyn Heights**

**Type** Condo  
**SqFt** 1,993  
**PPSF** \$1,872

**Status** Contract  
**Beds** 3  
**Fees** \$4,594

**Ask** \$3,730,000  
**Baths** 2  
**DOM** N/A



**236 12 ST**

**Park Slope**

**Type** Townhouse  
**SqFt** 3,330  
**PPSF** \$1,052

**Status** Contract  
**Beds** 5  
**Fees** \$290

**Ask** \$3,500,000  
**Baths** 4.5  
**DOM** 88

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**85 JAY ST #PH21E-YORK**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,400,000
<b>Sqft</b>	1,499	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$2,269	<b>Fees</b>	\$3,960	<b>DOM</b>	N/A



**168 PLYMOUTH ST #6C**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,150,000
<b>Sqft</b>	1,733	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,818	<b>Fees</b>	\$3,414	<b>DOM</b>	N/A



**168 PLYMOUTH ST #6E**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,050,000
<b>Sqft</b>	1,771	<b>Beds</b>	2	<b>Baths</b>	3
<b>PPSF</b>	\$1,723	<b>Fees</b>	\$3,489	<b>DOM</b>	N/A



**623 LEONARD ST #1**

Greenpoint

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	1,960	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,529	<b>Fees</b>	\$884	<b>DOM</b>	N/A



**513 10 ST**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	3,000	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$999	<b>Fees</b>	\$538	<b>DOM</b>	757



**33 FROST ST #PH**

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,995,000
<b>Sqft</b>	2,139	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,401	<b>Fees</b>	\$3,580	<b>DOM</b>	233

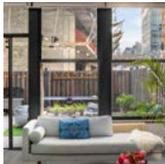
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**191A EIGHT ST**

**Gowanus**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,895,000
<b>Sqft</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$558	<b>DOM</b>	758



**70 WASHINGTON ST #2M**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,875,000
<b>Sqft</b>	2,700	<b>Beds</b>	1	<b>Baths</b>	2
<b>PPSF</b>	\$1,065	<b>Fees</b>	\$3,610	<b>DOM</b>	32



**35 CLERMONT AVE**

**Fort Greene**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,750,000
<b>Sqft</b>	3,121	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$882	<b>Fees</b>	\$786	<b>DOM</b>	18



**50 BRIDGE PK DR #8C**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,675,000
<b>Sqft</b>	1,762	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,519	<b>Fees</b>	\$3,355	<b>DOM</b>	985



**8834 15 AVE**

**Bath Beach**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,600,000
<b>Sqft</b>	3,867	<b>Beds</b>	5	<b>Baths</b>	4
<b>PPSF</b>	\$673	<b>Fees</b>	\$1,403	<b>DOM</b>	54



**708A DEGRAW ST #PH**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,525,000
<b>Sqft</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,501	<b>DOM</b>	55

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**28 OLD FULTON ST #3KL**

Brooklyn Heights

**Type** Coop                      **Status** Contract  
**Sqft** 1,884                      **Beds** 3  
**PPSF** \$1,327                      **Fees** \$2,946

**Ask** \$2,500,000  
**Baths** 3  
**DOM** 308



**50 BRIDGE PK DR #6C**

Brooklyn Heights

**Type** Condo                      **Status** Contract  
**Sqft** 1,786                      **Beds** 3  
**PPSF** \$1,400                      **Fees** \$3,391

**Ask** \$2,500,000  
**Baths** 3  
**DOM** 28



**505 2 ST #2**

Park Slope

**Type** Condo                      **Status** Contract  
**Sqft** 2,006                      **Beds** 3  
**PPSF** \$1,244                      **Fees** \$3,347

**Ask** \$2,495,000  
**Baths** 2  
**DOM** 372



**322 10 ST**

Park Slope

**Type** Multihouse                      **Status** Contract  
**Sqft** 2,104                      **Beds** 4  
**PPSF** \$1,186                      **Fees** \$452

**Ask** \$2,495,000  
**Baths** 2  
**DOM** 261



**85 N 3 ST #413**

Williamsburg

**Type** Condo                      **Status** Contract  
**Sqft** 1,750                      **Beds** 2  
**PPSF** \$1,415                      **Fees** \$1,210

**Ask** \$2,475,000  
**Baths** 1  
**DOM** N/A



**123 PIERREPONT ST #2C**

Brooklyn Heights

**Type** Coop                      **Status** Contract  
**Sqft** 1,661                      **Beds** 3  
**PPSF** \$1,445                      **Fees** \$2,156

**Ask** \$2,400,000  
**Baths** 3  
**DOM** 52

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**410 MACON ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,560	<b>Beds</b>	4
<b>PPSF</b>	\$918	<b>Fees</b>	\$352

<b>Ask</b>	\$2,350,000
<b>Baths</b>	3
<b>DOM</b>	188



**198 6 AVE #1**

**Park Slope**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	2,478	<b>Beds</b>	3
<b>PPSF</b>	\$949	<b>Fees</b>	\$700

<b>Ask</b>	\$2,350,000
<b>Baths</b>	2
<b>DOM</b>	1



**4016 ATLANTIC AVE**

**Seagate**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	6,189	<b>Beds</b>	7
<b>PPSF</b>	\$380	<b>Fees</b>	\$1,124

<b>Ask</b>	\$2,349,000
<b>Baths</b>	3
<b>DOM</b>	319



**705 DRIGGS AVE #14**

**Williamsburg**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	1,975	<b>Beds</b>	2
<b>PPSF</b>	\$1,163	<b>Fees</b>	\$485

<b>Ask</b>	\$2,295,000
<b>Baths</b>	1
<b>DOM</b>	67



**2123 ALBEMARLE TER**

**Flatbush**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,500	<b>Beds</b>	6
<b>PPSF</b>	\$656	<b>Fees</b>	\$683

<b>Ask</b>	\$2,295,000
<b>Baths</b>	4
<b>DOM</b>	83



**41 E 2 ST**

**Windsor Terrace**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,500	<b>Beds</b>	7
<b>PPSF</b>	\$656	<b>Fees</b>	\$531

<b>Ask</b>	\$2,295,000
<b>Baths</b>	5
<b>DOM</b>	54

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**214 N 11 ST #6T**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,811	<b>Beds</b>	3
<b>PPSF</b>	\$1,243	<b>Fees</b>	\$1,374

**Williamsburg**

<b>Ask</b>	\$2,250,000
<b>Baths</b>	3
<b>DOM</b>	10



**49 N 8 ST #4D**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,466	<b>Beds</b>	3
<b>PPSF</b>	\$1,535	<b>Fees</b>	\$1,797

**Williamsburg**

<b>Ask</b>	\$2,250,000
<b>Baths</b>	2
<b>DOM</b>	707



**160 CARROLL ST #3**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,436	<b>Beds</b>	3
<b>PPSF</b>	\$1,533	<b>Fees</b>	\$1,125

**Carroll Gardens**

<b>Ask</b>	\$2,200,000
<b>Baths</b>	2
<b>DOM</b>	260



**352 6 AVE #1**

<b>Type</b>	Condop	<b>Status</b>	Contract
<b>Sqft</b>	1,904	<b>Beds</b>	3
<b>PPSF</b>	\$1,156	<b>Fees</b>	\$1,701

**Park Slope**

<b>Ask</b>	\$2,200,000
<b>Baths</b>	3
<b>DOM</b>	47



**682 MADISON ST**

<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

**Bedford Stuyvesant**

<b>Ask</b>	\$2,195,000
<b>Baths</b>	4
<b>DOM</b>	69



**168 PLYMOUTH ST #7B**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,210	<b>Beds</b>	2
<b>PPSF</b>	\$1,777	<b>Fees</b>	\$2,384

**Dumbo**

<b>Ask</b>	\$2,150,000
<b>Baths</b>	2
<b>DOM</b>	N/A

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