

JULY 19 - 25, 2021

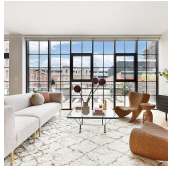
The Brooklyn luxury real estate market, defined as all properties \$2M and above, saw 19 contracts signed this week, made up of 3 condos, and 16 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,177,579	\$2,895,000	\$1,147
Average Asking Price	Median Asking Price	Average PPSF
1%	\$60,374,000	92
Average Discount	Total Volume	Average Days On Market

Unit PHE at 51 Jay Street in DUMBO entered contract this week, with a last asking price of \$5,950,000. Built in 2016, this penthouse condo spans 3,016 square feet with 4 beds and 4 full baths. It features a 2,764 square foot two-level terrace, two exposures, floor-to-ceiling blackened steel casement windows, an oversized living room, an open chef's kitchen with high-end appliances, and much more. The primary bedroom offers a large custom closet and private terrace views. The building provides a number of amenities, including a full-time doorman, cold storage, package room, a fitness and yoga room, and rooftop terrace.

Also signed this week was 4 Hunts Lane in Brooklyn Heights, with a last asking price of \$5,500,000. This historic carriage house offers 4 beds and 2 full baths, and has underwent a top-to-bottom renovation. It features double-height ceilings, an oak and steel staircase, a private garage, an open kitchen with soapstone countertops and chef's appliances, a private patio, oversized arched windows, exposed brick, a windowed cellar, and much more. The large primary suite offers a custom closet, wall of bookshelves, and windowed bath, while two additional bedrooms can be found on the top floor.

3	0	16
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$3,808,334	\$0	\$3,059,313
Average Asking Price	Average Asking Price	Average Asking Price
\$3,225,000	\$0	\$2,822,500
Median Asking Price	Median Asking Price	Median Asking Price
\$1,815	N/A	\$897
Average PPSF	Average PPSF	Average PPSF
2,052	N/A	3,252
Average SqFt	Average SqFt	Average SqFt



51 JAY ST #PHE

Dumbo

Type	Condo	Status	Contract
SqFt	3,016	Beds	4
PPSF	\$1,973	Fees	\$7,609

Ask	\$5,950,000
Baths	4.5
DOM	74

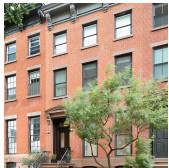


4 HUNTS LN

Brooklyn Heights

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	4
PPSF	N/A	Fees	\$1,177

Ask	\$5,500,000
Baths	2.5
DOM	503



132 FT GREENE PL

Fort Greene

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	5
PPSF	N/A	Fees	\$927

Ask	\$4,445,000
Baths	4.5
DOM	37

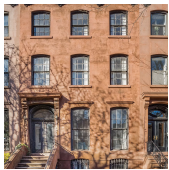


502 4 ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	3,000	Beds	5
PPSF	\$1,334	Fees	\$754

Ask	\$4,000,000
Baths	3
DOM	23

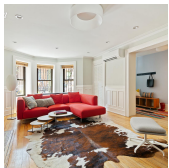


181 DEAN ST

Boerum Hill

Type	Townhouse	Status	Contract
SqFt	3,270	Beds	6
PPSF	\$1,101	Fees	\$705

Ask	\$3,600,000
Baths	4
DOM	62



353 4 ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	4
PPSF	N/A	Fees	N/A

Ask	\$3,495,000
Baths	2
DOM	15

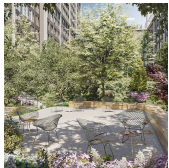
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324 DE GRAW ST

Carroll Gardens

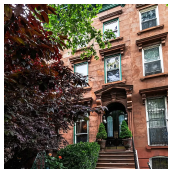
Type	Townhouse	Status	Contract	Ask	\$3,250,000
Sqft	N/A	Beds	N/A	Baths	N/A
PPSF	N/A	Fees	\$667	DOM	298



85 JAY ST #19E-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$3,225,000
Sqft	1,637	Beds	3	Baths	3
PPSF	\$1,971	Fees	\$3,887	DOM	N/A



31 LEFFERTS PL

Clinton Hill

Type	Multihouse	Status	Contract	Ask	\$2,995,000
Sqft	3,960	Beds	5	Baths	3
PPSF	\$757	Fees	\$418	DOM	50



320 13 ST

Park Slope

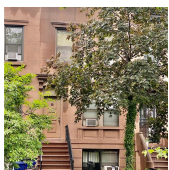
Type	Townhouse	Status	Contract	Ask	\$2,895,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$313	DOM	45



28 MIDWOOD ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,750,000
Sqft	3,268	Beds	4	Baths	2
PPSF	\$842	Fees	N/A	DOM	28



53 2 ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	2,240	Beds	3	Baths	1
PPSF	\$1,116	Fees	\$408	DOM	56

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371 84 ST

Bay Ridge

Type	Townhouse	Status	Contract
Sqft	4,600	Beds	6
PPSF	\$544	Fees	N/A

Ask	\$2,499,000
Baths	4
DOM	27



478 GREENE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	N/A
PPSF	N/A	Fees	N/A

Ask	\$2,495,000
Baths	N/A
DOM	40



550 VANDERBILT AVE #1508

Prospect Heights

Type	Condo	Status	Contract
Sqft	1,502	Beds	2
PPSF	\$1,499	Fees	\$1,827

Ask	\$2,250,000
Baths	2
DOM	N/A

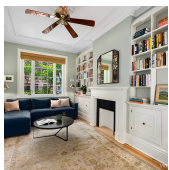


820 JEFFERSON AVE

Bedford Stuyvesant

Type	Multihouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	N/A

Ask	\$2,200,000
Baths	3
DOM	93

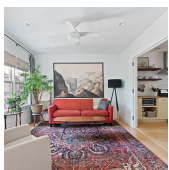


633 PRESIDENT ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$219

Ask	\$2,150,000
Baths	2
DOM	13



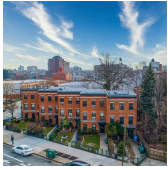
184 16 ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	2,972	Beds	5
PPSF	\$707	Fees	\$461

Ask	\$2,100,000
Baths	3.5
DOM	14

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720 FULTON ST

Type	Multihouse	Status	Contract
Sqft	2,700	Beds	6
PPSF	\$769	Fees	\$815

Fort Greene

Ask	\$2,075,000
Baths	4
DOM	181

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