

AUGUST 2 - 8, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 12 condos, and 13 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,275,387

Average Asking Price

\$2,640,000

Median Asking Price

\$1,263

Average PPSF

3%

Average Discount

\$81,884,665

Total Volume

163

Average Days On Market

311 State Street in Boerum Hill entered contract this week, with a last asking price of \$9,995,000. Built in 2018, this 22-foot wide townhouse spans approximately 6,500 square feet with 6 beds and 5 full baths. It features three terraces, a personal elevator, a large two car garage, marble and wood floors, a chefs kitchen with high-end appliances, a marble fireplace, 1000 square feet of outdoor space, a home automation system, and much more. The primary suite occupies the full width of the home, and offers a double-sided dressing room, a walk-in closet, and an en-suite bathroom with double vanity, skylight, and radiant-heated floors.

Also signed this week was 43 Garden Place in Brooklyn Heights, with a last asking price of \$7,900,000. This 24-foot wide townhouse spans 4,920 square feet over five stories, with 5 beds and 4 full baths. It features high ceilings, full-height parlor windows, wood-burning fireplaces, an open kitchen with marble-topped island, a library/family room, a basement with wine cellar and storage, a garden with patio, and much more. The primary suite offers a terrace overlooking the garden, and an en-suite bathroom with steam shower and separate tub. It also retains original details including marble mantles, pocket doors, and plaster medallions.

12

Condo Deal(s)

0

Co-op Deal(s)

13

Townhouse Deal(s)

\$2,727,056

Average Asking Price

\$0

Average Asking Price

\$3,781,539

Average Asking Price

\$2,545,000

Median Asking Price

\$0

Median Asking Price

\$2,895,000

Median Asking Price

\$1,565

Average PPSF

N/A

Average PPSF

\$934

Average PPSF

1,774

Average SqFt

N/A

Average SqFt

3,633

Average SqFt



311 STATE ST

Type Townhouse
SqFt 6,500
PPSF \$1,538

Status Contract
Beds 6
Fees N/A

Boerum Hill

Ask \$9,995,000
Baths 5
DOM 119



43 GARDEN PL

Type Townhouse
SqFt N/A
PPSF N/A

Status Contract
Beds 5
Fees \$2,703

Brooklyn Heights

Ask \$7,900,000
Baths 4.5
DOM 263



40 CAMBRIDGE PL

Type Townhouse
SqFt 3,144
PPSF \$1,225

Status Contract
Beds 7
Fees N/A

Clinton Hill

Ask \$3,850,000
Baths 3
DOM 38



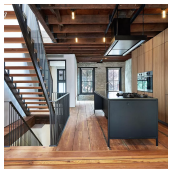
1 PROSPECT PK W #6C

Type Condo
SqFt 1,910
PPSF \$1,977

Status Contract
Beds 3
Fees \$4,590

Park Slope

Ask \$3,775,000
Baths 2.5
DOM 28



132 S 1 ST

Type Townhouse
SqFt 2,400
PPSF \$1,542

Status Contract
Beds 4
Fees \$155

Williamsburg

Ask \$3,700,000
Baths 3
DOM 41



1 CITY POINT #65D

Type Condop
SqFt 1,455
PPSF \$2,440

Status Contract
Beds 3
Fees N/A

Downtown

Ask \$3,550,665
Baths 3
DOM 12

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227 GARFIELD PL

Type	Multihouse	Status	Contract
Sqft	3,720	Beds	5
PPSF	\$941	Fees	N/A

Park Slope

Ask	\$3,500,000
Baths	4
DOM	80

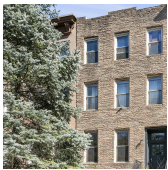


100 AMITY ST # 2

Type	Condo	Status	Contract
Sqft	1,915	Beds	3
PPSF	\$1,763	Fees	\$3,296

Cobble Hill

Ask	\$3,375,000
Baths	3
DOM	574



107 2 PL

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

Carroll Gardens

Ask	\$3,200,000
Baths	4
DOM	126

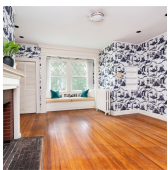


338 BERRY ST #1E

Type	Condo	Status	Contract
Sqft	1,936	Beds	3
PPSF	\$1,548	Fees	\$3,045

Williamsburg

Ask	\$2,995,000
Baths	2.5
DOM	518



187 MARLBOROUGH RD

Type	Townhouse	Status	Contract
Sqft	4,500	Beds	5
PPSF	\$644	Fees	N/A

Prospect Park South

Ask	\$2,895,000
Baths	3
DOM	20



201 BERRY ST #TH7

Type	Condo	Status	Contract
Sqft	1,892	Beds	3
PPSF	\$1,401	Fees	\$991

Williamsburg

Ask	\$2,650,000
Baths	2.5
DOM	44

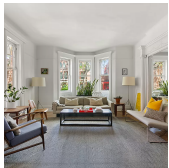
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56 MARLBOROUGH RD # B

Flatbush

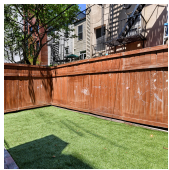
Type	Condo	Status	Contract	Ask	\$2,640,000
Sqft	2,600	Beds	4	Baths	2
PPSF	\$1,016	Fees	\$613	DOM	242



1388 UNION ST

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	3,230	Beds	5	Baths	3
PPSF	\$774	Fees	\$693	DOM	79



21 GARFIELD PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	2,980	Beds	5	Baths	N/A
PPSF	\$839	Fees	N/A	DOM	413



174 CARLTON AVE

Fort Greene

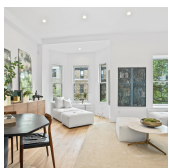
Type	Multihouse	Status	Contract	Ask	\$2,450,000
Sqft	3,080	Beds	5	Baths	4
PPSF	\$796	Fees	\$396	DOM	143



1 HANSON PL #15FG

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,776	Beds	3	Baths	3
PPSF	\$1,380	Fees	\$2,829	DOM	64



315 6 AVE # 3

Park Slope

Type	Condop	Status	Contract	Ask	\$2,395,000
Sqft	1,601	Beds	4	Baths	3
PPSF	\$1,496	Fees	\$1,315	DOM	48

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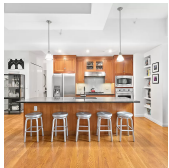
424 HALSEY ST

Bedford Stuyvesant

Type Townhouse
Sqft 3,875
PPSF \$600

Status Contract
Beds 5
Fees \$733

Ask \$2,325,000
Baths 4.5
DOM 503



9 COLLEGE PL #2K

Brooklyn Heights

Type Condo
Sqft 1,489
PPSF \$1,542

Status Contract
Beds 2
Fees \$2,110

Ask \$2,295,000
Baths 2
DOM 146



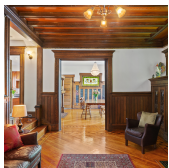
181 CLERMONT AVE #608

Fort Greene

Type Condo
Sqft 1,620
PPSF \$1,389

Status Contract
Beds 3
Fees \$2,052

Ask \$2,250,000
Baths 2
DOM 66



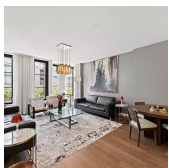
685 E 22 ST

Flatbush

Type Townhouse
Sqft 3,860
PPSF \$583

Status Contract
Beds 6
Fees N/A

Ask \$2,250,000
Baths 4
DOM 87



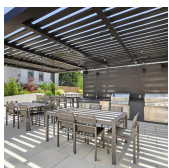
345 CARROLL ST #2F

Gowanus

Type Condo
Sqft 1,647
PPSF \$1,366

Status Contract
Beds 3
Fees \$3,212

Ask \$2,249,000
Baths 2.5
DOM 176



575 4 AVE #10A

Park Slope

Type Condo
Sqft 1,447
PPSF \$1,452

Status Contract
Beds 3
Fees \$2,408

Ask \$2,100,000
Baths 3
DOM N/A

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1349 PACIFIC ST

Type Townhouse

Sqft 2,668

PPSF \$786

Status Contract

Beds 6

Fees N/A

Crown Heights

Ask \$2,095,000

Baths 3

DOM 63

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