

AUGUST 9 - 15, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 15 condos, and 11 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$2,915,424

Average Asking Price

\$2,695,000

Median Asking Price

\$1,259

Average PPSF

2%

Average Discount

\$75,801,000

Total Volume

183

Average Days On Market

9 Willow Place in Brooklyn Heights entered contract this week, with a last asking price of \$5,900,000. Built in 1930, this 4-story townhouse has 5 beds and 3 full baths. It features a brick facade, central air conditioning, 10-foot ceilings, a wood-burning fireplace, floor-to-ceiling windows, spacious kitchen storage and high-end appliances, a back garden with a large patio and triple waterfall, an Ipe deck, and much more. The primary suite offers a king-sized bedroom, a terrace overlooking the garden, and a bathroom with double sinks, storage, and a soaking tub and shower.

Also signed this week was 523 3rd Street in Park Slope, with a last asking price of \$4,200,000. This 20-foot wide brownstone spans approximately 4,400 square feet with 7 beds and 3 full baths. It features original mahogany woodwork, high ceilings, oversized windows, a period fireplace, a built-in pier mirror and bench, French doors leading to the terrace, and much more. The primary suite offers a front-facing bedroom with three stately windows, a fireplace, a walk-in closet, and air conditioning.

15

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,651,534

Average Asking Price

\$0

Average Asking Price

\$3,275,273

Average Asking Price

\$2,400,000

Median Asking Price

\$0

Median Asking Price

\$2,895,000

Median Asking Price

\$1,468

Average PPSF

N/A

Average PPSF

\$919

Average PPSF

1,813

Average SqFt

N/A

Average SqFt

3,546

Average SqFt



9 WILLOW PL

Brooklyn Heights

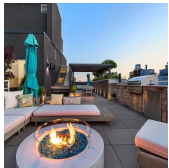
Type	Townhouse	Status	Contract	Ask	\$5,900,000
SqFt	N/A	Beds	5	Baths	3.5
PPSF	N/A	Fees	\$1,558	DOM	46



523 3 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,200,000
SqFt	4,400	Beds	7	Baths	3.5
PPSF	\$955	Fees	\$1,085	DOM	30



277 1 ST #PH

Park Slope

Type	Condo	Status	Contract	Ask	\$4,200,000
SqFt	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$2,473	DOM	33



477 14 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,895,000
SqFt	N/A	Beds	5	Baths	3.5
PPSF	N/A	Fees	\$878	DOM	32



280 METROPOLITAN AVE #PHD

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,725,000
SqFt	1,698	Beds	3	Baths	3
PPSF	\$2,194	Fees	\$3,237	DOM	176



196 6 AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,400,000
SqFt	3,357	Beds	5	Baths	4
PPSF	\$1,013	Fees	\$1,075	DOM	22

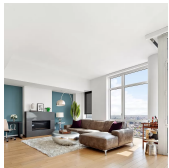
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467 ST JOHNS PL

Crown Heights

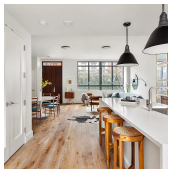
Type	Townhouse	Status	Contract	Ask	\$3,150,000
Sqft	N/A	Beds	4	Baths	4
PPSF	N/A	Fees	\$388	DOM	49



22 N 6 ST #PH4F

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,999,000
Sqft	1,783	Beds	2	Baths	2.5
PPSF	\$1,682	Fees	\$1,986	DOM	89



147 HOPE ST #TH1A

Williamsburg

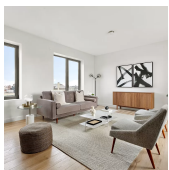
Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	2,504	Beds	2	Baths	3
PPSF	\$1,197	Fees	\$3,162	DOM	779



1 SHERMAN ST

Windsor Terrace

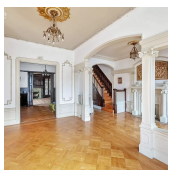
Type	Multihouse	Status	Contract	Ask	\$2,895,000
Sqft	2,160	Beds	5	Baths	2
PPSF	\$1,341	Fees	\$784	DOM	N/A



653 BERGEN ST #PH

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,850,000
Sqft	2,706	Beds	4	Baths	2.5
PPSF	\$1,054	Fees	\$2,169	DOM	701



125 MAPLE ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,849,000
Sqft	5,954	Beds	5	Baths	3
PPSF	\$479	Fees	\$711	DOM	456

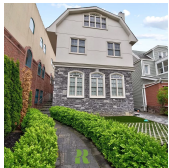
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1 PROSPECT PK W #5C

Park Slope

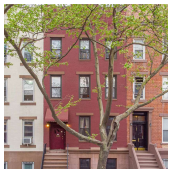
Type	Condo	Status	Contract	Ask	\$2,700,000
Sqft	1,637	Beds	2	Baths	2.5
PPSF	\$1,650	Fees	\$3,690	DOM	2



2216 AVE L

Midwood

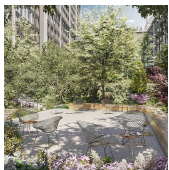
Type	Townhouse	Status	Contract	Ask	\$2,690,000
Sqft	3,333	Beds	8	Baths	5.5
PPSF	\$808	Fees	\$11,651	DOM	522



161 HUNTINGTON ST

Carroll Gardens

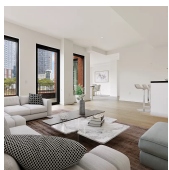
Type	Townhouse	Status	Contract	Ask	\$2,600,000
Sqft	3,344	Beds	4	Baths	4
PPSF	\$778	Fees	\$542	DOM	100



85 JAY ST #18D-FRONT

Dumbo

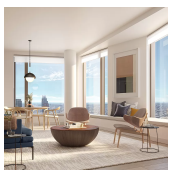
Type	Condo	Status	Contract	Ask	\$2,510,000
Sqft	1,327	Beds	2	Baths	2
PPSF	\$1,892	Fees	\$3,151	DOM	N/A



465 PACIFIC ST #5B

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,400,000
Sqft	1,693	Beds	3	Baths	2
PPSF	\$1,418	Fees	\$3,570	DOM	663



11 HOYT ST #16H

Downtown

Type	Condo	Status	Contract	Ask	\$2,385,000
Sqft	1,755	Beds	3	Baths	3
PPSF	\$1,359	Fees	\$3,586	DOM	22

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138 BROADWAY # PHB

Williamsburg

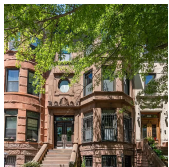
Type	Condo	Status	Contract	Ask	\$2,325,000
Sqft	2,117	Beds	3	Baths	2.5
PPSF	\$1,099	Fees	\$4,036	DOM	N/A



1 GRAND ARMY PLZ #14A

Prospect Heights

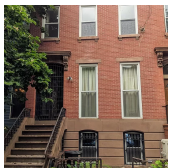
Type	Condo	Status	Contract	Ask	\$2,249,000
Sqft	1,241	Beds	2	Baths	2
PPSF	\$1,813	Fees	\$1,731	DOM	104



99 BAINBRIDGE ST

Bedford Stuyvesant

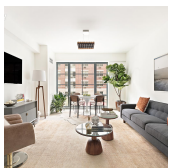
Type	Townhouse	Status	Contract	Ask	\$2,249,000
Sqft	4,296	Beds	5	Baths	3
PPSF	\$524	Fees	N/A	DOM	24



381 BERGEN ST

Park Slope

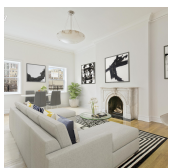
Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	1,520	Beds	4	Baths	1
PPSF	\$1,448	Fees	N/A	DOM	21



211 SCHERMERHORN ST #GARDENA

Downtown

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$4,579	DOM	44



96 PIERREPONT ST #4

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,175,000
Sqft	1,500	Beds	3	Baths	2
PPSF	\$1,450	Fees	\$1,360	DOM	111

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509 PACIFIC ST #3B

Type	Condo	Status	Contract
Sqft	1,645	Beds	3
PPSF	\$1,247	Fees	\$3,536

Boerum Hill

Ask	\$2,050,000
Baths	2
DOM	157



755 BERGEN ST #2

Type	Condo	Status	Contract
Sqft	1,959	Beds	3
PPSF	\$1,027	Fees	\$1,043

Crown Heights

Ask	\$2,010,000
Baths	3
DOM	7

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