

**AUGUST 23 - 29, 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.

**\$2,915,535**

Average Asking Price

**\$2,699,950**

Median Asking Price

**\$1,390**

Average PPSF

**3%**

Average Discount

**\$75,803,900**

Total Volume

**169**

Average Days On Market

2 Monitor Street in Williamsburg entered contract this week, with a last asking price of \$4,995,000. Built in 2016, this single-family house spans approximately 6,000 square feet with 5 beds and 4 full baths. Constructed from 21 shipping containers, this unique home features three terraces, floor-to-ceiling windows, exquisite finishes, high-end appliances, neighborhood views, a wood-burning fireplace, a media room with stadium seating, an open chef's kitchen, a floating steel staircase, and more. The primary suite resides on the top floor and has a private terrace, a massive soaking tub, and a 22-foot wide walk-in closet.

Also signed this week was 593 3rd Street in Park Slope, with a last asking price of \$4,900,000. This recently renovated limestone townhouse spans 3,840 square feet with 6 beds and 4 baths. It features unique historic details with modern conveniences, split-system air conditioning, an eat-in kitchen with high-end appliances, a porcelain herringbone floor, custom cabinetry, radiant floor heating, marble-topped vanities, skylights, a roof deck, a library with built-in bookcases, a finished basement, and much more.

**15**

Condo Deal(s)

**0**

Co-op Deal(s)

**11**

Townhouse Deal(s)

**\$2,800,267**

Average Asking Price

**\$0**

Average Asking Price

**\$3,072,719**

Average Asking Price

**\$2,500,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,875,000**

Median Asking Price

**\$1,699**

Average PPSF

**N/A**

Average PPSF

**\$958**

Average PPSF

**1,757**

Average SqFt

**N/A**

Average SqFt

**3,401**

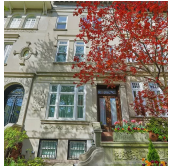
Average SqFt



**2 MONITOR ST**

**Williamsburg**

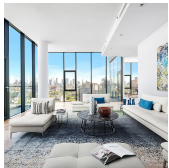
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,995,000
<b>SqFt</b>	6,000	<b>Beds</b>	5	<b>Baths</b>	4
<b>PPSF</b>	\$833	<b>Fees</b>	\$1,709	<b>DOM</b>	804



**593 3 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,900,000
<b>SqFt</b>	4,049	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$1,211	<b>Fees</b>	\$1,173	<b>DOM</b>	48



**554 4 AVE #PH11B**

**Gowanus**

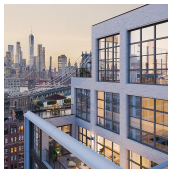
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,250,000
<b>SqFt</b>	4,480	<b>Beds</b>	5	<b>Baths</b>	4.5
<b>PPSF</b>	\$949	<b>Fees</b>	\$6,877	<b>DOM</b>	124



**50 BRIDGE PK DR #21C**

**Brooklyn Heights**

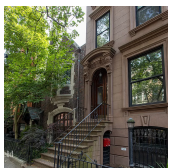
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,800,000
<b>SqFt</b>	1,762	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$2,157	<b>Fees</b>	\$3,355	<b>DOM</b>	N/A



**85 JAY ST #PH21A-YORK**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,495,000
<b>SqFt</b>	1,439	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$2,429	<b>Fees</b>	\$3,645	<b>DOM</b>	N/A



**150 BERKELEY PL**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>SqFt</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	3.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$814	<b>DOM</b>	22

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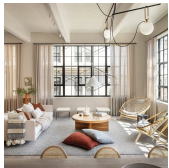


**510 DRIGGS AVE #PHA**

Williamsburg

Type	Condo	Status	Contract
Sqft	1,656	Beds	3
PPSF	\$1,963	Fees	\$3,751

Ask	\$3,250,000
Baths	3
DOM	N/A



**168 PLYMOUTH ST #5C**

Dumbo

Type	Condo	Status	Contract
Sqft	1,733	Beds	3
PPSF	\$1,824	Fees	\$3,414

Ask	\$3,160,000
Baths	2
DOM	N/A

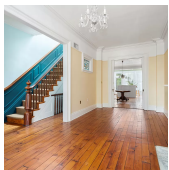


**399 1 ST**

Park Slope

Type	Multihouse	Status	Contract
Sqft	4,656	Beds	6
PPSF	\$645	Fees	\$635

Ask	\$3,000,000
Baths	4
DOM	713

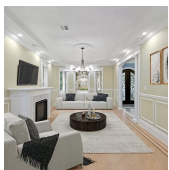


**334 PRESIDENT ST**

Gowanus

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	4
PPSF	\$1,248	Fees	\$454

Ask	\$2,995,000
Baths	2.5
DOM	34



**18 BUCKINGHAM RD**

Flatbush

Type	Townhouse	Status	Contract
Sqft	5,000	Beds	5
PPSF	\$575	Fees	\$1,293

Ask	\$2,875,000
Baths	4
DOM	N/A



**510 DRIGGS AVE #PHD**

Williamsburg

Type	Condo	Status	Contract
Sqft	1,623	Beds	2
PPSF	\$1,757	Fees	\$3,189

Ask	\$2,850,000
Baths	2
DOM	N/A

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**184 MAPLE ST**

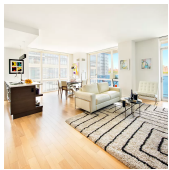
**Prospect Lefferts Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,749,900
<b>Sqft</b>	2,580	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,066	<b>Fees</b>	\$596	<b>DOM</b>	83

**119 CONGRESS ST # 3**

**Cobble Hill**

<b>Type</b>	Condop	<b>Status</b>	Contract	<b>Ask</b>	\$2,650,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,258	<b>DOM</b>	N/A



**22 N 6 ST # 6 R**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	1,335	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,873	<b>Fees</b>	\$1,351	<b>DOM</b>	75



**85 JAY ST #17D-FRONT**

**Dumbo**

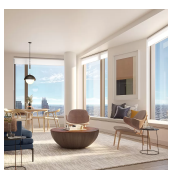
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,495,000
<b>Sqft</b>	1,327	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,881	<b>Fees</b>	\$3,151	<b>DOM</b>	N/A



**85 JAY ST #16A-FRONT**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,490,000
<b>Sqft</b>	1,291	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,929	<b>Fees</b>	\$3,065	<b>DOM</b>	N/A



**11 HOYT ST #18H**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,425,000
<b>Sqft</b>	1,755	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,382	<b>Fees</b>	\$3,586	<b>DOM</b>	N/A

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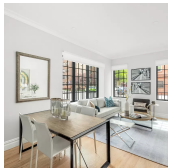


**184 11 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,400	<b>Beds</b>	5
<b>PPSF</b>	\$998	<b>Fees</b>	\$299

**Gowanus**

<b>Ask</b>	\$2,395,000
<b>Baths</b>	3.5
<b>DOM</b>	102



**118 DOUGLASS ST #1**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	1,776	<b>Beds</b>	3
<b>PPSF</b>	\$1,324	<b>Fees</b>	\$1,092

**Gowanus**

<b>Ask</b>	\$2,350,000
<b>Baths</b>	3
<b>DOM</b>	144

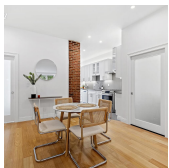


**50 BRIDGE PK DR #10D**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,489	<b>Beds</b>	2
<b>PPSF</b>	\$1,512	<b>Fees</b>	\$2,832

**Brooklyn Heights**

<b>Ask</b>	\$2,250,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A

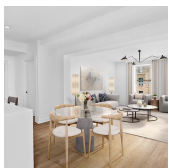


**322 GREENWOOD AVE**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,740	<b>Beds</b>	4
<b>PPSF</b>	\$801	<b>Fees</b>	N/A

**Windsor Terrace**

<b>Ask</b>	\$2,195,000
<b>Baths</b>	3
<b>DOM</b>	16

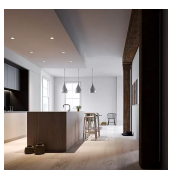


**475 WASHINGTON AVE #PH3**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,746	<b>Beds</b>	4
<b>PPSF</b>	\$1,232	<b>Fees</b>	\$1,732

**Clinton Hill**

<b>Ask</b>	\$2,150,000
<b>Baths</b>	3
<b>DOM</b>	87



**168 PLYMOUTH ST #5F**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,371	<b>Beds</b>	1
<b>PPSF</b>	\$1,561	<b>Fees</b>	\$2,700

**Dumbo**

<b>Ask</b>	\$2,140,000
<b>Baths</b>	2
<b>DOM</b>	N/A

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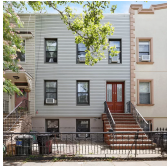


**266 7 ST #301**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,582	<b>Beds</b>	3
<b>PPSF</b>	\$1,327	<b>Fees</b>	\$1,653

**Park Slope**

<b>Ask</b>	\$2,099,000
<b>Baths</b>	2.5
<b>DOM</b>	22



**94 MONITOR ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,400	<b>Beds</b>	4
<b>PPSF</b>	\$873	<b>Fees</b>	\$4,504

**Greenpoint**

<b>Ask</b>	\$2,095,000
<b>Baths</b>	3
<b>DOM</b>	85

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