

AUG 30 - SEP 05, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 6 condos, 2 coops, and 6 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$2,659,200

Average Asking Price

\$2,500,000

Median Asking Price

\$1,389

Average PPSF

1%

Average Discount

\$37,228,800

Total Volume

153

Average Days On Market

153 76th Street in Bay Ridge entered contract this week, with a last asking price of \$3,875,000. Built in 2015, this home is located on a cul-de-sac and offers approximately 3,800 square feet of space with 5 beds and 3 full baths. It features a beautifully redone brick exterior, new Marvin windows, a vintage Murano glass light fixture, 7-inch hardwood floors with radiant heating, custom closets, a rear backyard with a hardwood terrace and outdoor kitchen, a 2-car garage, a large chef's kitchen with custom cabinetry, quartz countertops, marble backsplash, and high-end appliances. The primary suite offers two walk-in closets and a spa-like bath.

Also signed this week was Unit 8X-Front at 85 Jay Street in DUMBO, with a last asking price of \$3,650,000. This new development sponsor condo spans 1,831 square feet with 2 beds and 2 full baths. It features chevron-patterned white oak flooring, high ceilings, 1,061 square feet of outdoor space including a large rooftop deck with gas grill, a custom chef's kitchen with tobacco-finished white oak cabinetry and high-end appliances, and much more. The primary suite offers a walk-in closet, wide-plank white oak flooring, and an en-suite bath with marble floors and a cast-iron soaking tub.

6

Condo Deal(s)

2

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,888,334

Average Asking Price

\$2,300,000

Average Asking Price

\$2,549,800

Average Asking Price

\$2,850,000

Median Asking Price

\$2,300,000

Median Asking Price

\$2,336,900

Median Asking Price

\$1,826

Average PPSF

\$1,345

Average PPSF

\$966

Average PPSF

1,579

Average SqFt

1,730

Average SqFt

2,728

Average SqFt



153 76 ST

Bay Ridge

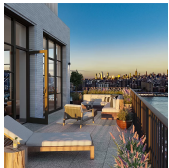
Type	Townhouse	Status	Contract	Ask	\$3,875,000
SqFt	3,800	Beds	5	Baths	3
PPSF	\$1,020	Fees	\$1,555	DOM	143



85 JAY ST #8X-FRONT

Dumbo

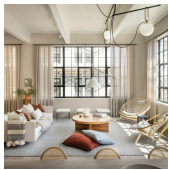
Type	Condo	Status	Contract	Ask	\$3,650,000
SqFt	1,831	Beds	2	Baths	2.5
PPSF	\$1,994	Fees	\$4,977	DOM	93



85 JAY ST #PH21B-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$3,300,000
SqFt	1,464	Beds	2	Baths	2.5
PPSF	\$2,255	Fees	\$3,895	DOM	N/A



168 PLYMOUTH ST #3C

Dumbo

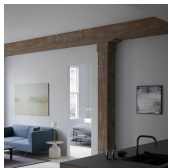
Type	Condo	Status	Contract	Ask	\$3,025,000
SqFt	1,733	Beds	3	Baths	2
PPSF	\$1,746	Fees	\$3,414	DOM	159



168 PLYMOUTH ST #5A

Dumbo

Type	Condo	Status	Contract	Ask	\$2,675,000
SqFt	1,504	Beds	2	Baths	2
PPSF	\$1,779	Fees	\$2,963	DOM	44



168 PLYMOUTH ST #3G

Dumbo

Type	Condo	Status	Contract	Ask	\$2,580,000
SqFt	1,491	Beds	2	Baths	2
PPSF	\$1,730	Fees	\$2,937	DOM	619

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135 EASTERN PKWY #8K

Prospect Heights

Type	Coop	Status	Contract	Ask	\$2,500,000
Sqft	2,000	Beds	3	Baths	2
PPSF	\$1,250	Fees	\$2,382	DOM	49



356 HOYT ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	1,760	Beds	4	Baths	2
PPSF	\$1,421	Fees	N/A	DOM	147



1050 67 ST

Dyker Heights

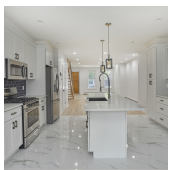
Type	Townhouse	Status	Contract	Ask	\$2,498,800
Sqft	3,000	Beds	5	Baths	2
PPSF	\$833	Fees	\$886	DOM	181



637 E 24 ST

Flatbush

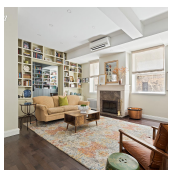
Type	Townhouse	Status	Contract	Ask	\$2,175,000
Sqft	2,650	Beds	5	Baths	4.5
PPSF	\$821	Fees	\$713	DOM	86



120 HALL ST

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	2,157	Beds	5	Baths	3
PPSF	\$997	Fees	\$986	DOM	N/A



66 ORANGE ST #1C

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,100,000
Sqft	1,460	Beds	3	Baths	2
PPSF	\$1,439	Fees	\$1,782	DOM	42

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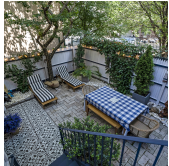


1638 BAY RIDGE AVE

Bensonhurst

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	3
PPSF	\$700	Fees	\$533

Ask	\$2,100,000
Baths	1
DOM	115



98 HAVEMEYER ST #1A

Williamsburg

Type	Condo	Status	Contract
Sqft	1,449	Beds	2
PPSF	\$1,449	Fees	\$642

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

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