

SEP 13 - 19, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 10 condos, and 5 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,139,834

Average Asking Price

\$2,499,000

Median Asking Price

\$1,547

Average PPSF

0%

Average Discount

\$47,097,500

Total Volume

216

Average Days On Market

Unit PH3B at 50 Bridge Park Drive in Brooklyn Heights entered contract this week, with a last asking price of \$7,500,000. Built in 2019, this penthouse condo spans 2,904 square feet with 4 beds and 3 full baths. It features front-row views of the Manhattan skyline and downtown Brooklyn, a private high-speed elevator, a chef-inspired kitchen, UV-insulated floor-to-ceiling windows, white oak cabinetry, and much more. The primary bedroom offers a pair of walk-in closets, and an en-suite bathroom with radiant heated floors and a free-standing tub. The building provides a 24-hour concierge, bike and private storage, a fitness center, a lounge and cabanas, and a number of other amenities.

Also signed this week was Unit N210 at 90 Furman Street in Brooklyn Heights, with a last asking price of \$4,500,000. Built in 2015, this condo unit spans 2,890 square feet with 3 beds and 2 full baths. It features a gourmet kitchen with custom walnut cabinetry, high-end appliances, and marble countertops, a private double-sized 620 square foot outdoor terrace, high ceilings, and much more. The primary bedroom is on the entry level and offers several custom-built closets and a spa bathroom with marble floors. The building provides a number of amenities including two 24-hour attended lobbies, valet parking, two fitness centers, a meditation studio, a pet wash, and an electric car charging station.

10

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$3,372,800

Average Asking Price

\$0

Average Asking Price

\$2,673,900

Average Asking Price

\$2,749,000

Median Asking Price

\$0

Median Asking Price

\$2,250,000

Median Asking Price

\$1,693

Average PPSF

N/A

Average PPSF

\$1,255

Average PPSF

2,004

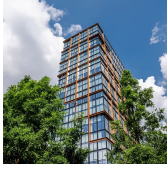
Average SqFt

N/A

Average SqFt

2,810

Average SqFt



50 BRIDGE PK DR #PH3B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$7,500,000
SqFt	2,904	Beds	4	Baths	3.5
PPSF	\$2,583	Fees	\$5,519	DOM	136



90 FURMAN ST #N210

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,500,000
SqFt	2,890	Beds	3	Baths	2.5
PPSF	\$1,558	Fees	\$6,344	DOM	458



79 CALYER ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$3,500,000
SqFt	3,240	Beds	7	Baths	4
PPSF	\$1,081	Fees	\$500	DOM	317



50 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$3,220,000
SqFt	4,022	Beds	7	Baths	6
PPSF	\$801	Fees	\$940	DOM	213



85 JAY ST #PH21E-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$3,195,000
SqFt	1,497	Beds	2	Baths	2.5
PPSF	\$2,135	Fees	\$3,821	DOM	N/A



85 JAY ST #17E-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$3,175,000
SqFt	1,637	Beds	3	Baths	3
PPSF	\$1,940	Fees	\$3,887	DOM	N/A

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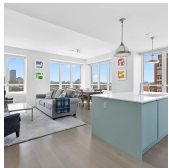


34 N 7 ST #TH4

Williamsburg

Type	Condo	Status	Contract
Sqft	2,034	Beds	3
PPSF	\$1,475	Fees	\$2,284

Ask	\$2,999,000
Baths	3
DOM	45



265 STATE ST #901

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,744	Beds	3
PPSF	\$1,433	Fees	\$3,464

Ask	\$2,499,000
Baths	2.5
DOM	36



160 IMLAY ST #4C2

Red Hook

Type	Condo	Status	Contract
Sqft	2,767	Beds	3
PPSF	\$902	Fees	\$4,014

Ask	\$2,495,000
Baths	3.5
DOM	104

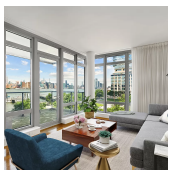


251 1 ST #PH9D

Park Slope

Type	Condo	Status	Contract
Sqft	1,734	Beds	3
PPSF	\$1,436	Fees	\$2,021

Ask	\$2,490,000
Baths	2.5
DOM	440

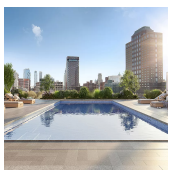


2 NORTHSIDE PIERS #3X

Williamsburg

Type	Condo	Status	Contract
Sqft	1,541	Beds	3
PPSF	\$1,600	Fees	\$1,306

Ask	\$2,465,000
Baths	2
DOM	34



85 JAY ST #11A-FRONT

Dumbo

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,867	Fees	\$3,065

Ask	\$2,410,000
Baths	2
DOM	686

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412 STUYVESANT AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,924	Beds	6
PPSF	\$574	Fees	\$635

Ask	\$2,250,000
Baths	3
DOM	287



619 VANDERBILT ST

Dumbo

Type	Townhouse	Status	Contract
Sqft	2,064	Beds	3
PPSF	\$1,066	Fees	\$390

Ask	\$2,200,000
Baths	2
DOM	18



894 GREENE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	800	Beds	2
PPSF	\$2,750	Fees	\$263

Ask	\$2,199,500
Baths	1
DOM	27

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