

SEP 20 - 26, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 15 condos, 2 coops, and 5 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,183,546

Average Asking Price

\$2,947,500

Median Asking Price

\$1,541

Average PPSF

1%

Average Discount

\$70,038,000

Total Volume

111

Average Days On Market

108 Bergen Street in Boerum Hill entered contract this week, with a last asking price of \$5,695,000. This expertly renovated townhouse offers 4 beds and 3 full bathrooms. It features high ceilings, red oak rift and quarter sawn floors, classic millwork, a gas fireplace, an open kitchen with custom cabinetry, granite countertops, and high-end appliances, an Ipe wood deck with retractable awning, and much more. The newly-added top floor is a full-floor owner's retreat, with a walk-in closet, windowed home office, and an en suite marble bathroom with skylight and radiant heated floors.

Also signed this week was 257 Hicks Street in Brooklyn Heights, with a last asking price of \$5,250,000. This townhouse spans 3,808 square feet with 7 beds and 3 full baths. It features a classic parlor floor with an original stair, banister, and spindles, crown moldings, fireplace mantels, and inlaid floors, a chef's kitchen, a glass window wall which opens to a spacious deck, and much more. The garden floor is currently configured as a rental apartment, but can easily be integrated with the rest of the home.

15

Condo Deal(s)

2

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,996,867

Average Asking Price

\$2,825,000

Average Asking Price

\$3,887,000

Average Asking Price

\$2,775,000

Median Asking Price

\$2,825,000

Median Asking Price

\$3,295,000

Median Asking Price

\$1,570

Average PPSF

N/A

Average PPSF

\$1,099

Average PPSF

1,954

Average SqFt

N/A

Average SqFt

3,000

Average SqFt



108 BERGEN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$5,695,000
SqFt	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$1,081	DOM	17



257 HICKS ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$5,250,000
SqFt	N/A	Beds	7	Baths	3.5
PPSF	N/A	Fees	\$2,730	DOM	147



395 ATLANTIC AVE #3

Boerum Hill

Type	Condo	Status	Contract	Ask	\$4,288,000
SqFt	3,363	Beds	4	Baths	4.5
PPSF	\$1,276	Fees	\$2,937	DOM	56



50 BRIDGE PK DR #5A

Brooklyn Heights

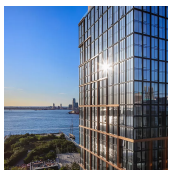
Type	Condo	Status	Contract	Ask	\$4,000,000
SqFt	2,487	Beds	4	Baths	3.5
PPSF	\$1,609	Fees	\$4,727	DOM	143



1 PROSPECT PK W #5A

Park Slope

Type	Condo	Status	Contract	Ask	\$3,675,000
SqFt	2,141	Beds	3	Baths	2.5
PPSF	\$1,717	Fees	\$4,920	DOM	4



50 BRIDGE PK DR #7B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,500,000
SqFt	2,057	Beds	3	Baths	2.5
PPSF	\$1,702	Fees	\$3,901	DOM	144

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39 BRIDGE ST #THA

Dumbo

Type	Condo	Status	Contract
Sqft	2,842	Beds	3
PPSF	\$1,214	Fees	\$6,285

Ask	\$3,450,000
Baths	2.5
DOM	65



1 PROSPECT PK W #6F

Park Slope

Type	Condo	Status	Contract
Sqft	1,794	Beds	3
PPSF	\$1,868	Fees	\$4,300

Ask	\$3,350,000
Baths	2.5
DOM	134

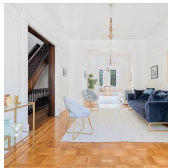


243 N 5 ST #4A

Williamsburg

Type	Condo	Status	Contract
Sqft	2,000	Beds	3
PPSF	\$1,650	Fees	\$1,900

Ask	\$3,300,000
Baths	3.5
DOM	N/A



522 8 ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	6
PPSF	\$1,099	Fees	\$318

Ask	\$3,295,000
Baths	2.5
DOM	14

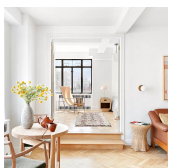


319A 12 ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	5
PPSF	N/A	Fees	\$373

Ask	\$2,995,000
Baths	3.5
DOM	104



160 COLUMBIA HTS #9F

Brooklyn Heights

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$4,515

Ask	\$2,900,000
Baths	3
DOM	106

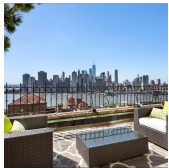
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1 PROSPECT PK W #5F

Park Slope

Type	Condo	Status	Contract	Ask	\$2,775,000
Sqft	1,785	Beds	2	Baths	2.5
PPSF	\$1,555	Fees	\$3,915	DOM	4



111 HICKS ST #22/23C

Brooklyn Heights

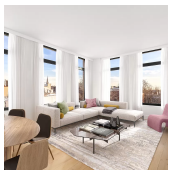
Type	Coop	Status	Contract	Ask	\$2,750,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$3,358	DOM	49



70 WASHINGTON ST #PHG

Dumbo

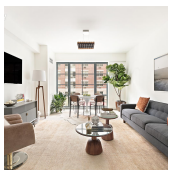
Type	Condo	Status	Contract	Ask	\$2,550,000
Sqft	1,560	Beds	2	Baths	3
PPSF	\$1,635	Fees	\$3,418	DOM	89



347 HENRY ST #4B

Cobble Hill

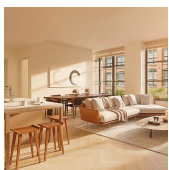
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,289	Beds	2	Baths	2
PPSF	\$1,940	Fees	\$3,058	DOM	66



211 SCHERMERHORN ST #14A

Downtown

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,820	Beds	3	Baths	3
PPSF	\$1,374	Fees	\$3,838	DOM	762



85 JAY ST #11D-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,420,000
Sqft	1,327	Beds	2	Baths	2
PPSF	\$1,824	Fees	\$3,151	DOM	N/A

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450 WARREN ST #3E

Boerum Hill

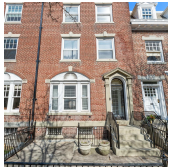
Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,675	Beds	3	Baths	2.5
PPSF	\$1,344	Fees	\$2,249	DOM	6



51 LINCOLN PL #3

Park Slope

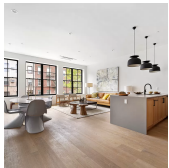
Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,360	Beds	3	Baths	2
PPSF	\$1,618	Fees	\$908	DOM	13



39 MIDWOOD ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	N/A	Beds	5	Baths	2
PPSF	N/A	Fees	\$535	DOM	179



243 N 5 ST #1B

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,800	Beds	2	Baths	2
PPSF	\$1,220	Fees	\$1,100	DOM	N/A

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