

SEP 27 - OCT 03, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 29 contracts signed this week, made up of 12 condos, and 17 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$3,222,959

Average Asking Price

\$2,965,000

Median Asking Price

\$1,267

Average PPSF

6%

Average Discount

\$93,465,800

Total Volume

286

Average Days On Market

Unit PHA at 1 Prospect Park West entered contract this week, with a last asking price of \$6,950,000. Built in 2020, this condo spans 3,187 square feet with 4 beds and 4 full baths. It features a 1,460 square foot private roof terrace, high ceilings, preserved original details of 1920s architecture and pre-war minimalism, breathtaking views, a custom chef's kitchen with marble countertops and backsplash, and much more. The primary bedroom wing includes a walk-in closet, wall moldings, and a large primary bathroom with limestone slab walls and flooring. The building provides a fully-attended lobby, a roof terrace, a fitness studio, and many other amenities.

Also signed this week was Unit 8A at 1 Prospect Park West, with a last asking price of \$5,975,000. This condo spans 3,186 square feet with 4 beds and 3 full baths. It features four exposures, a 216 square foot roof terrace, hand-laid reclaimed heart pinewood flooring, a custom kitchen with high-end appliances, custom-designed trim, wall moldings, and much more.

12

Condo Deal(s)

0

Co-op Deal(s)

17

Townhouse Deal(s)

\$3,673,750

Average Asking Price

\$0

Average Asking Price

\$2,904,753

Average Asking Price

\$3,125,000

Median Asking Price

\$0

Median Asking Price

\$2,775,000

Median Asking Price

\$1,747

Average PPSF

N/A

Average PPSF

\$884

Average PPSF

2,088

Average SqFt

N/A

Average SqFt

3,465

Average SqFt



1 PROSPECT PK W #PHA

Park Slope

Type	Condo	Status	Contract	Ask	\$6,950,000
SqFt	3,187	Beds	4	Baths	4
PPSF	\$2,181	Fees	\$8,821	DOM	N/A



1 PROSPECT PK W #8A

Park Slope

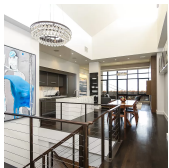
Type	Condo	Status	Contract	Ask	\$5,975,000
SqFt	3,186	Beds	4	Baths	3.5
PPSF	\$1,876	Fees	\$7,653	DOM	253



75 82 ST

Bay Ridge

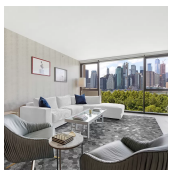
Type	Townhouse	Status	Contract	Ask	\$4,599,000
SqFt	4,110	Beds	6	Baths	4.5
PPSF	\$1,119	Fees	\$1,630	DOM	169



360 FURMAN ST #210

Brooklyn Heights

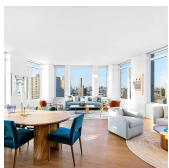
Type	Condo	Status	Contract	Ask	\$4,250,000
SqFt	2,903	Beds	3	Baths	3.5
PPSF	\$1,465	Fees	\$5,005	DOM	467



90 FURMAN ST #N504

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,000,000
SqFt	2,113	Beds	3	Baths	2.5
PPSF	\$1,894	Fees	\$4,532	DOM	471



1 CLINTON ST #14A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,500,000
SqFt	1,993	Beds	3	Baths	2.5
PPSF	\$1,757	Fees	\$4,952	DOM	246

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450 9 ST

Type	Townhouse	Status	Contract
Sqft	3,312	Beds	5
PPSF	\$1,027	Fees	\$1,163

Park Slope

Ask	\$3,400,000
Baths	4
DOM	153



1 PROSPECT PK W #4G

Type	Condo	Status	Contract
Sqft	1,822	Beds	3
PPSF	\$1,798	Fees	\$4,284

Park Slope

Ask	\$3,275,000
Baths	2.5
DOM	210



792 GREENE AVE

Type	Townhouse	Status	Contract
Sqft	4,100	Beds	10
PPSF	\$781	Fees	\$1,053

Bedford Stuyvesant

Ask	\$3,200,000
Baths	7.5
DOM	59



1274 BERGEN ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	7
PPSF	N/A	Fees	N/A

Crown Heights

Ask	\$3,100,000
Baths	5
DOM	119

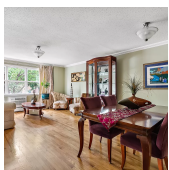


291 WARREN ST

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	6
PPSF	\$999	Fees	\$526

Carroll Gardens

Ask	\$2,995,000
Baths	6
DOM	609



48 UNDERHILL AVE

Type	Townhouse	Status	Contract
Sqft	3,700	Beds	6
PPSF	\$810	Fees	\$794

Prospect Heights

Ask	\$2,995,000
Baths	4
DOM	285

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478 GRAND AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,980,000
Sqft	4,145	Beds	7	Baths	6.5
PPSF	\$719	Fees	\$1,964	DOM	251



85 JAY ST #11E-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,975,000
Sqft	1,637	Beds	3	Baths	3
PPSF	\$1,818	Fees	\$3,887	DOM	728



85 JAY ST #PH20B-FRONT

Dumbo

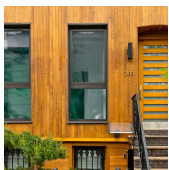
Type	Condo	Status	Contract	Ask	\$2,965,000
Sqft	1,370	Beds	2	Baths	2.5
PPSF	\$2,165	Fees	\$3,432	DOM	N/A



510 DRIGGS AVE #3B

Williamsburg

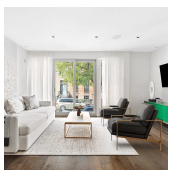
Type	Condo	Status	Contract	Ask	\$2,900,000
Sqft	1,822	Beds	3	Baths	2.5
PPSF	\$1,592	Fees	\$3,255	DOM	N/A



288 LEONARD ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,895,000
Sqft	2,280	Beds	5	Baths	3
PPSF	\$1,270	Fees	\$550	DOM	139

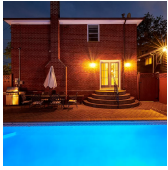


78 S 3 ST #1

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,795,000
Sqft	1,852	Beds	3	Baths	3
PPSF	\$1,510	Fees	\$1,364	DOM	N/A

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8220 COLONIAL RD

Bay Ridge

Type Townhouse
Sqft 2,850
PPSF \$974

Status Contract
Beds 4
Fees \$1,250

Ask \$2,775,000
Baths 3
DOM 462



542 16 ST

Windsor Terrace

Type Townhouse
Sqft 2,380
PPSF \$1,135

Status Contract
Beds 3
Fees \$641

Ask \$2,700,000
Baths 2
DOM 21



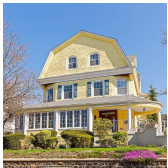
374 11 ST

Park Slope

Type Multihouse
Sqft 2,400
PPSF \$1,125

Status Contract
Beds 4
Fees \$352

Ask \$2,700,000
Baths 2.5
DOM N/A



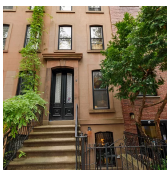
253 84 ST

Bay Ridge

Type Multihouse
Sqft 4,905
PPSF \$551

Status Contract
Beds 5
Fees \$1,101

Ask \$2,698,000
Baths 4
DOM 168



306 CLINTON ST

Cobble Hill

Type Townhouse
Sqft 3,274
PPSF \$810

Status Contract
Beds 4
Fees \$515

Ask \$2,650,000
Baths 2.5
DOM 15



257 WINDSOR PL

Windsor Terrace

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 6
Fees N/A

Ask \$2,650,000
Baths 3
DOM 22

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1050 67 ST

Dyker Heights

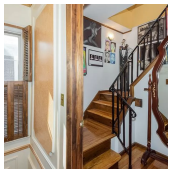
Type	Townhouse	Status	Contract	Ask	\$2,498,800
Sqft	3,000	Beds	5	Baths	2
PPSF	\$833	Fees	\$9,363	DOM	901



349 HOYT ST #1

Carroll Gardens

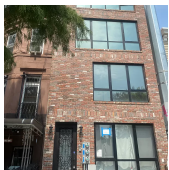
Type	Condo	Status	Contract	Ask	\$2,300,000
Sqft	1,825	Beds	2	Baths	2.5
PPSF	\$1,261	Fees	\$784	DOM	22



136 92 ST

Fort Hamilton

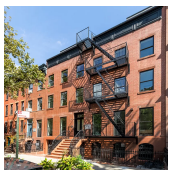
Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	4,913	Beds	5	Baths	4
PPSF	\$468	Fees	\$1,274	DOM	678



125 HART ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	3,600	Beds	5	Baths	5
PPSF	\$625	Fees	\$737	DOM	400



181 CARLTON AVE #PHB

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,344	Beds	4	Baths	2.5
PPSF	\$1,637	Fees	\$874	DOM	15

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