

OCT 04 - 10, 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, 1 coop, and 10 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

\$3,396,077

Average Asking Price

\$2,622,000

Median Asking Price

\$1,466

Average PPSF

1%

Average Discount

\$88,298,000

Total Volume

280

Average Days On Market

Unit 23AB at Quay Tower, located at 50 Bridge Park Drive in Brooklyn Heights, entered contract this week, with a last asking price of \$10,650,000. Built in 2019, this combined condo spans 4,544 square feet with 4 beds and 3 full baths. It features double exposures, a private high-speed elevator, a chef-inspired kitchen, wide-plank oak flooring, custom Italian cabinetry, floor-to-ceiling windows, a premium appliance package, and more. The building provides a rooftop sunset lounge, a fitness center, a children's center, a 24-hour concierge, and a number of other amenities.

Also signed this week was 226 Lincoln Place in Park Slope, with a last asking price of \$6,750,000. This renovated brownstone spans approximately 5,000 square feet with 6 beds and 4 full baths. It features an open floor plan, four private outdoor spaces including a massive roof deck with city views, restored original features, including mantels, shutters, and plasterwork, high-efficiency windows, herringbone hardwood floors, gas fireplaces, an eat-in kitchen, a full-floor primary suite, and much more.

15

Condo Deal(s)

1

Co-op Deal(s)

10

Townhouse Deal(s)

\$3,454,267

Average Asking Price

\$2,300,000

Average Asking Price

\$3,418,400

Average Asking Price

\$2,850,000

Median Asking Price

\$2,300,000

Median Asking Price

\$2,397,500

Median Asking Price

\$1,775

Average PPSF

N/A

Average PPSF

\$985

Average PPSF

1,982

Average SqFt

N/A

Average SqFt

3,731

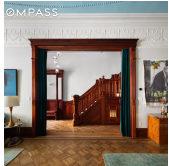
Average SqFt



50 BRIDGE PK DR #23AB

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$10,650,000
SqFt	4,544	Beds	4	Baths	3
PPSF	\$2,344	Fees	\$8,628	DOM	N/A



226 LINCOLN PL

Park Slope

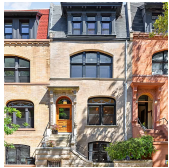
Type	Townhouse	Status	Contract	Ask	\$6,750,000
SqFt	5,000	Beds	6	Baths	5
PPSF	\$1,350	Fees	\$1,207	DOM	416



148 BALTIC ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$6,250,000
SqFt	3,200	Beds	5	Baths	3.5
PPSF	\$1,953	Fees	\$906	DOM	93



525 2 ST

Park Slope

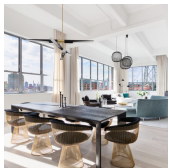
Type	Townhouse	Status	Contract	Ask	\$4,650,000
SqFt	3,840	Beds	5	Baths	3.5
PPSF	\$1,211	Fees	\$1,118	DOM	23



1 JOHN ST #PHF

Dumbo

Type	Condo	Status	Contract	Ask	\$4,500,000
SqFt	2,637	Beds	4	Baths	3
PPSF	\$1,707	Fees	\$5,587	DOM	92



338 BERRY ST #PH

Williamsburg

Type	Condo	Status	Contract	Ask	\$4,250,000
SqFt	2,574	Beds	4	Baths	3
PPSF	\$1,652	Fees	\$4,177	DOM	68

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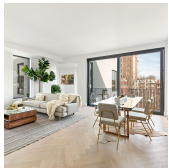


34 N 7 ST #PH1A

Williamsburg

Type	Condo	Status	Contract
Sqft	2,093	Beds	3
PPSF	\$1,792	Fees	\$2,205

Ask	\$3,750,000
Baths	3
DOM	N/A



78 AMITY ST #5E

Cobble Hill

Type	Condo	Status	Contract
Sqft	1,631	Beds	3
PPSF	\$2,146	Fees	\$3,711

Ask	\$3,500,000
Baths	3
DOM	237

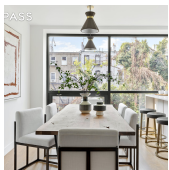


1406 ALBEMARLE RD

Prospect Park South

Type	Townhouse	Status	Contract
Sqft	6,055	Beds	7
PPSF	\$529	Fees	\$11,570

Ask	\$3,199,000
Baths	3
DOM	994

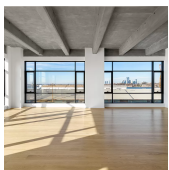


404 DEGRAW ST #2

Gowanus

Type	Condo	Status	Contract
Sqft	1,815	Beds	3
PPSF	\$1,651	Fees	\$1,928

Ask	\$2,995,000
Baths	3
DOM	18



160 IMLAY ST #4A1

Red Hook

Type	Condo	Status	Contract
Sqft	2,868	Beds	3
PPSF	\$1,003	Fees	\$2,826

Ask	\$2,875,000
Baths	3.5
DOM	272



98 FRONT ST #PH2E

Dumbo

Type	Condo	Status	Contract
Sqft	1,466	Beds	3
PPSF	\$1,945	Fees	\$3,393

Ask	\$2,850,000
Baths	3
DOM	630

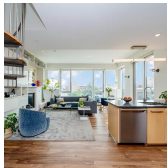
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1 CLINTON ST #4E

Brooklyn Heights

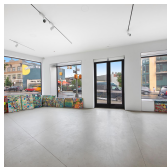
Type	Condo	Status	Contract	Ask	\$2,649,000
Sqft	1,637	Beds	2	Baths	2
PPSF	\$1,619	Fees	\$4,006	DOM	687



120 N 7 ST #PH4D

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,595,000
Sqft	1,516	Beds	3	Baths	2
PPSF	\$1,712	Fees	\$1,814	DOM	31



609 WASHINGTON AVE

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	3,800	Beds	N/A	Baths	N/A
PPSF	\$658	Fees	N/A	DOM	439



98 FRONT ST #GRD

Dumbo

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,347	Beds	2	Baths	2.5
PPSF	\$1,856	Fees	\$3,325	DOM	120



85 JAY ST #12A-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,430,000
Sqft	1,291	Beds	2	Baths	2
PPSF	\$1,883	Fees	\$3,065	DOM	741

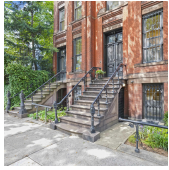


41 EASTERN PKWY #12A

Prospect Heights

Type	Coop	Status	Contract	Ask	\$2,300,000
Sqft	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	\$2,850	DOM	N/A

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153 WILLOUGHBY AVE

Clinton Hill

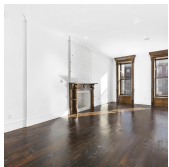
Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	2,520	Beds	5	Baths	2
PPSF	\$911	Fees	\$597	DOM	28



115 N 8 ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	2,100	Beds	4	Baths	3
PPSF	\$1,048	Fees	\$327	DOM	133



839 GREENE AVE

Bedford Stuyvesant

Type	Multihouse	Status	Contract	Ask	\$2,195,000
Sqft	3,600	Beds	7	Baths	5
PPSF	\$610	Fees	\$225	DOM	342



243 N 5 ST #1A

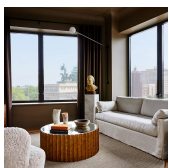
Williamsburg

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

616 10 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,095,000
Sqft	N/A	Beds	2	Baths	1
PPSF	N/A	Fees	N/A	DOM	N/A



1 PROSPECT PK W #6D

Park Slope

Type	Condo	Status	Contract	Ask	\$2,075,000
Sqft	1,076	Beds	2	Baths	2
PPSF	\$1,929	Fees	\$2,621	DOM	311

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406 HAWTHORNE ST #1

Wingate

Type	Multihouse	Status	Contract	Ask	\$2,050,000
Sqft	3,460	Beds	6	Baths	3
PPSF	\$593	Fees	\$466	DOM	161



279 SACKETT ST #2

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,249	Beds	3	Baths	2
PPSF	\$1,602	Fees	\$946	DOM	28

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