

OCT 11 - 17, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 35 contracts signed this week, made up of 15 condos, and 20 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,323,645**

Average Asking Price

**\$2,750,000**

Median Asking Price

**\$1,534**

Average PPSF

**1%**

Average Discount

**\$116,327,555**

Total Volume

**139**

Average Days On Market

20 Prospect Park West in Park Slope entered contract this week, with a last asking price of \$7,500,000. Built in 1919, this nearly 25-foot wide brick townhouse spans approximately 5,500 square feet, with 5 beds and 5 full baths. It features oversized leaded glass windows, copper dormers, wrought iron doors, a center iron-railed staircase, multiple fireplaces, a kitchen with pale marble counters and high-end appliances, approximately 1,300 square feet of outdoor space including a roof terrace, a patio, and much more.

Also signed this week was the 22 Verandah Place in Cobble Hill, with a last asking price of \$6,995,000. Directly across from Cobble Hill Park, this turnkey historic townhouse is nearly 25 feet wide and spans approximately 3,192 square feet with 5 beds and 4 full baths. Following a full gut renovation, it features white oak floors, European millwork and tile, tilt-and-turn windows, an open layout parlor floor, a chef's kitchen with high-end appliances, and much more. The top floor primary bedroom suite has an en suite bathroom, and an office/sitting room overlooking the oversized terrace.

**15**

Condo Deal(s)

**0**

Co-op Deal(s)

**20**

Townhouse Deal(s)

**\$2,877,571**

Average Asking Price

**\$0**

Average Asking Price

**\$3,658,200**

Average Asking Price

**\$2,610,000**

Median Asking Price

**\$0**

Median Asking Price

**\$3,200,000**

Median Asking Price

**\$1,856**

Average PPSF

**N/A**

Average PPSF

**\$1,249**

Average PPSF

**1,555**

Average SqFt

**N/A**

Average SqFt

**2,852**

Average SqFt



**20 PROSPECT PK W**

Park Slope

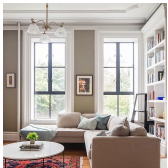
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$7,500,000
<b>SqFt</b>	5,500	<b>Beds</b>	5	<b>Baths</b>	5
<b>PPSF</b>	\$1,364	<b>Fees</b>	\$2,359	<b>DOM</b>	155



**22 VERANDAH PL**

Cobble Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$6,995,000
<b>SqFt</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	4.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$605	<b>DOM</b>	140



**269 WARREN ST**

Cobble Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$6,300,000
<b>SqFt</b>	3,678	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,713	<b>Fees</b>	\$1,450	<b>DOM</b>	32



**29 SCHERMERHORN ST**

Brooklyn Heights

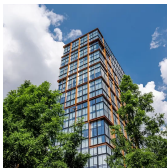
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,199,000
<b>SqFt</b>	5,660	<b>Beds</b>	6	<b>Baths</b>	5
<b>PPSF</b>	\$919	<b>Fees</b>	\$4,140	<b>DOM</b>	11



**154 CONGRESS ST**

Cobble Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,100,000
<b>SqFt</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$908	<b>DOM</b>	212



**50 BRIDGE PK DR #18B**

Brooklyn Heights

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,250,000
<b>SqFt</b>	2,009	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$2,116	<b>Fees</b>	\$3,811	<b>DOM</b>	472

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**100 AMITY ST # 6 B**

**Cobble Hill**

**Type** Condo  
**Sqft** 2,337  
**PPSF** \$1,776

**Status** Contract  
**Beds** 3  
**Fees** \$3,993

**Ask** \$4,150,000  
**Baths** 3.5  
**DOM** 596



**184 KENT AVE # B515**

**Williamsburg**

**Type** Condo  
**Sqft** 1,919  
**PPSF** \$2,007

**Status** Contract  
**Beds** 4  
**Fees** \$2,491

**Ask** \$3,850,000  
**Baths** 3  
**DOM** 148



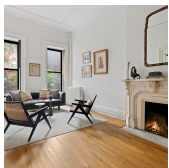
**374 DOUGLASS ST**

**Park Slope**

**Type** Townhouse  
**Sqft** 1,552  
**PPSF** \$2,385

**Status** Contract  
**Beds** 4  
**Fees** N/A

**Ask** \$3,700,000  
**Baths** 4  
**DOM** 248



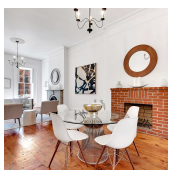
**4 21 6 ST**

**Park Slope**

**Type** Townhouse  
**Sqft** N/A  
**PPSF** N/A

**Status** Contract  
**Beds** 6  
**Fees** \$556

**Ask** \$3,650,000  
**Baths** 3  
**DOM** 39



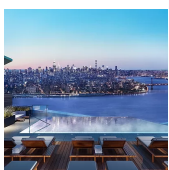
**231 DEAN ST**

**Boerum Hill**

**Type** Townhouse  
**Sqft** 3,800  
**PPSF** \$948

**Status** Contract  
**Beds** 6  
**Fees** \$695

**Ask** \$3,600,000  
**Baths** 3.5  
**DOM** 39



**1 CITY POINT # 60 D**

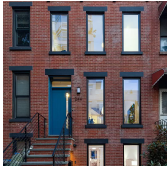
**Downtown**

**Type** Condop  
**Sqft** 1,457  
**PPSF** \$2,414

**Status** Contract  
**Beds** 3  
**Fees** \$1,817

**Ask** \$3,516,495  
**Baths** 3  
**DOM** 623

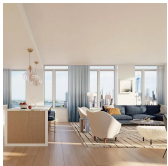
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**244 7 ST**

**Gowanus**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000
<b>Sqft</b>	2,318	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,510	<b>Fees</b>	\$318	<b>DOM</b>	32



**1 CLINTON ST #17C**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,356,000
<b>Sqft</b>	1,981	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,695	<b>Fees</b>	\$5,014	<b>DOM</b>	502



**211 ST**

**Gowanus**

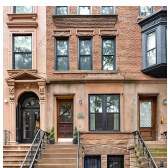
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,250,000
<b>Sqft</b>	1,836	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,771	<b>Fees</b>	\$453	<b>DOM</b>	30



**224 WYCKOFF ST**

**Boerum Hill**

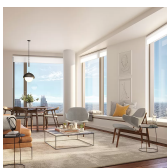
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,150,000
<b>Sqft</b>	2,388	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,320	<b>Fees</b>	\$869	<b>DOM</b>	31



**368 GRAND AVE**

**Clinton Hill**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,895,000
<b>Sqft</b>	2,700	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,073	<b>Fees</b>	\$454	<b>DOM</b>	38



**11 HOYT ST #45H**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,750,000
<b>Sqft</b>	1,560	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,763	<b>Fees</b>	\$3,187	<b>DOM</b>	139

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**1 CITY POINT # 68 H**

**Type** Condo  
**Sqft** 1,189  
**PPSF** \$2,274

**Status** Contract  
**Beds** 2  
**Fees** N/A

**Downtown**

**Ask** \$2,703,450  
**Baths** 2  
**DOM** N/A



**1 CITY POINT # 43 D**

**Type** Condo  
**Sqft** 1,454  
**PPSF** \$1,796

**Status** Contract  
**Beds** 3  
**Fees** \$1,794

**Downtown**

**Ask** \$2,610,000  
**Baths** 3  
**DOM** 240



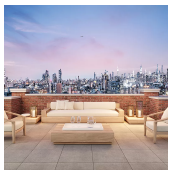
**1 CITY POINT # 49 E**

**Type** Condo  
**Sqft** 1,485  
**PPSF** \$1,731

**Status** Contract  
**Beds** 3  
**Fees** N/A

**Downtown**

**Ask** \$2,570,000  
**Baths** 2  
**DOM** 50



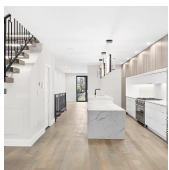
**120 JAVA ST # 3 B**

**Type** Condo  
**Sqft** 1,394  
**PPSF** \$1,794

**Status** Contract  
**Beds** 3  
**Fees** \$1,999

**Greenpoint**

**Ask** \$2,500,000  
**Baths** 2  
**DOM** 45



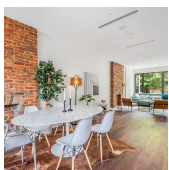
**495 4 AVE**

**Type** Townhouse  
**Sqft** 1,530  
**PPSF** \$1,631

**Status** Contract  
**Beds** 4  
**Fees** \$301

**Park Slope**

**Ask** \$2,495,000  
**Baths** 4  
**DOM** N/A



**241 PUTNAM AVE**

**Type** Townhouse  
**Sqft** 2,132  
**PPSF** \$1,171

**Status** Contract  
**Beds** 5  
**Fees** \$204

**Bedford Stuyvesant**

**Ask** \$2,495,000  
**Baths** 4  
**DOM** 95

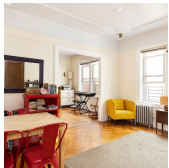
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**450 WARREN ST #4A**

Boerum Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,370,000
<b>Sqft</b>	1,580	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,500	<b>Fees</b>	\$2,125	<b>DOM</b>	71



**596 PROSPECT AVE**

Windsor Terrace

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,350,000
<b>Sqft</b>	2,280	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$1,031	<b>Fees</b>	\$572	<b>DOM</b>	65



**444 12 ST #1E**

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,295,000
<b>Sqft</b>	1,490	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,541	<b>Fees</b>	\$1,848	<b>DOM</b>	16



**338 HUMBOLDT ST**

Williamsburg

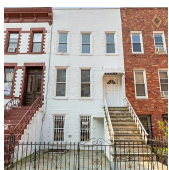
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,290,000
<b>Sqft</b>	1,900	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,206	<b>Fees</b>	\$317	<b>DOM</b>	14



**158 WILLOUGHBY AVE**

Clinton Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	3,000	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$750	<b>Fees</b>	\$135	<b>DOM</b>	99



**434 15 ST**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	2,160	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,042	<b>Fees</b>	\$540	<b>DOM</b>	27

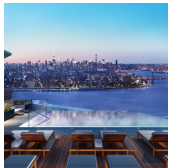
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**558 JEFFERSON AVE**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,195,000
<b>Sqft</b>	3,072	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$715	<b>Fees</b>	\$832	<b>DOM</b>	24



**1 CITY POINT #50B**

**Downtown**

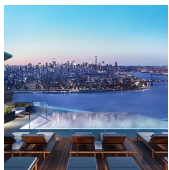
<b>Type</b>	Condominium	<b>Status</b>	Contract	<b>Ask</b>	\$2,140,650
<b>Sqft</b>	1,058	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$2,023	<b>Fees</b>	\$1,316	<b>DOM</b>	1



**1 NORTHSIDE PIERS #11G**

**Williamsburg**

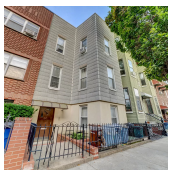
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	1,244	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,689	<b>Fees</b>	\$1,386	<b>DOM</b>	30



**1 CITY POINT #31L**

**Downtown**

<b>Type</b>	Condominium	<b>Status</b>	Contract	<b>Ask</b>	\$2,001,960
<b>Sqft</b>	1,168	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,715	<b>Fees</b>	N/A	<b>DOM</b>	N/A



**52 RUSSELL ST**

**Greenpoint**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,000,000
<b>Sqft</b>	2,970	<b>Beds</b>	7	<b>Baths</b>	3
<b>PPSF</b>	\$674	<b>Fees</b>	\$535	<b>DOM</b>	155

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