

OCT 18 - 24, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 32 contracts signed this week, made up of 21 condos, and 11 houses. The previous week saw 35 deals. For more information or data, please reach out to a Compass agent.

| | | |
|----------------------|---------------------|------------------------|
| \$3,015,563 | \$2,700,000 | \$1,420 |
| Average Asking Price | Median Asking Price | Average PPSF |
| 1% | \$96,498,000 | 109 |
| Average Discount | Total Volume | Average Days On Market |

Unit 5B at 171 Columbia Heights in Brooklyn Heights entered contract this week, with a last asking price of \$5,450,000. Originally built in 1903 and completely redeveloped in 2018, this condo spans 2,419 square feet with 4 beds and 3 full baths. It features wide-plank white oak floors, elevated and paneled ceilings throughout, a large living area with two enormous bay windows, city and harbor views, a chef's kitchen with high-end appliances and marble countertops, a primary suite with custom walk-in closets and a marble slab bath, and much more. The building provides a 24-hour doorman and concierge services, a fitness studio, a landscaped rooftop terrace, and a variety of other amenities.

Also signed this week was 28 2nd Street in Carroll Gardens, with a last asking price of \$4,995,000. This 20-foot wide, gut-renovated townhouse spans 2,995 square feet with 3 beds and 2 full baths. It features clean Scandinavian design throughout, custom millwork, high-end appliances, wood-burning and gas fireplaces, a built-in speaker system, a garden with an old growth grape vine, a finished basement with a screening room and private study, and much more. The primary suite occupies the fourth floor added during renovation, and is complete with en-suite bath.

| | | |
|----------------------|----------------------|----------------------|
| 21 | 0 | 11 |
| Condo Deal(s) | Co-op Deal(s) | Townhouse Deal(s) |
| \$2,944,286 | \$0 | \$3,151,637 |
| Average Asking Price | Average Asking Price | Average Asking Price |
| \$2,495,000 | \$0 | \$2,800,000 |
| Median Asking Price | Median Asking Price | Median Asking Price |
| \$1,572 | N/A | \$1,067 |
| Average PPSF | Average PPSF | Average PPSF |
| 1,919 | N/A | 3,269 |
| Average SqFt | Average SqFt | Average SqFt |



171 COLUMBIA HTS #5B

Brooklyn Heights

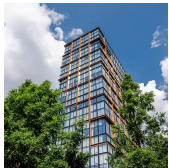
| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$5,450,000 |
| SqFt | 2,419 | Beds | 4 | Baths | 3.5 |
| PPSF | \$2,253 | Fees | \$6,786 | DOM | 492 |



28 2 ST

Gowanus

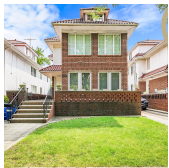
| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,995,000 |
| SqFt | 2,995 | Beds | 3 | Baths | 2.5 |
| PPSF | \$1,668 | Fees | \$505 | DOM | 13 |



50 BRIDGE PK DR #17B

Brooklyn Heights

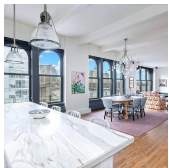
| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,575,000 |
| SqFt | 2,057 | Beds | 3 | Baths | 2.5 |
| PPSF | \$2,225 | Fees | \$3,914 | DOM | N/A |



1579 OCEAN PKWY

Ocean Parkway

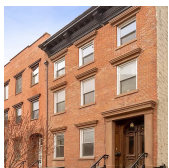
| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,500,000 |
| SqFt | 3,468 | Beds | 8 | Baths | 3 |
| PPSF | \$1,298 | Fees | \$1,140 | DOM | 69 |



30 MAIN ST #11G

Dumbo

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,195,000 |
| SqFt | 2,474 | Beds | 2 | Baths | 2.5 |
| PPSF | \$1,696 | Fees | \$6,055 | DOM | N/A |



59 S 3 ST

Williamsburg

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$3,900,000 |
| SqFt | 4,000 | Beds | 6 | Baths | 5 |
| PPSF | \$975 | Fees | \$271 | DOM | 151 |

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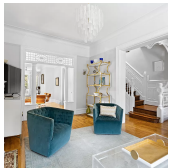


70 WASHINGTON ST #11G

Dumbo

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 2,447 | Beds | 4 |
| PPSF | \$1,551 | Fees | \$4,190 |

| | |
|--------------|-------------|
| Ask | \$3,795,000 |
| Baths | 3.5 |
| DOM | 165 |

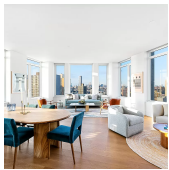


574 CARLTON AVE

Prospect Heights

| | | | |
|-------------|-----------|---------------|----------|
| Type | Townhouse | Status | Contract |
| Sqft | 3,775 | Beds | 5 |
| PPSF | \$949 | Fees | \$344 |

| | |
|--------------|-------------|
| Ask | \$3,580,000 |
| Baths | 3.5 |
| DOM | 159 |

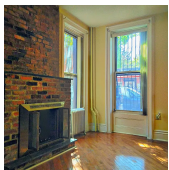


1 CLINTON ST #12A

Brooklyn Heights

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 1,993 | Beds | 3 |
| PPSF | \$1,749 | Fees | \$4,934 |

| | |
|--------------|-------------|
| Ask | \$3,485,000 |
| Baths | 2.5 |
| DOM | N/A |



385 6 AVE

Park Slope

| | | | |
|-------------|------------|---------------|----------|
| Type | Multihouse | Status | Contract |
| Sqft | 2,928 | Beds | 5 |
| PPSF | \$1,126 | Fees | \$703 |

| | |
|--------------|-------------|
| Ask | \$3,295,000 |
| Baths | 4.5 |
| DOM | 14 |



510 DRIGGS AVE #PHE

Williamsburg

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 1,682 | Beds | 2 |
| PPSF | \$1,933 | Fees | \$3,208 |

| | |
|--------------|-------------|
| Ask | \$3,250,000 |
| Baths | 2 |
| DOM | N/A |



1 PROSPECT PK W #3G

Park Slope

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 1,822 | Beds | 3 |
| PPSF | \$1,757 | Fees | \$4,235 |

| | |
|--------------|-------------|
| Ask | \$3,200,000 |
| Baths | 2.5 |
| DOM | 324 |

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168 PLYMOUTH ST #2A

Dumbo

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 1,724 | Beds | 3 |
| PPSF | \$1,668 | Fees | \$3,396 |

| | |
|--------------|-------------|
| Ask | \$2,875,000 |
| Baths | 2 |
| DOM | 133 |

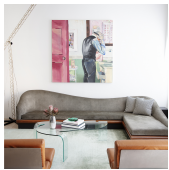


47 2 ST

Carroll Gardens

| | | | |
|-------------|------------|---------------|----------|
| Type | Multihouse | Status | Contract |
| Sqft | 2,240 | Beds | 4 |
| PPSF | \$1,250 | Fees | \$415 |

| | |
|--------------|-------------|
| Ask | \$2,800,000 |
| Baths | 2.5 |
| DOM | 20 |

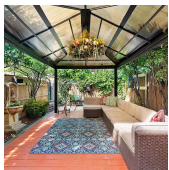


70 WASHINGTON ST #2I

Dumbo

| | | | |
|-------------|-------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 2,975 | Beds | 1 |
| PPSF | \$925 | Fees | \$3,398 |

| | |
|--------------|-------------|
| Ask | \$2,750,000 |
| Baths | 2 |
| DOM | 174 |

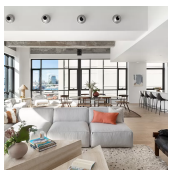


287 6 ST

Park Slope

| | | | |
|-------------|------------|---------------|----------|
| Type | Multihouse | Status | Contract |
| Sqft | 2,752 | Beds | 3 |
| PPSF | \$1,000 | Fees | \$467 |

| | |
|--------------|-------------|
| Ask | \$2,750,000 |
| Baths | 2 |
| DOM | 159 |



160 IMLAY ST #4E4

Red Hook

| | | | |
|-------------|-------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 2,858 | Beds | 3 |
| PPSF | \$928 | Fees | \$2,889 |

| | |
|--------------|-------------|
| Ask | \$2,650,000 |
| Baths | 3.5 |
| DOM | 76 |

277 13 ST

Park Slope

| | | | |
|-------------|-----------|---------------|----------|
| Type | Townhouse | Status | Contract |
| Sqft | N/A | Beds | N/A |
| PPSF | N/A | Fees | \$415 |

| | |
|--------------|-------------|
| Ask | \$2,500,000 |
| Baths | N/A |
| DOM | 11 |

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39 BRIDGE ST #PHB

Dumbo

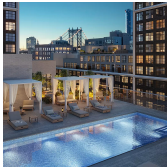
| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,495,000 |
| Sqft | 1,600 | Beds | 3 | Baths | 2 |
| PPSF | \$1,560 | Fees | \$3,178 | DOM | 289 |



211 SCHERMERHORN ST #12A

Downtown

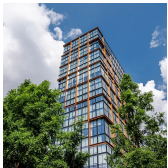
| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,475,000 |
| Sqft | 1,820 | Beds | 3 | Baths | 3 |
| PPSF | \$1,360 | Fees | \$3,838 | DOM | 32 |



85 JAY ST #16D-YORK

Dumbo

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,470,000 |
| Sqft | 1,327 | Beds | 2 | Baths | 2 |
| PPSF | \$1,862 | Fees | \$3,151 | DOM | N/A |



50 BRIDGE PK DR #4C

Brooklyn Heights

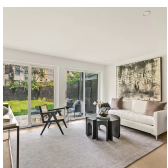
| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,450,000 |
| Sqft | 1,786 | Beds | 3 | Baths | 3 |
| PPSF | \$1,372 | Fees | \$3,391 | DOM | 139 |



1 PROSPECT PK W #5G

Park Slope

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,350,000 |
| Sqft | 1,499 | Beds | 2 | Baths | 2 |
| PPSF | \$1,568 | Fees | \$3,300 | DOM | 3 |

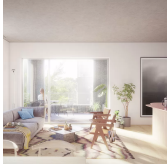


279 SACKETT ST #1

Carroll Gardens

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,300,000 |
| Sqft | 2,280 | Beds | 2 | Baths | 2.5 |
| PPSF | \$1,009 | Fees | \$1,234 | DOM | 26 |

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450 WARREN ST #4E

Boerum Hill

| | | | | | |
|------|---------|--------|----------|-------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,300,000 |
| Sqft | 1,675 | Beds | 3 | Baths | 2.5 |
| PPSF | \$1,374 | Fees | \$2,507 | DOM | 4 |



488 STERLING PL #3D

Crown Heights

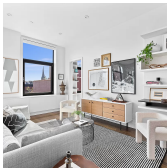
| | | | | | |
|------|---------|--------|----------|-------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,295,000 |
| Sqft | 1,811 | Beds | 3 | Baths | 2.5 |
| PPSF | \$1,268 | Fees | \$1,939 | DOM | 20 |



1722 AVE V

Homecrest

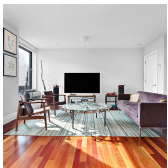
| | | | | | |
|------|------------|--------|----------|-------|-------------|
| Type | Multihouse | Status | Contract | Ask | \$2,198,000 |
| Sqft | 2,420 | Beds | 4 | Baths | 3 |
| PPSF | \$909 | Fees | \$779 | DOM | 163 |



233 PACIFIC ST #PHB

Boerum Hill

| | | | | | |
|------|---------|--------|----------|-------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,195,000 |
| Sqft | 1,341 | Beds | 2 | Baths | 2 |
| PPSF | \$1,637 | Fees | \$601 | DOM | 24 |



233 PACIFIC ST #4B

Boerum Hill

| | | | | | |
|------|---------|--------|----------|-------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,150,000 |
| Sqft | 1,620 | Beds | 3 | Baths | 2 |
| PPSF | \$1,328 | Fees | \$784 | DOM | 32 |



1 PROSPECT PK W #7D

Park Slope

| | | | | | |
|------|---------|--------|----------|-------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,125,000 |
| Sqft | 1,076 | Beds | 2 | Baths | 2 |
| PPSF | \$1,975 | Fees | \$2,655 | DOM | 163 |

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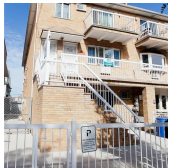
367 13 ST

Type Multihouse
Sqft N/A
PPSF N/A

Status Contract
Beds 6
Fees \$183

Park Slope

Ask \$2,100,000
Baths 3
DOM 44



8618 23 AVE

Type Multihouse
Sqft 4,840
PPSF \$424

Status Contract
Beds 3
Fees \$1,280

Gravesend

Ask \$2,050,000
Baths N/A
DOM 21

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