

NOV 08 - 14, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 30 contracts signed this week, made up of 15 condos, 1 coop, and 14 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,155,460**

Average Asking Price

**\$2,725,000**

Median Asking Price

**\$1,433**

Average PPSF

**0%**

Average Discount

**\$94,663,775**

Total Volume

**147**

Average Days On Market

Unit PHB at Front & York, located at 85 Jay Street in DUMBO, entered contract this week, with a last asking price of \$8,750,000. With an anticipated delivery in 2021, this penthouse condo spans 3,068 square feet with 4 beds and 4 full baths. It features both Brooklyn and Manhattan skyline views, a media room, chevron-patterned white oak flooring, high ceilings, a 980 square foot wrap-around terrace, floor-to-ceiling windows, high-end appliances, custom-designed white oak cabinetry, and much more. The building provides a multiple lounges, an outdoor fireplace terrace, a fitness center, and many other amenities.

Also signed this week was Unit 8T-Front at 85 Jay Street. This condo spans 2,443 square feet with 4 beds and 3 full baths. It features Manhattan skyline views, 1,368 square feet of private outdoor space including a large rooftop terrace, a chef's kitchen with high-end appliances, and much more. The primary suite offers a large walk-in closet and wide-plank white oak flooring, as well as an en-suite bath with marble stone and radiant-heated floors.

**15**

Condo Deal(s)

**1**

Co-op Deal(s)

**14**

Townhouse Deal(s)

**\$3,502,452**

Average Asking Price

**\$3,500,000**

Average Asking Price

**\$2,759,072**

Average Asking Price

**\$3,000,000**

Median Asking Price

**\$3,500,000**

Median Asking Price

**\$2,497,000**

Median Asking Price

**\$1,890**

Average PPSF

**\$1,447**

Average PPSF

**\$942**

Average PPSF

**1,815**

Average SqFt

**2,420**

Average SqFt

**3,099**

Average SqFt



**85 JAY ST #PHB-YORK**

Dumbo

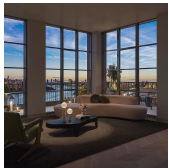
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$8,750,000
<b>SqFt</b>	3,068	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>PPSF</b>	\$2,853	<b>Fees</b>	\$7,866	<b>DOM</b>	N/A



**85 JAY ST #8T-FRONT**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,250,000
<b>SqFt</b>	2,443	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,559	<b>Fees</b>	\$6,623	<b>DOM</b>	238



**85 JAY ST #PH20A-YORK**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,625,000
<b>SqFt</b>	1,847	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$2,505	<b>Fees</b>	\$4,530	<b>DOM</b>	191



**404A HENRY ST**

Cobble Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,999,000
<b>SqFt</b>	4,542	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$881	<b>Fees</b>	\$1,658	<b>DOM</b>	175



**118 HOYT ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,900,000
<b>SqFt</b>	3,500	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,115	<b>Fees</b>	\$371	<b>DOM</b>	27



**35 PROSPECT PK W #14B**

Park Slope

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000
<b>SqFt</b>	2,420	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,447	<b>Fees</b>	\$4,003	<b>DOM</b>	63

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**126 S 2 ST #GARDEN**

**Williamsburg**

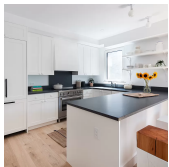
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000
<b>Sqft</b>	2,267	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,544	<b>Fees</b>	\$2,083	<b>DOM</b>	51



**344 4 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,495,000
<b>Sqft</b>	2,663	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,313	<b>Fees</b>	\$609	<b>DOM</b>	30



**488 STERLING PL #PHC**

**Crown Heights**

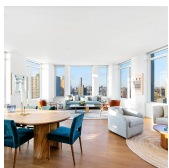
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,295,000
<b>Sqft</b>	2,279	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,446	<b>Fees</b>	\$2,748	<b>DOM</b>	N/A



**60 15 ST**

**Gowanus**

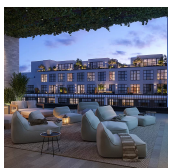
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,200,000
<b>Sqft</b>	3,018	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,061	<b>Fees</b>	\$1,093	<b>DOM</b>	34



**1 CLINTON ST #10A**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,105,000
<b>Sqft</b>	1,993	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,558	<b>Fees</b>	\$4,897	<b>DOM</b>	N/A



**85 JAY ST #14E-FRONT**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,100,000
<b>Sqft</b>	1,637	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,894	<b>Fees</b>	\$3,887	<b>DOM</b>	475

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**510 DRIGGS AVE #4D**

Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,000,000
<b>Sqft</b>	1,724	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,741	<b>Fees</b>	\$3,055	<b>DOM</b>	N/A



**255 MANHATTAN AVE**

Williamsburg

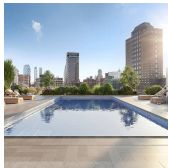
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	2,700	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,056	<b>Fees</b>	\$325	<b>DOM</b>	66



**253 HOYT ST**

Gowanus

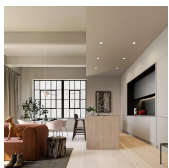
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,850,000
<b>Sqft</b>	2,400	<b>Beds</b>	6	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,188	<b>Fees</b>	\$605	<b>DOM</b>	111



**85 JAY ST #19D-YORK**

Dumbo

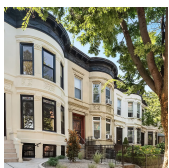
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,600,000
<b>Sqft</b>	1,327	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,960	<b>Fees</b>	\$3,151	<b>DOM</b>	N/A



**168 PLYMOUTH ST #3A**

Dumbo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,575,000
<b>Sqft</b>	1,504	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,713	<b>Fees</b>	\$2,963	<b>DOM</b>	N/A



**144 STERLING ST**

Prospect Lefferts Gardens

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,499,000
<b>Sqft</b>	3,300	<b>Beds</b>	6	<b>Baths</b>	3.5
<b>PPSF</b>	\$758	<b>Fees</b>	\$535	<b>DOM</b>	791

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**363 6 ST**

**Type** Townhouse  
**Sqft** 2,086  
**PPSF** \$1,197

**Status** Contract  
**Beds** 5  
**Fees** \$491

**Park Slope**

**Ask** \$2,495,000  
**Baths** 2  
**DOM** 63



**98 FRONT ST #PH2C**

**Type** Condo  
**Sqft** 1,308  
**PPSF** \$1,854

**Status** Contract  
**Beds** 3  
**Fees** \$3,038

**Dumbo**

**Ask** \$2,425,000  
**Baths** 2  
**DOM** 382



**56 S 3 ST #2B**

**Type** Condo  
**Sqft** 1,520  
**PPSF** \$1,576

**Status** Contract  
**Beds** 3  
**Fees** \$1,922

**Williamsburg**

**Ask** \$2,395,000  
**Baths** 3  
**DOM** 24



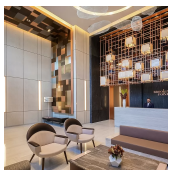
**591 PUTNAM AVE**

**Type** Townhouse  
**Sqft** 3,240  
**PPSF** \$740

**Status** Contract  
**Beds** 4  
**Fees** \$393

**Bedford Stuyvesant**

**Ask** \$2,395,000  
**Baths** 3.5  
**DOM** 413



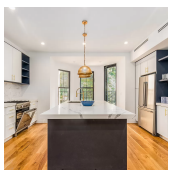
**1 CITY POINT #43A**

**Type** Condop  
**Sqft** 1,183  
**PPSF** \$2,001

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

**Downtown**

**Ask** \$2,366,775  
**Baths** 2  
**DOM** N/A



**259 TOMPKINS AVE**

**Type** Townhouse  
**Sqft** 3,007  
**PPSF** \$780

**Status** Contract  
**Beds** 7  
**Fees** \$147

**Bedford Stuyvesant**

**Ask** \$2,345,000  
**Baths** 4  
**DOM** 57

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**22 N 6 ST #27D**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	1,157	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,988	<b>Fees</b>	\$1,263	<b>DOM</b>	19



**87 MOFFAT ST**

**Bushwick**

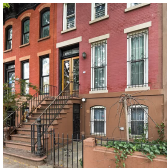
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	5,200	<b>Beds</b>	8	<b>Baths</b>	7
<b>PPSF</b>	\$443	<b>Fees</b>	\$422	<b>DOM</b>	39



**497 10 ST #1**

**Park Slope**

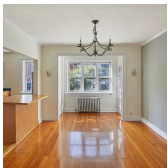
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	1,960	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,148	<b>Fees</b>	\$579	<b>DOM</b>	19



**163 BOND ST**

**Boerum Hill**

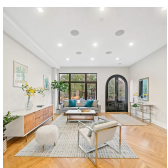
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,200,000
<b>Sqft</b>	1,728	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,274	<b>Fees</b>	\$600	<b>DOM</b>	35



**1062 STERLING PL**

**Crown Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,050,000
<b>Sqft</b>	3,200	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$641	<b>Fees</b>	\$531	<b>DOM</b>	50



**98 BLEECKER ST**

**Bushwick**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,049,000
<b>Sqft</b>	2,800	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$732	<b>Fees</b>	\$154	<b>DOM</b>	18

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