

NOV 22 - 28, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 14 condos, and 8 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$3,589,000

Average Asking Price

\$3,012,500

Median Asking Price

\$1,487

Average PPSF

3%

Average Discount

\$78,958,000

Total Volume

203

Average Days On Market

527 3rd Street in Park Slope entered contract this week, with a last asking price of \$7,250,000. This restored, turn of the century brownstone spans 4,016 square feet with 5 beds and 4 baths. It features a finished cellar, a two-story modern window wall overlooking the garden, a central skylight, original parlor doors and shutters, a marble mantel, walnut cabinetry, a custom kitchen with high-end appliances, a wine cellar with climate control, and much more. The primary suite offers a gas fireplace, arched windows, a bathroom with stone slabs, walk-in shower, and soaking tub, a walk-in closet, office, and terrace.

Also signed this week was 32 First Place in Carroll Gardens, with a last asking price of \$6,750,000. This Italianate-style brownstone spans 6,075 square feet with 6 beds and 4 full baths. It features a private elevator covering all floors, a rooftop lounge, landscaped front and rear gardens, high ceilings, double-height windows, high-end appliances, black walnut custom cabinetry with brass hardware, a finished cellar with recreation room and additional space and storage, original fireplaces, and much more. The primary suite occupies the entire 4th floor and includes a spacious dressing room, marble gas fireplace, and home study.

14

Condo Deal(s)

0

Co-op Deal(s)

8

Townhouse Deal(s)

\$2,992,072

Average Asking Price

\$0

Average Asking Price

\$4,633,625

Average Asking Price

\$2,725,000

Median Asking Price

\$0

Median Asking Price

\$4,299,500

Median Asking Price

\$1,565

Average PPSF

N/A

Average PPSF

\$1,267

Average PPSF

1,932

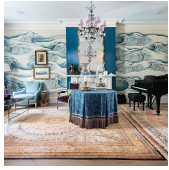
Average SqFt

N/A

Average SqFt

3,650

Average SqFt



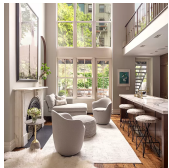
527 3 ST

Type Townhouse
SqFt 4,016
PPSF \$1,806

Status Contract
Beds 5
Fees \$1,210

Park Slope

Ask \$7,250,000
Baths 4.5
DOM 75



32 1 PL

Type Townhouse
SqFt 6,075
PPSF \$1,112

Status Contract
Beds 6
Fees \$2,710

Carroll Gardens

Ask \$6,750,000
Baths 4.5
DOM 1,131



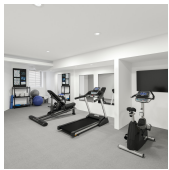
159 CLINTON ST

Type Townhouse
SqFt N/A
PPSF N/A

Status Contract
Beds 5
Fees \$2,117

Brooklyn Heights

Ask \$5,500,000
Baths 2
DOM 22



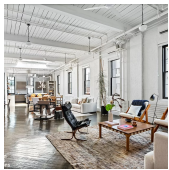
531 1 ST

Type Townhouse
SqFt N/A
PPSF N/A

Status Contract
Beds 7
Fees \$1,479

Park Slope

Ask \$5,399,000
Baths 4
DOM 30



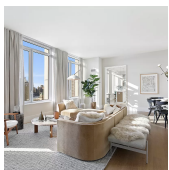
31 WASHINGTON ST #15

Type Condo
SqFt 3,200
PPSF \$1,454

Status Contract
Beds 4
Fees \$2,988

Dumbo

Ask \$4,650,000
Baths 2.5
DOM 69



1 CLINTON ST #25D

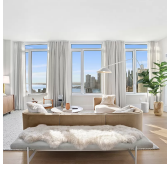
Type Condo
SqFt 2,176
PPSF \$1,804

Status Contract
Beds 3
Fees \$5,085

Brooklyn Heights

Ask \$3,925,000
Baths 2.5
DOM N/A

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1 CLINTON ST #17D

Brooklyn Heights

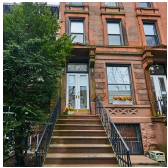
Type	Condo	Status	Contract	Ask	\$3,575,000
Sqft	2,176	Beds	3	Baths	2.5
PPSF	\$1,643	Fees	\$5,011	DOM	N/A



34 N 7 ST #PH1F

Williamsburg

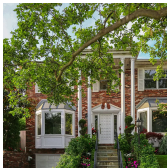
Type	Condo	Status	Contract	Ask	\$3,495,000
Sqft	1,995	Beds	3	Baths	3
PPSF	\$1,752	Fees	\$2,124	DOM	135



16 1 PL

Carroll Gardens

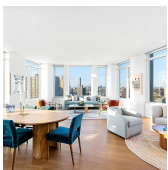
Type	Townhouse	Status	Contract	Ask	\$3,200,000
Sqft	2,660	Beds	4	Baths	4
PPSF	\$1,204	Fees	\$602	DOM	231



7 83 ST

Bay Ridge

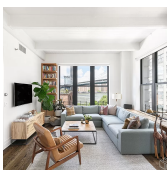
Type	Townhouse	Status	Contract	Ask	\$3,200,000
Sqft	2,886	Beds	4	Baths	3.5
PPSF	\$1,109	Fees	\$1,460	DOM	200



1 CLINTON ST #9A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,075,000
Sqft	1,993	Beds	3	Baths	2.5
PPSF	\$1,543	Fees	\$4,878	DOM	N/A



30 MAIN ST #6B

Dumbo

Type	Condo	Status	Contract	Ask	\$2,950,000
Sqft	1,887	Beds	3	Baths	2.5
PPSF	\$1,564	Fees	\$4,025	DOM	505

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521A 6 AVE

Type	Multihouse	Status	Contract
Sqft	N/A	Beds	5
PPSF	N/A	Fees	\$465

Park Slope

Ask	\$2,895,000
Baths	2
DOM	34



358 8 ST

Type	Townhouse	Status	Contract
Sqft	2,610	Beds	7
PPSF	\$1,102	Fees	\$2,905

Park Slope

Ask	\$2,875,000
Baths	4
DOM	55

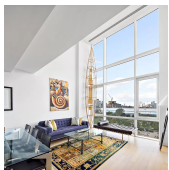


58 BUTLER ST #GARDEN

Type	Condo	Status	Contract
Sqft	1,921	Beds	2
PPSF	\$1,432	Fees	\$1,486

Carroll Gardens

Ask	\$2,750,000
Baths	2.5
DOM	9

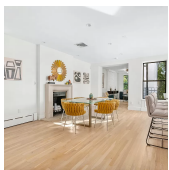


34 N 7 ST #7S

Type	Condo	Status	Contract
Sqft	1,618	Beds	2
PPSF	\$1,669	Fees	\$1,622

Williamsburg

Ask	\$2,700,000
Baths	3
DOM	89

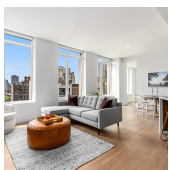


37 TOMPKINS PL #4

Type	Condo	Status	Contract
Sqft	2,000	Beds	4
PPSF	\$1,350	Fees	\$979

Cobble Hill

Ask	\$2,699,000
Baths	2
DOM	79



1 CLINTON ST #11E

Type	Condo	Status	Contract
Sqft	1,597	Beds	2
PPSF	\$1,616	Fees	\$4,008

Brooklyn Heights

Ask	\$2,580,000
Baths	2
DOM	733

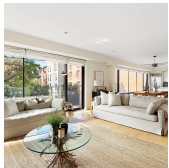
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181 CARLTON AVE #3

Fort Greene

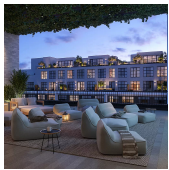
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,614	Beds	3	Baths	2.5
PPSF	\$1,549	Fees	\$1,077	DOM	32



322 HICKS ST #3

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	1,602	Beds	3	Baths	2
PPSF	\$1,558	Fees	\$2,501	DOM	23



85 JAY ST #16B-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,300,000
Sqft	1,211	Beds	2	Baths	2
PPSF	\$1,900	Fees	\$2,875	DOM	N/A



227 BERKELEY PL #1

Park Slope

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	2,055	Beds	2	Baths	2.5
PPSF	\$1,069	Fees	\$1,133	DOM	194

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