

NOV 29 - DEC 5, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 10 condos, 2 coops, and 16 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$3,265,608

Average Asking Price

\$2,942,500

Median Asking Price

\$1,318

Average PPSF

2%

Average Discount

\$91,437,000

Total Volume

90

Average Days On Market

126 State Street in Brooklyn Heights entered contract this week, with a last asking price of \$9,900,000. This 25-foot wide townhouse spans approximately 6,010 square feet with 6 beds and 5 full baths. It features a 62-foot deep parlor and garden floor, a large full-width kitchen with stainless steel counters, a floating steel and wood staircase, a home office with pocket doors, and much more. The main bedroom suite offers a walk-in dressing room, and bath with a huge steam shower and soaking tub.

Also signed this week was Unit 4A at 1 John Street in DUMBO, with a last asking price of \$4,500,000. Built in 2016, this condo unit spans 2,593 square feet with 4 beds and 3 full baths. It features sound-attenuated windows, views of the Brooklyn and Manhattan bridges and city, a main living area with a proper dining area and custom chef's kitchen, a versatile bonus den, 10-foot ceilings throughout, hardwood floors, custom window treatments, and a primary suite with waterfront views and a spa-like en-suite bath. The building provides a full-time doorman, a full gym, a common roof deck with panoramic views, and many other amenities.

10

Condo Deal(s)

2

Co-op Deal(s)

16

Townhouse Deal(s)

\$3,089,000

Average Asking Price

\$2,300,000

Average Asking Price

\$3,496,688

Average Asking Price

\$2,922,500

Median Asking Price

\$2,300,000

Median Asking Price

\$3,275,000

Median Asking Price

\$1,656

Average PPSF

N/A

Average PPSF

\$1,076

Average PPSF

1,900

Average SqFt

N/A

Average SqFt

3,274

Average SqFt



126 STATE ST

Brooklyn Heights

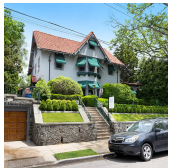
Type	Townhouse	Status	Contract	Ask	\$9,900,000
SqFt	6,010	Beds	6	Baths	5
PPSF	\$1,648	Fees	\$2,384	DOM	264



1 JOHN ST #4A

Dumbo

Type	Condo	Status	Contract	Ask	\$4,500,000
SqFt	2,593	Beds	4	Baths	3.5
PPSF	\$1,736	Fees	\$4,990	DOM	29



73 82 ST

Bay Ridge

Type	Townhouse	Status	Contract	Ask	\$4,500,000
SqFt	N/A	Beds	6	Baths	3.5
PPSF	N/A	Fees	\$1,843	DOM	175



72 POPLAR ST #4B

Brooklyn Heights

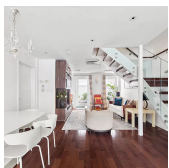
Type	Condo	Status	Contract	Ask	\$4,300,000
SqFt	2,455	Beds	4	Baths	3.5
PPSF	\$1,752	Fees	\$5,243	DOM	44



153 BEDFORD AVE

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$3,500,000
SqFt	3,200	Beds	5	Baths	4
PPSF	\$1,094	Fees	\$409	DOM	32



68 LAFAYETTE AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,499,000
SqFt	3,411	Beds	4	Baths	4.5
PPSF	\$1,026	Fees	\$625	DOM	168

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14 PK PL

Type Townhouse
Sqft 2,920
PPSF \$1,173

Status Contract
Beds 5
Fees \$785

Park Slope

Ask \$3,425,000
Baths 3.5
DOM 22



76 HOYT ST

Type Townhouse
Sqft 3,000
PPSF \$1,130

Status Contract
Beds 6
Fees \$603

Boerum Hill

Ask \$3,389,000
Baths 3.5
DOM 75



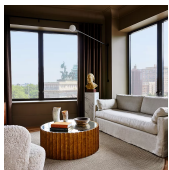
309 CARROLL ST

Type Townhouse
Sqft 2,000
PPSF \$1,690

Status Contract
Beds 3
Fees \$535

Gowanus

Ask \$3,380,000
Baths 3.5
DOM 47



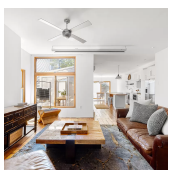
1 PROSPECT PK W #2B

Type Condo
Sqft 1,941
PPSF \$1,726

Status Contract
Beds 3
Fees \$4,473

Park Slope

Ask \$3,350,000
Baths 2.5
DOM N/A



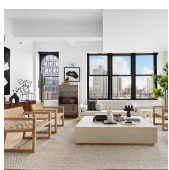
72 DEVOE ST

Type Townhouse
Sqft 4,000
PPSF \$825

Status Contract
Beds 6
Fees \$511

Williamsburg

Ask \$3,300,000
Baths 4
DOM 83



30 MAIN ST #11F

Type Condo
Sqft 2,209
PPSF \$1,472

Status Contract
Beds 2
Fees \$5,137

Dumbo

Ask \$3,250,000
Baths 2.5
DOM 62

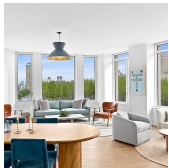
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19 S ELLIOTT PL

Fort Greene

Type	Multihouse	Status	Contract	Ask	\$3,250,000
Sqft	N/A	Beds	6	Baths	4
PPSF	N/A	Fees	\$692	DOM	15



1 CLINTON ST #4A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	2,246	Beds	3	Baths	2.5
PPSF	\$1,334	Fees	\$5,146	DOM	310



128 4 PL

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$2,890,000
Sqft	2,380	Beds	5	Baths	4.5
PPSF	\$1,215	Fees	\$253	DOM	171



480 DEGRAW ST #1C

Carroll Gardens

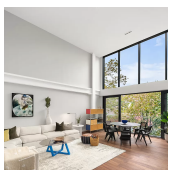
Type	Condo	Status	Contract	Ask	\$2,850,000
Sqft	2,239	Beds	3	Baths	2
PPSF	\$1,273	Fees	\$2,057	DOM	1



110 LEFFERTS PL #THS

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,795,000
Sqft	4,135	Beds	6	Baths	6
PPSF	\$676	Fees	\$974	DOM	71



480 DEGRAW ST #3C

Gowanus

Type	Condo	Status	Contract	Ask	\$2,700,000
Sqft	1,501	Beds	4	Baths	2.5
PPSF	\$1,799	Fees	\$1,737	DOM	51

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293 WYTHE AVE

Williamsburg

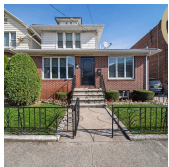
Type	Townhouse	Status	Contract	Ask	\$2,650,000
Sqft	2,940	Beds	8	Baths	4
PPSF	\$902	Fees	\$296	DOM	206



215 N 10 ST #4F

Williamsburg

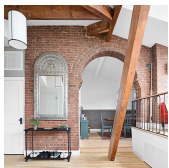
Type	Condo	Status	Contract	Ask	\$2,645,000
Sqft	1,406	Beds	3	Baths	2
PPSF	\$1,882	Fees	\$3,379	DOM	28



2445 HUBBARD ST

Gravesend

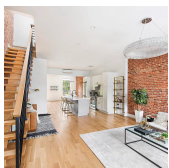
Type	Townhouse	Status	Contract	Ask	\$2,600,000
Sqft	1,716	Beds	4	Baths	3
PPSF	\$1,516	Fees	\$732	DOM	36



174 PACIFIC ST #4A

Cobble Hill

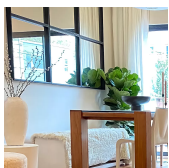
Type	Coop	Status	Contract	Ask	\$2,500,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$1,498	DOM	56



1099 PK PL

Crown Heights

Type	Multihouse	Status	Contract	Ask	\$2,495,000
Sqft	4,465	Beds	6	Baths	4
PPSF	\$559	Fees	\$481	DOM	51



104 E 3 ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,275,000
Sqft	2,342	Beds	4	Baths	3
PPSF	\$972	Fees	\$454	DOM	55

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480 DEGRAW ST #3E

Gowanus

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,259	Beds	3	Baths	2.5
PPSF	\$1,788	Fees	\$1,458	DOM	52



40 CLINTON ST #6MNP

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,100,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$2,730	DOM	187



348 LAFAYETTE AVE

Clinton Hill

Type	Multihouse	Status	Contract	Ask	\$2,099,000
Sqft	3,312	Beds	11	Baths	3
PPSF	\$634	Fees	\$566	DOM	34



21 INDIA ST #38E

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,050,000
Sqft	1,146	Beds	2	Baths	2
PPSF	\$1,789	Fees	\$1,732	DOM	84

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