

DEC 13 - 19, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 9 condos, and 12 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$3,243,524

Average Asking Price

\$2,850,000

Median Asking Price

\$1,281

Average PPSF

3%

Average Discount

\$68,113,999

Total Volume

220

Average Days On Market

141 State Street in Brooklyn Heights entered contract this week, with a last asking price of \$8,995,000. This 25-foot wide, gut-renovated townhouse spans approximately 7,600 square feet with 6 beds and 4 baths. It features restored period details and original pine floors, a landscaped garden, two terraces, a roof deck, plaster moldings, marble fireplace mantles, a restored stained-glass skylight, 12-foot ceilings, oversized double-hung windows, a chef's kitchen, a large climate-controlled wine cellar, a full-floor primary suite, and much more.

Also signed this week was 277 Greene Avenue in Clinton Hill, with a last asking price of \$5,800,000. Built in 2016, this 25-foot wide townhouse spans approximately 5,850 square feet with 6 beds and 6 full baths. It features a private garage, an elevator, triple-paned windows, a heated driveway and sidewalk, three terraces, a full garden, 20-foot ceilings, a full-floor primary suite with large bath, a kitchen with custom cabinetry and high-end appliances, and much more.

9

Condo Deal(s)

0

Co-op Deal(s)

12

Townhouse Deal(s)

\$2,800,556

Average Asking Price

\$0

Average Asking Price

\$3,575,750

Average Asking Price

\$2,395,000

Median Asking Price

\$0

Median Asking Price

\$2,999,500

Median Asking Price

\$1,636

Average PPSF

N/A

Average PPSF

\$1,016

Average PPSF

1,796

Average SqFt

N/A

Average SqFt

3,534

Average SqFt



141 STATE ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$8,995,000
SqFt	7,600	Beds	6	Baths	4.5
PPSF	\$1,184	Fees	\$1,900	DOM	662



277 GREENE AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$5,800,000
SqFt	5,850	Beds	6	Baths	6.5
PPSF	\$992	Fees	\$1,539	DOM	486



100 AMITY ST #5A

Cobble Hill

Type	Condo	Status	Contract	Ask	\$4,495,000
SqFt	2,650	Beds	3	Baths	3
PPSF	\$1,697	Fees	\$4,529	DOM	112



207 N 5 ST #C

Williamsburg

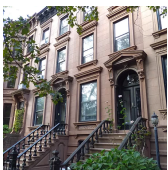
Type	Condo	Status	Contract	Ask	\$3,895,000
SqFt	2,650	Beds	4	Baths	3
PPSF	\$1,470	Fees	\$3,649	DOM	139



477 10 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	2,200	Beds	3	Baths	2
PPSF	\$1,589	Fees	\$860	DOM	47



101 ST JOHNS PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	3,040	Beds	5	Baths	3.5
PPSF	\$1,150	Fees	\$669	DOM	82

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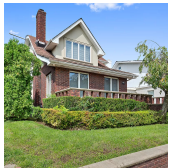


11 HOYT ST #36A

Type	Condo	Status	Contract
Sqft	1,926	Beds	4
PPSF	\$1,792	Fees	\$3,835

Downtown

Ask	\$3,450,000
Baths	3
DOM	N/A



4703 BAY PKWY

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	5
PPSF	\$1,250	Fees	\$849

Ocean Parkway

Ask	\$3,000,000
Baths	4.5
DOM	450



123 NEVINS ST

Type	Townhouse	Status	Contract
Sqft	3,024	Beds	6
PPSF	\$993	Fees	\$985

Boerum Hill

Ask	\$2,999,999
Baths	4
DOM	76

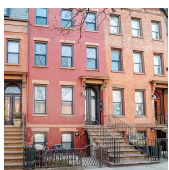


128 S 2 ST

Type	Townhouse	Status	Contract
Sqft	3,500	Beds	5
PPSF	\$857	Fees	N/A

Williamsburg

Ask	\$2,999,000
Baths	3
DOM	114

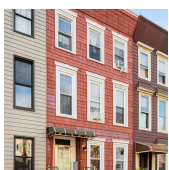


10 3 ST

Type	Multihouse	Status	Contract
Sqft	2,850	Beds	4
PPSF	\$1,000	Fees	\$368

Gowanus

Ask	\$2,850,000
Baths	4
DOM	251



120 OAK ST

Type	Townhouse	Status	Contract
Sqft	3,024	Beds	5
PPSF	\$893	Fees	\$425

Greenpoint

Ask	\$2,700,000
Baths	3
DOM	N/A

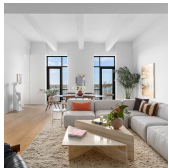
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85 JAY ST #16D-FRONT

Dumbo

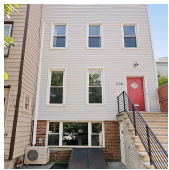
Type	Condo	Status	Contract	Ask	\$2,480,000
Sqft	1,327	Beds	2	Baths	2
PPSF	\$1,869	Fees	\$3,151	DOM	N/A



160 IMLAY ST #4D3

Red Hook

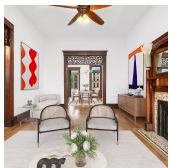
Type	Condo	Status	Contract	Ask	\$2,395,000
Sqft	2,752	Beds	3	Baths	3.5
PPSF	\$871	Fees	\$2,851	DOM	102



508 17 ST

Windsor Terrace

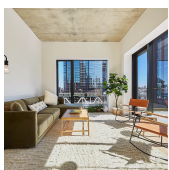
Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	2,408	Beds	4	Baths	3
PPSF	\$914	Fees	\$319	DOM	9



299 MAC DONOUGH ST

Bedford Stuyvesant

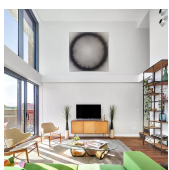
Type	Townhouse	Status	Contract	Ask	\$2,195,000
Sqft	2,890	Beds	4	Baths	2.5
PPSF	\$760	Fees	\$377	DOM	33



98 FRONT ST #PH1E

Dumbo

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,125	Beds	2	Baths	2
PPSF	\$1,952	Fees	\$2,723	DOM	441



480 DEGRAW ST #3F

Gowanus

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,228	Beds	3	Baths	2.5
PPSF	\$1,788	Fees	\$1,423	DOM	67

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1223 67 ST

Dyker Heights

Type	Townhouse	Status	Contract	Ask	\$2,180,000
Sqft	3,619	Beds	N/A	Baths	3
PPSF	\$602	Fees	\$983	DOM	709



181 CARLTON AVE #PHA

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,291	Beds	4	Baths	2.5
PPSF	\$1,627	Fees	\$868	DOM	76



1 PROSPECT PK W #5B

Park Slope

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,212	Beds	2	Baths	2
PPSF	\$1,651	Fees	\$2,733	DOM	98

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