

JAN 3 - 10, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 8 condos, 2 coops, and 2 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

<b>\$2,803,167</b>	<b>\$2,537,500</b>	<b>\$1,465</b>
Average Asking Price	Median Asking Price	Average PPSF
<b>1%</b>	<b>\$33,638,000</b>	<b>141</b>
Average Discount	Total Volume	Average Days On Market

Unit PH at 160 Henry Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,999,000. Built in 1924, this penthouse co-op spans approximately 3,000 square feet with 4 beds and 4 full baths. It features a formal dining room, office, laundry room, gallery, a wrap-around terrace with incredible views, high ceilings, hardwood floors, a wood-burning fireplace, 10 floor-to-ceiling closets, a primary bedroom with en-suite bath, and more. The building provides a 24-hour doorman, elevator operators, porters, a live-in superintendent, private storage, a bike room, and many other amenities.

Also signed this week was Unit 9F at 30 Main Street in DUMBO, with a last asking price of \$3,350,000. Originally built in 1908, this condo spans 2,209 square feet with 3 beds and 2 full baths. It features 11-foot beamed ceilings, north- and west-facing windows, built-in cabinetry, automated blinds, an open kitchen with a breakfast/bar island and high-end appliances, a primary suite with en-suite bathroom, and much more. The building provides a full-time doorman service, an expansive fitness center, a furnished roof deck, storage cages, a bike room, and many other amenities.

<b>8</b>	<b>2</b>	<b>2</b>
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
<b>\$2,443,625</b>	<b>\$4,047,000</b>	<b>\$2,997,500</b>
Average Asking Price	Average Asking Price	Average Asking Price
<b>\$2,337,500</b>	<b>\$4,047,000</b>	<b>\$2,997,500</b>
Median Asking Price	Median Asking Price	Median Asking Price
<b>\$1,657</b>	<b>\$1,092</b>	<b>\$1,073</b>
Average PPSF	Average PPSF	Average PPSF
<b>1,493</b>	<b>3,885</b>	<b>2,791</b>
Average SqFt	Average SqFt	Average SqFt



**160 HENRY ST #PH**

Brooklyn Heights

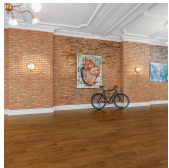
Type	Coop	Status	Contract	Ask	\$5,999,000
SqFt	6,000	Beds	4	Baths	4
PPSF	\$1,000	Fees	\$6,182	DOM	211



**30 MAIN ST #9F**

Dumbo

Type	Condo	Status	Contract	Ask	\$3,350,000
SqFt	2,209	Beds	2	Baths	2.5
PPSF	\$1,517	Fees	\$4,681	DOM	5



**449 BERGEN ST**

Park Slope

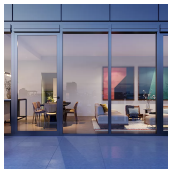
Type	Townhouse	Status	Contract	Ask	\$3,300,000
SqFt	2,833	Beds	4	Baths	3.5
PPSF	\$1,165	Fees	\$446	DOM	89



**740 LINCOLN PL**

Crown Heights

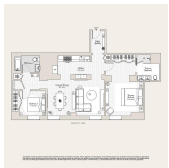
Type	Townhouse	Status	Contract	Ask	\$2,695,000
SqFt	2,748	Beds	4	Baths	2
PPSF	\$981	Fees	\$523	DOM	92



**215 N 10 ST #PHC**

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,650,000
SqFt	1,465	Beds	2	Baths	2
PPSF	\$1,809	Fees	\$3,662	DOM	22



**1 PROSPECT PK W #9B**

Park Slope

Type	Condo	Status	Contract	Ask	\$2,575,000
SqFt	1,312	Beds	2	Baths	2
PPSF	\$1,963	Fees	\$3,275	DOM	196

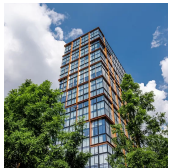
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**866 LORIMER ST #2B**

**Greenpoint**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	1,525	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,640	<b>Fees</b>	\$1,942	<b>DOM</b>	54



**50 BRIDGE PK DR #9D**

**Brooklyn Heights**

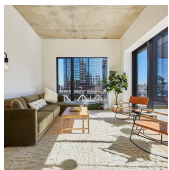
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,175,000
<b>Sqft</b>	1,489	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,461	<b>Fees</b>	\$2,832	<b>DOM</b>	N/A



**50 BRIDGE PK DR #8D**

**Brooklyn Heights**

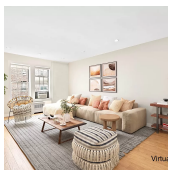
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,150,000
<b>Sqft</b>	1,489	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,444	<b>Fees</b>	\$2,832	<b>DOM</b>	128



**98 FRONT ST #PH1D**

**Dumbo**

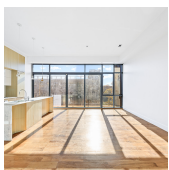
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	1,124	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,869	<b>Fees</b>	\$2,620	<b>DOM</b>	517



**19 GRACE CT #3B**

**Brooklyn Heights**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,095,000
<b>Sqft</b>	1,770	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,184	<b>Fees</b>	\$2,359	<b>DOM</b>	87



**53 LINCOLN PL #3**

**Park Slope**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,049,000
<b>Sqft</b>	1,326	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,546	<b>Fees</b>	\$490	<b>DOM</b>	N/A

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