

FEB 7 - 13, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 38 contracts signed this week, made up of 27 condos, 2 coops, and 9 houses. The previous week saw 34 deals. For more information or data, please reach out to a Compass agent.

\$3,207,608

Average Asking Price

\$2,485,400

Median Asking Price

\$1,505

Average PPSF

1%

Average Discount

\$121,889,100

Total Volume

218

Average Days On Market

8121 Shore Road in Bay Ridge entered contract this week, with a last asking price of \$7,999,000. Originally built in 1915, this single-family townhouse spans 10,010 square feet with 7 beds and 8 full baths. It features a large outdoor space with a landscaped lawn and swimming pool, a private driveway, a 2-car garage, custom walnut doors and moldings, stained glass, hand-painted ceilings, wood-burning fireplaces, a library, a garden solarium, a primary bedroom with marble fireplace and a walk-in dressing room, and much more.

Also signed this week was 72 Middagh Street in Brooklyn Heights, with a last asking price of \$7,250,000. This 25-foot wide single-family townhouse spans approximately 5,500 square feet with 4 beds and 3 full baths. It features elevator access to all floors, new mechanical systems, windows, floors, and appliances, a garage and 2-car driveway, a chef's kitchen with high-end appliances and large island, a private pool and sauna, and much more.

27

Condo Deal(s)

2

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,898,523

Average Asking Price

\$4,822,500

Average Asking Price

\$3,776,000

Average Asking Price

\$2,400,000

Median Asking Price

\$4,822,500

Median Asking Price

\$2,800,000

Median Asking Price

\$1,660

Average PPSF

\$1,738

Average PPSF

\$924

Average PPSF

1,736

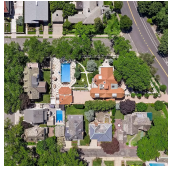
Average SqFt

2,715

Average SqFt

4,284

Average SqFt



8121 SHORE RD

Bay Ridge

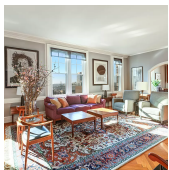
Type	Townhouse	Status	Contract	Ask	\$7,999,000
SqFt	10,010	Beds	7	Baths	7.5
PPSF	\$800	Fees	\$3,761	DOM	1,273



72 MIDDAGH ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$7,250,000
SqFt	5,500	Beds	4	Baths	5
PPSF	\$1,319	Fees	\$1,679	DOM	388



198 HICKS ST #8S

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$6,250,000
SqFt	3,180	Beds	4	Baths	3
PPSF	\$1,966	Fees	N/A	DOM	28



1 PROSPECT PK W #9A

Park Slope

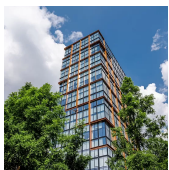
Type	Condo	Status	Contract	Ask	\$5,925,000
SqFt	3,186	Beds	4	Baths	3
PPSF	\$1,860	Fees	\$7,621	DOM	133



1 JOHN ST #10D

Dumbo

Type	Condo	Status	Contract	Ask	\$4,450,000
SqFt	2,380	Beds	4	Baths	3.5
PPSF	\$1,870	Fees	\$5,179	DOM	318



50 BRIDGE PK DR #7A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,300,000
SqFt	2,487	Beds	4	Baths	3.5
PPSF	\$1,729	Fees	\$4,727	DOM	N/A

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58 ST MARKS PL #1003

Boerum Hill

Type	Condo	Status	Contract	Ask	\$4,299,300
Sqft	2,255	Beds	4	Baths	3.5
PPSF	\$1,907	Fees	\$5,190	DOM	386



58 ST MARKS PL #910

Boerum Hill

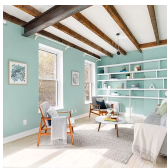
Type	Condo	Status	Contract	Ask	\$4,126,000
Sqft	2,404	Beds	4	Baths	3.5
PPSF	\$1,717	Fees	\$5,170	DOM	291



1 PROSPECT PK W #PHC

Park Slope

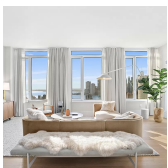
Type	Condo	Status	Contract	Ask	\$3,750,000
Sqft	1,686	Beds	3	Baths	2.5
PPSF	\$2,225	Fees	\$4,434	DOM	433



163 WYCKOFF ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,500,000
Sqft	3,140	Beds	6	Baths	4.5
PPSF	\$1,115	Fees	\$947	DOM	31



1 CLINTON ST #14D

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,500,000
Sqft	2,176	Beds	3	Baths	2.5
PPSF	\$1,609	Fees	\$4,973	DOM	276



1 PROSPECT PK W #7F

Park Slope

Type	Condo	Status	Contract	Ask	\$3,425,000
Sqft	1,816	Beds	3	Baths	2
PPSF	\$1,887	Fees	\$4,375	DOM	344

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114 PIERREPONT ST # 3

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$3,395,000
Sqft	2,250	Beds	3	Baths	2
PPSF	\$1,509	Fees	\$2,376	DOM	135



58 ST MARKS PL #1106

Boerum Hill

Type	Condo	Status	Contract	Ask	\$3,175,000
Sqft	1,723	Beds	3	Baths	2.5
PPSF	\$1,843	Fees	\$3,673	DOM	275



5 ST FELIXS ST

Fort Greene

Type	Multihouse	Status	Contract	Ask	\$2,995,000
Sqft	3,000	Beds	4	Baths	3.5
PPSF	\$999	Fees	\$856	DOM	27



1660 10 AVE

Windsor Terrace

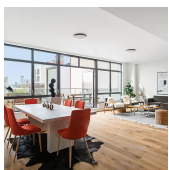
Type	Townhouse	Status	Contract	Ask	\$2,800,000
Sqft	N/A	Beds	N/A	Baths	N/A
PPSF	N/A	Fees	\$747	DOM	36



530 16 ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,695,000
Sqft	3,440	Beds	6	Baths	3
PPSF	\$784	Fees	\$895	DOM	167



147 HOPE ST #PH5A

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,650,000
Sqft	1,754	Beds	3	Baths	2.5
PPSF	\$1,511	Fees	\$2,993	DOM	1,033

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58 ST MARKS PL #711

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,485,800
Sqft	1,512	Beds	3	Baths	2
PPSF	\$1,645	Fees	\$3,208	DOM	149



1 CLINTON ST #4B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,485,000
Sqft	1,573	Beds	2	Baths	2
PPSF	\$1,580	Fees	\$3,786	DOM	104



450 WARREN ST #2A

Gowanus

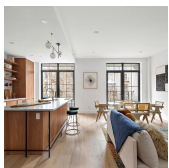
Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,580	Beds	3	Baths	3
PPSF	\$1,551	Fees	\$2,256	DOM	29



120 JAVA ST #PHA

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,400,000
Sqft	1,243	Beds	2	Baths	2
PPSF	\$1,931	Fees	\$2,163	DOM	34



350 BERGEN ST #601

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,395,000
Sqft	1,688	Beds	3	Baths	2.5
PPSF	\$1,419	Fees	\$3,553	DOM	30



734 HALSEY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,395,000
Sqft	4,300	Beds	5	Baths	4
PPSF	\$557	Fees	\$366	DOM	167

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58 ST MARKS PL #511

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,512	Beds	3	Baths	2
PPSF	\$1,555	Fees	\$3,208	DOM	351



532 CLINTON AVE #7B

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,687	Beds	3	Baths	3
PPSF	\$1,394	Fees	\$1,884	DOM	N/A



444 12 ST #5E

Park Slope

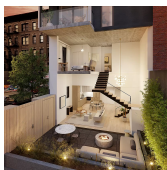
Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,600	Beds	3	Baths	2
PPSF	\$1,435	Fees	\$2,116	DOM	29



835 CARROLL ST #2

Park Slope

Type	Condo	Status	Contract	Ask	\$2,275,000
Sqft	1,347	Beds	2	Baths	2
PPSF	\$1,689	Fees	\$1,119	DOM	9



169 HURON ST MAISONETTE #MAISONETTE Greenpoint

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,259	Beds	2	Baths	3
PPSF	\$1,788	Fees	\$1,878	DOM	1



76 SCHERMERHORN ST #11B

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,408	Beds	3	Baths	2
PPSF	\$1,599	Fees	\$3,595	DOM	307

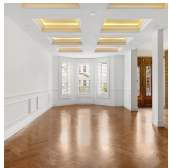
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173 AMITY ST #2E

Cobble Hill

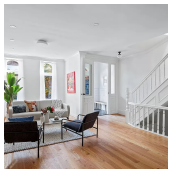
Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,414	Beds	2	Baths	2
PPSF	\$1,592	Fees	\$1,529	DOM	70



171 LEFFERTS AVE

Prospect Lefferts Gardens

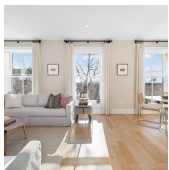
Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	2,144	Beds	3	Baths	4.5
PPSF	\$1,027	Fees	\$547	DOM	17



699 HALSEY ST

Bedford Stuyvesant

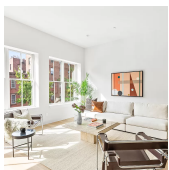
Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	2,736	Beds	5	Baths	4
PPSF	\$786	Fees	\$458	DOM	92



211 WARREN ST #4

Cobble Hill

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,155	Beds	2	Baths	2
PPSF	\$1,862	Fees	\$812	DOM	16



201 23 ST #3A

Greenwood

Type	Condo	Status	Contract	Ask	\$2,149,000
Sqft	1,847	Beds	3	Baths	3
PPSF	\$1,164	Fees	\$1,442	DOM	69



76 SCHERMERHORN ST #7A

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,125,000
Sqft	1,429	Beds	3	Baths	2
PPSF	\$1,488	Fees	\$3,649	DOM	25

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11 HOYT ST #25K

Type	Condo	Status	Contract
Sqft	1,260	Beds	3
PPSF	\$1,588	Fees	\$2,509

Downtown

Ask	\$2,000,000
Baths	2
DOM	746



116 2 PL #B

Type	Condo	Status	Contract
Sqft	1,475	Beds	2
PPSF	\$1,356	Fees	\$1,015

Carroll Gardens

Ask	\$2,000,000
Baths	2
DOM	13

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