

FEB 28 - MAR 6, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 40 contracts signed this week, made up of 24 condos, 3 coops, and 13 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,056,144

Average Asking Price

\$2,687,500

Median Asking Price

\$1,425

Average PPSF

0%

Average Discount

\$122,245,750

Total Volume

221

Average Days On Market

Unit 25A at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$8,225,000. Built in 2021, this condo spans 3,363 square feet with 4 beds and 3 full baths. It features a 429 square foot terrace, a custom kitchen with stone counters and high-end appliances, a primary suite with en-suite bathroom and large walk-in closets, and much more. The building provides a private garden lounge, a bowling alley, a fitness center, indoor and outdoor pools, a 24-hour doorman and concierge, and many other amenities.

Also signed this week was Unit N212 at 90 Furman Street in Brooklyn Heights, with a last asking price of \$4,800,000. Built in 2015, this condo unit spans 3,081 square feet with 3 beds and 2 full baths. It features double-height windows, a large private terrace, a marble powder room, a custom kitchen with high-end appliances, 19-foot ceilings, and much more. The building provides two 24-hour attended lobbies, on-site valet parking, two fitness centers, and many other amenities.

24

Condo Deal(s)

3

Co-op Deal(s)

13

Townhouse Deal(s)

\$3,091,157

Average Asking Price

\$2,945,000

Average Asking Price

\$3,017,154

Average Asking Price

\$2,698,750

Median Asking Price

\$2,495,000

Median Asking Price

\$2,690,000

Median Asking Price

\$1,630

Average PPSF

\$1,522

Average PPSF

\$1,000

Average PPSF

1,917

Average SqFt

1,600

Average SqFt

3,244

Average SqFt



30 FRONT ST #25A

Dumbo

Type	Condo	Status	Contract	Ask	\$8,225,000
SqFt	3,363	Beds	4	Baths	3.5
PPSF	\$2,446	Fees	\$6,669	DOM	N/A



90 FURMAN ST #N212

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,800,000
SqFt	3,081	Beds	3	Baths	2.5
PPSF	\$1,558	Fees	\$6,960	DOM	653



2301 AVE L

Midwood

Type	Townhouse	Status	Contract	Ask	\$4,650,000
SqFt	5,000	Beds	8	Baths	7.5
PPSF	\$930	Fees	\$1,250	DOM	198



358 STATE ST

Boerum Hill

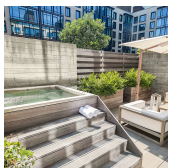
Type	Townhouse	Status	Contract	Ask	\$4,100,000
SqFt	3,660	Beds	4	Baths	3
PPSF	\$1,121	Fees	\$854	DOM	147



58 ST MARKS PL #1103

Boerum Hill

Type	Condo	Status	Contract	Ask	\$4,012,500
SqFt	2,255	Beds	4	Baths	3.5
PPSF	\$1,779	Fees	\$5,198	DOM	234



60 S 8 ST #TH15

Williamsburg

Type	Condo	Status	Contract	Ask	\$4,000,000
SqFt	3,288	Beds	4	Baths	3.5
PPSF	\$1,217	Fees	\$6,360	DOM	N/A

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9 PROSPECT PK W #10C

Park Slope

Type	Coop	Status	Contract	Ask	\$3,995,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$3,553	DOM	17



85 N 3 ST #605

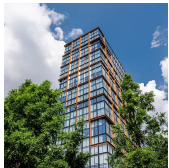
Williamsburg

Type	Condo	Status	Contract	Ask	\$3,695,000
Sqft	2,173	Beds	3	Baths	2
PPSF	\$1,701	Fees	\$2,957	DOM	118

1228 PUTNAM AVE

Bushwick

Type	Townhouse	Status	Unavaila	Ask	\$3,691,000
Sqft	1,796	Beds	4	Baths	2
PPSF	\$2,056	Fees	N/A	DOM	N/A



50 BRIDGE PK DR #5B

Brooklyn Heights

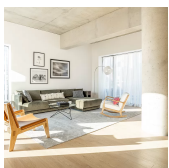
Type	Condo	Status	Contract	Ask	\$3,475,000
Sqft	2,057	Beds	3	Baths	2.5
PPSF	\$1,690	Fees	\$3,901	DOM	228



30 ST MARKS PL

Boerum Hill

Type	Multihouse	Status	Contract	Ask	\$3,395,000
Sqft	3,600	Beds	6	Baths	3
PPSF	\$944	Fees	\$472	DOM	304



98 FRONT ST #PH2F

Dumbo

Type	Condo	Status	Contract	Ask	\$3,395,000
Sqft	1,774	Beds	3	Baths	2.5
PPSF	\$1,914	Fees	\$4,048	DOM	300

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130 FURMAN ST #S102

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,375,000
Sqft	2,030	Beds	2	Baths	2.5
PPSF	\$1,663	Fees	\$4,723	DOM	49



155 UNDERHILL AVE

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,200,000
Sqft	3,536	Beds	5	Baths	4
PPSF	\$905	Fees	\$797	DOM	15



11 HOYT ST #50A

Downtown

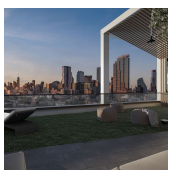
Type	Condo	Status	Contract	Ask	\$3,080,000
Sqft	1,629	Beds	3	Baths	3
PPSF	\$1,891	Fees	\$3,243	DOM	N/A



288 DEKALB AVE

Clinton Hill

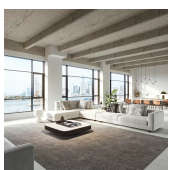
Type	Townhouse	Status	Contract	Ask	\$2,999,000
Sqft	3,392	Beds	5	Baths	2
PPSF	\$885	Fees	\$654	DOM	N/A



58 ST MARKS PL #1102

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	1,726	Beds	3	Baths	2.5
PPSF	\$1,745	Fees	\$3,949	DOM	171



160 IMLAY ST #6D1

Red Hook

Type	Condo	Status	Contract	Ask	\$2,868,000
Sqft	3,360	Beds	3	Baths	5
PPSF	\$854	Fees	\$2,918	DOM	166

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58 ST MARKS PL #911

Boerum Hill

Type Condo
Sqft 1,507
PPSF \$1,800

Status Contract
Beds 3
Fees \$3,463

Ask \$2,712,500
Baths 2
DOM N/A



118 RYERSON ST

Clinton Hill

Type Townhouse
Sqft 2,500
PPSF \$1,076

Status Contract
Beds 5
Fees \$310

Ask \$2,690,000
Baths 4
DOM 200



85 JAY ST #8E-FRONT

Dumbo

Type Condo
Sqft 1,637
PPSF \$1,641

Status Contract
Beds 3
Fees \$3,887

Ask \$2,685,000
Baths 3
DOM N/A



387 CLASSON AVE #2

Bedford Stuyvesant

Type Townhouse
Sqft 2,552
PPSF \$1,029

Status Contract
Beds 5
Fees \$345

Ask \$2,625,000
Baths 3
DOM 149



332 CARROLL ST

Gowanus

Type Multihouse
Sqft N/A
PPSF N/A

Status Contract
Beds 4
Fees N/A

Ask \$2,600,000
Baths 2
DOM N/A

1409 GREENE AVE

Bushwick

Type Townhouse
Sqft 4,736
PPSF \$534

Status Contract
Beds 12
Fees \$355

Ask \$2,525,000
Baths 6
DOM 62

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480 DEGRAW ST #PHC

Gowanus

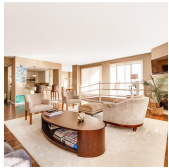
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,295	Beds	3	Baths	2.5
PPSF	\$1,931	Fees	\$1,514	DOM	93



157 HICKS ST #1

Brooklyn Heights

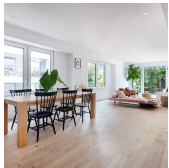
Type	Coop	Status	Contract	Ask	\$2,495,000
Sqft	1,500	Beds	3	Baths	2
PPSF	\$1,664	Fees	\$2,198	DOM	38



135 OCEANA DR E #PH2C

Brighton Beach

Type	Condo	Status	Contract	Ask	\$2,490,000
Sqft	2,170	Beds	3	Baths	3
PPSF	\$1,147	Fees	\$2,699	DOM	455



488 STERLING PL #5D

Crown Heights

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,811	Beds	3	Baths	2.5
PPSF	\$1,353	Fees	\$1,943	DOM	49



58 ST MARKS PL #611

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	1,512	Beds	3	Baths	2
PPSF	\$1,571	Fees	\$3,475	DOM	407

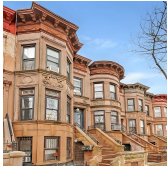


87 REMSEN ST #3

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,345,000
Sqft	1,700	Beds	2	Baths	2
PPSF	\$1,380	Fees	\$1,812	DOM	150

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1178 STERLING PL

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,300,000
Sqft	3,032	Beds	5	Baths	3.5
PPSF	\$759	Fees	\$488	DOM	45



58 ST MARKS PL #903

Boerum Hill

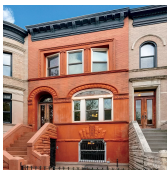
Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	1,340	Beds	2	Baths	2.5
PPSF	\$1,567	Fees	\$2,822	DOM	113



58 ST MARKS PL #808

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,265,000
Sqft	1,332	Beds	3	Baths	2
PPSF	\$1,701	Fees	\$3,048	DOM	N/A



138 MIDWOOD ST

Prospect Lefferts Gardens

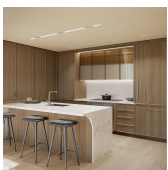
Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	2,764	Beds	5	Baths	2
PPSF	\$815	Fees	\$620	DOM	136



156 W 9 ST

Carroll Gardens

Type	Multihouse	Status	Contract	Ask	\$2,198,000
Sqft	2,350	Beds	5	Baths	4
PPSF	\$936	Fees	\$381	DOM	274



58 ST MARKS PL #708

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,158,750
Sqft	1,332	Beds	3	Baths	2
PPSF	\$1,621	Fees	\$2,813	DOM	86

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11 HOYT ST #41J

Downtown

Type	Condo	Status	Contract
Sqft	1,271	Beds	2
PPSF	\$1,657	Fees	\$2,531

Ask	\$2,105,000
Baths	2
DOM	1,236

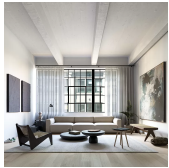


58 ST MARKS PL #411

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,512	Beds	3
PPSF	\$1,389	Fees	\$3,475

Ask	\$2,100,000
Baths	2
DOM	476



168 PLYMOUTH ST #3B

Dumbo

Type	Condo	Status	Contract
Sqft	1,210	Beds	2
PPSF	\$1,720	Fees	\$2,384

Ask	\$2,081,000
Baths	2
DOM	27



58 ST MARKS PL #610

Boerum Hill

Type	Condo	Status	Unavaila
Sqft	1,330	Beds	2
PPSF	\$1,542	Fees	\$3,010

Ask	\$2,050,000
Baths	2
DOM	232

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