

MAR 21 - 27, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 31 contracts signed this week, made up of 15 condos, and 16 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$3,103,750

Average Asking Price

\$2,997,500

Median Asking Price

\$1,456

Average PPSF

0%

Average Discount

\$99,319,999

Total Volume

112

Average Days On Market

Unit 16A at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$6,150,000. Built in 2021, this condo spans 2,668 square feet with 3 beds and 3 full baths. It features a split 201 square foot river-facing terrace, a formal foyer and gracious gallery, a custom-designed kitchen, floor-to-ceiling windows, a primary suite with large walk-in closet and a windowed en-suite bathroom, and much more. The building provides a game lounge, a state-of-the-art fitness center, a 24-hour doorman and concierge, a package room, and many other amenities.

Also signed this week was 21 Dean Street in Cobble Hill, with a last asking price of \$4,999,999. Built circa 1910, this 4-story brick townhouse spans 3,696 square feet with 6 beds and 3 full baths. It features an oversize dining room, an eat-in kitchen, large bedrooms on the second and third floors, abundant closet and storage space, multiple fireplaces, tin ceilings, original wide-plank oak floors, a private backyard garden, and much more.

15

Condo Deal(s)

0

Co-op Deal(s)

16

Townhouse Deal(s)

\$2,957,000

Average Asking Price

\$0

Average Asking Price

\$3,194,688

Average Asking Price

\$2,600,000

Median Asking Price

\$0

Median Asking Price

\$3,225,000

Median Asking Price

\$1,556

Average PPSF

N/A

Average PPSF

\$1,289

Average PPSF

1,955

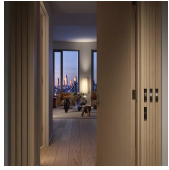
Average SqFt

N/A

Average SqFt

2,766

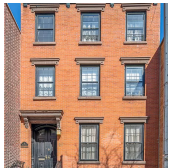
Average SqFt



30 FRONT ST #16A

Dumbo

Type	Condo	Status	Contract	Ask	\$6,150,000
SqFt	2,668	Beds	3	Baths	3.5
PPSF	\$2,306	Fees	\$5,225	DOM	N/A



21 DEAN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$4,999,999
SqFt	3,696	Beds	6	Baths	3.5
PPSF	\$1,353	Fees	\$669	DOM	N/A



275 PK PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$4,500,000
SqFt	3,116	Beds	4	Baths	3.5
PPSF	\$1,445	Fees	\$698	DOM	12



9 WILLOW ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$4,250,000
SqFt	3,015	Beds	5	Baths	3
PPSF	\$1,410	Fees	\$1,898	DOM	56



538 9 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	4,000	Beds	5	Baths	3.5
PPSF	\$999	Fees	\$11,793	DOM	296



98 FRONT ST #PH3F

Dumbo

Type		Status	Contract	Ask	\$3,850,000
SqFt	1,686	Beds	3	Baths	2
PPSF	\$2,284	Fees	\$4,283	DOM	46

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121 STERLING PL #1A

Type	Condo	Status	Contract
Sqft	4,116	Beds	4
PPSF	\$875	Fees	\$2,910

Park Slope

Ask	\$3,600,000
Baths	3
DOM	560

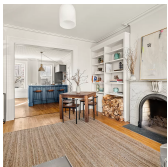


139 BERKELEY PL

Type	Multihouse	Status	Contract
Sqft	3,378	Beds	5
PPSF	\$1,066	Fees	\$754

Park Slope

Ask	\$3,600,000
Baths	3
DOM	157

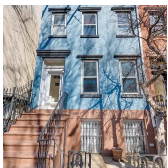


112 OAK ST

Type	Multihouse	Status	Contract
Sqft	2,844	Beds	6
PPSF	\$1,205	Fees	\$523

Greenpoint

Ask	\$3,425,000
Baths	3
DOM	19

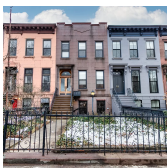


251 WARREN ST

Type	Multihouse	Status	Contract
Sqft	2,660	Beds	5
PPSF	\$1,222	Fees	\$506

Boerum Hill

Ask	\$3,250,000
Baths	3
DOM	30

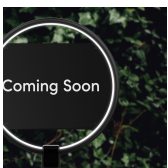


28 3 PL

Type	Multihouse	Status	Contract
Sqft	2,400	Beds	4
PPSF	\$1,355	Fees	N/A

Carroll Gardens

Ask	\$3,250,000
Baths	2.5
DOM	27



470 CLASSON AVE

Type	Townhouse	Status	Contract
Sqft	3,040	Beds	6
PPSF	\$1,053	Fees	N/A

Bedford Stuyvesant

Ask	\$3,200,000
Baths	6
DOM	334

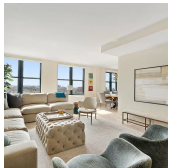
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560 CARROLL ST #9A

Park Slope

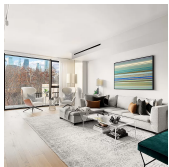
Type	Condo	Status	Contract	Ask	\$3,195,000
Sqft	2,245	Beds	4	Baths	3
PPSF	\$1,424	Fees	\$2,253	DOM	44



939 UNION ST #14

Park Slope

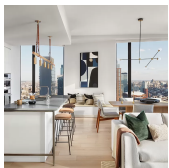
Type	Condo	Status	Contract	Ask	\$3,150,000
Sqft	1,809	Beds	3	Baths	3
PPSF	\$1,742	Fees	\$2,742	DOM	9



90 FURMAN ST #202

Brooklyn Heights

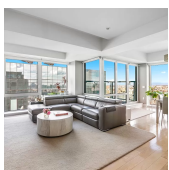
Type	Condo	Status	Contract	Ask	\$3,150,000
Sqft	1,975	Beds	2	Baths	2.5
PPSF	\$1,595	Fees	\$3,795	DOM	52



11 HOYT ST #38F

Downtown

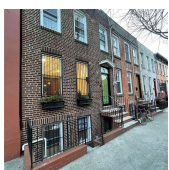
Type	Condo	Status	Contract	Ask	\$3,000,000
Sqft	1,743	Beds	3	Baths	3
PPSF	\$1,722	Fees	\$3,470	DOM	N/A



440 KENT AVE #PH3D

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	1,849	Beds	3	Baths	2
PPSF	\$1,620	Fees	\$2,153	DOM	24



87 PIONEER ST

Red Hook

Type		Status	Contract	Ask	\$2,750,000
Sqft	1,408	Beds	3	Baths	3
PPSF	\$1,953	Fees	\$333	DOM	8

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1 CLINTON ST #12E

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,600,000
Sqft	1,597	Beds	2	Baths	2
PPSF	\$1,629	Fees	\$4,027	DOM	N/A



19 WOLCOTT ST

Red Hook

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	N/A	Beds	3	Baths	2.5
PPSF	N/A	Fees	\$194	DOM	17



866 LORIMER ST #3B

Greenpoint

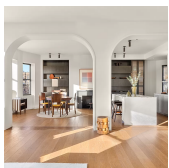
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,525	Beds	3	Baths	3
PPSF	\$1,640	Fees	\$1,977	DOM	50



1324 74 ST

Dyker Heights

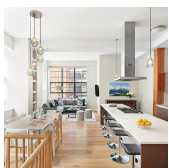
Type	Multihouse	Status	Contract	Ask	\$2,500,000
Sqft	2,829	Beds	7	Baths	3
PPSF	\$884	Fees	\$875	DOM	9



173 AMITY ST #4W

Cobble Hill

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	1,400	Beds	2	Baths	2
PPSF	\$1,783	Fees	\$1,426	DOM	16



20 HENRY ST #2DS

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	2,221	Beds	3	Baths	3
PPSF	\$1,124	Fees	\$4,677	DOM	749

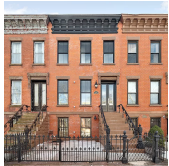
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22 N 6 ST #PH1E

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,400,000
Sqft	1,424	Beds	2	Baths	2.5
PPSF	\$1,686	Fees	\$1,552	DOM	38



486 DECATUR ST

Bedford Stuyvesant

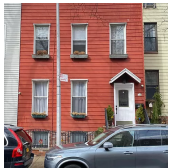
Type	Townhouse	Status	Contract	Ask	\$2,395,000
Sqft	2,762	Beds	5	Baths	3
PPSF	\$868	Fees	\$377	DOM	40



1 PROSPECT PK W #3F

Park Slope

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,596	Beds	2	Baths	2
PPSF	\$1,473	Fees	\$3,414	DOM	107



29 BROOME ST

Greenpoint

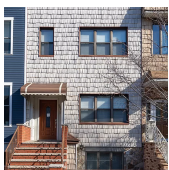
Type	Multihouse	Status	Contract	Ask	\$2,250,000
Sqft	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	N/A	DOM	26



532 CLINTON AVE #4B

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,175,000
Sqft	1,595	Beds	3	Baths	3
PPSF	\$1,364	Fees	\$1,620	DOM	34



686 HUMBOLDT ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	2,700	Beds	4	Baths	3
PPSF	\$797	Fees	\$464	DOM	44

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360 FURMAN ST #404

Brooklyn Heights

Type Condo
Sqft 1,562
PPSF \$1,345
Status Contract
Beds 2
Fees \$2,958

Ask \$2,100,000
Baths 2
DOM N/A



334 CARROLL ST

Carroll Gardens

Type
Sqft 864
PPSF \$2,431
Status Contract
Beds 2
Fees \$225

Ask \$2,100,000
Baths 1
DOM 196

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