

MAY 02 - 08, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 9 condos, and 19 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$3,392,750

Average Asking Price

\$2,612,000

Median Asking Price

\$1,268

Average PPSF

0%

Average Discount

\$94,997,000

Total Volume

63

Average Days On Market

77 Columbia Heights in Brooklyn Heights entered contract this week, with a last asking price of \$17,777,000. Originally built in 1861, this townhouse spans 5,050 square feet with 5 beds and 3 full baths on a 25-foot-wide footprint. It features four living floors, an excavated finished cellar with a wine cellar and gym, a landscaped garden, a planted roof deck with outdoor kitchen and seating, a two-car garage, a chef's kitchen with marble countertops and high-end appliances, modern HVAC, bluestone sidewalks, wide-plank walnut flooring, and much more.

Also signed this week was 147 Congress Street in Cobble Hill, with a last asking price of \$5,250,000. Originally built in 1920, this 20-foot-wide townhouse spans 3,060 square feet with 4 beds and 3 full baths. It features a mansard roof, a double entry with arched doors, custom shelving, an open kitchen with walnut-topped island and glass French doors leading to the garden, three exposures, a primary suite with dressing room and modern bathroom, central air conditioning, and much more.

9

Condo Deal(s)

0

Co-op Deal(s)

19

Townhouse Deal(s)

\$2,297,334

Average Asking Price

\$0

Average Asking Price

\$3,911,632

Average Asking Price

\$2,200,000

Median Asking Price

\$0

Median Asking Price

\$3,330,000

Median Asking Price

\$1,451

Average PPSF

N/A

Average PPSF

\$1,171

Average PPSF

1,658

Average SqFt

N/A

Average SqFt

3,462

Average SqFt



77 COLUMBIA HTS

Brooklyn Heights

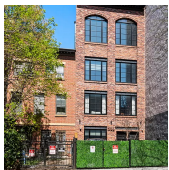
Type	Townhouse	Status	Contract	Ask	\$17,777,000
SqFt	5,050	Beds	5	Baths	3
PPSF	\$3,521	Fees	\$3,608	DOM	70



147 CONGRESS ST

Cobble Hill

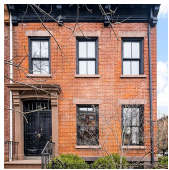
Type	Townhouse	Status	Contract	Ask	\$5,250,000
SqFt	N/A	Beds	4	Baths	3.5
PPSF	N/A	Fees	\$1,443	DOM	44



391 S 3 ST

Williamsburg

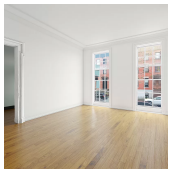
Type	Townhouse	Status	Contract	Ask	\$4,500,000
SqFt	3,364	Beds	6	Baths	4.5
PPSF	\$1,338	Fees	\$1,004	DOM	13



61 GATES AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,950,000
SqFt	2,640	Beds	5	Baths	2.5
PPSF	\$1,497	Fees	\$391	DOM	23



135 FT GREENE PL

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,649,000
SqFt	3,500	Beds	5	Baths	2
PPSF	\$1,043	Fees	\$848	DOM	71



666 10 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,500,000
SqFt	3,312	Beds	5	Baths	2
PPSF	\$1,057	Fees	N/A	DOM	53

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19 GRACE CT ALLEY

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$3,495,000
Sqft	1,325	Beds	2	Baths	2.5
PPSF	\$2,638	Fees	\$732	DOM	5



554 E 18 ST

Flatbush

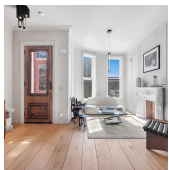
Type	Townhouse	Status	Contract	Ask	\$3,400,000
Sqft	4,000	Beds	5	Baths	4
PPSF	\$850	Fees	\$772	DOM	N/A



73 HANCOCK ST

Bedford Stuyvesant

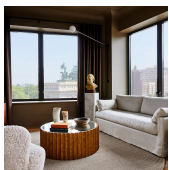
Type	Multihouse	Status	Contract	Ask	\$3,336,000
Sqft	3,760	Beds	6	Baths	4.5
PPSF	\$888	Fees	\$630	DOM	8



125 HALSEY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$3,330,000
Sqft	3,290	Beds	5	Baths	4
PPSF	\$1,013	Fees	\$712	DOM	43



1 PROSPECT PK W #4E

Park Slope

Type	Condo	Status	Contract	Ask	\$2,975,000
Sqft	1,863	Beds	2	Baths	2.5
PPSF	\$1,597	Fees	\$4,137	DOM	193



426 VANDERBILT AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$2,800,000
Sqft	3,456	Beds	N/A	Baths	N/A
PPSF	\$811	Fees	\$619	DOM	155

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302 LEWIS AVE

Bedford Stuyvesant

Type Townhouse
Sqft 3,700
PPSF \$726

Status Contract
Beds 6
Fees \$460

Ask \$2,685,000
Baths 3.5
DOM 332



572 E 17 ST

Flatbush

Type Townhouse
Sqft 3,804
PPSF \$704

Status Contract
Beds 7
Fees \$835

Ask \$2,675,000
Baths 2
DOM N/A



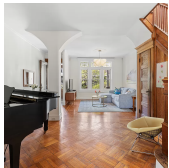
373 HOYT ST

Gowanus

Type Townhouse
Sqft 2,600
PPSF \$981

Status Contract
Beds 5
Fees \$595

Ask \$2,549,000
Baths 4
DOM 56



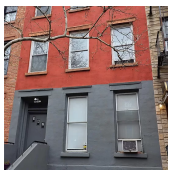
23 FULLER PL

Windsor Terrace

Type Townhouse
Sqft 2,430
PPSF \$1,029

Status Contract
Beds 3
Fees \$594

Ask \$2,500,000
Baths 2
DOM 15



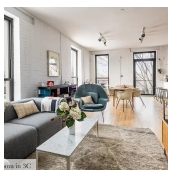
147 LUQUER ST

Carroll Gardens

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 8
Fees \$500

Ask \$2,500,000
Baths 3.5
DOM 1



25 CARROLL ST #3CD

Columbia Street Waterfront District

Type Condo
Sqft 2,100
PPSF \$1,143

Status Contract
Beds 3
Fees \$1,374

Ask \$2,399,000
Baths 3
DOM 40

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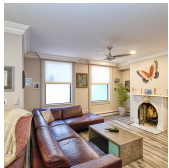


16 ST MARKS PL #TH1

Boerum Hill

Type	Condo	Status	Contract
Sqft	2,153	Beds	2
PPSF	\$1,080	Fees	\$1,262

Ask	\$2,325,000
Baths	2.5
DOM	14



462 WARREN ST #DUPLEX

Gowanus

Type	Condo	Status	Contract
Sqft	2,200	Beds	3
PPSF	\$1,023	Fees	N/A

Ask	\$2,249,000
Baths	2
DOM	25

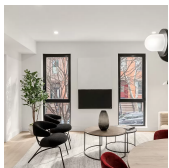


1372 E 29 ST

Midwood

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	5
PPSF	\$742	Fees	\$839

Ask	\$2,225,000
Baths	4.5
DOM	61

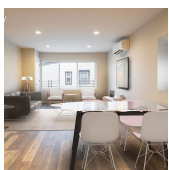


301 DE GRAW ST #2

Carroll Gardens

Type	Condo	Status	Contract
Sqft	1,187	Beds	3
PPSF	\$1,854	Fees	\$618

Ask	\$2,200,000
Baths	2
DOM	41

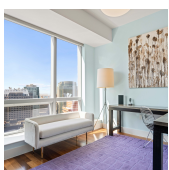


32 FOUNTAIN AVE

Upper West Side

Type	Townhouse	Status	Contract
Sqft	6,900	Beds	12
PPSF	\$319	Fees	N/A

Ask	\$2,200,000
Baths	7
DOM	N/A



150 MYRTLE AVE #3203

Fort Greene

Type	Condo	Status	Contract
Sqft	1,601	Beds	2
PPSF	\$1,343	Fees	\$1,881

Ask	\$2,150,000
Baths	3
DOM	59

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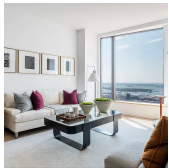


11 HOYT ST # 4 2 B

Type	Condo	Status	Contract
Sqft	1,296	Beds	2
PPSF	\$1,656	Fees	\$2,580

Downtown

Ask	\$2,145,000
Baths	2
DOM	N/A

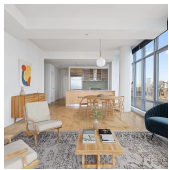


11 HOYT ST # 4 3 J

Type	Condo	Status	Contract
Sqft	1,271	Beds	2
PPSF	\$1,688	Fees	\$2,531

Downtown

Ask	\$2,145,000
Baths	2
DOM	N/A

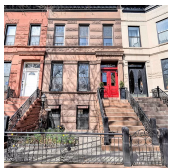


1 NORTHSIDE PIERS # PH 9

Type	Condo	Status	Contract
Sqft	1,250	Beds	2
PPSF	\$1,671	Fees	\$1,446

Williamsburg

Ask	\$2,088,000
Baths	2.5
DOM	N/A



677 JEFFERSON AVE

Type	Multihouse	Status	Contract
Sqft	2,720	Beds	4
PPSF	\$736	Fees	\$480

Bedford Stuyvesant

Ask	\$2,000,000
Baths	2
DOM	43

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