

JUL 4 - 10, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 6 condos, and 11 houses. The previous week saw 30 deals. For more information or data, please reach out to a Compass agent.

\$3,624,650

Average Asking Price

\$3,150,000

Median Asking Price

\$1,383

Average PPSF

1%

Average Discount

\$61,619,045

Total Volume

53

Average Days On Market

21 Schermerhorn Street in Brooklyn Heights entered contract this week, with a last asking price of \$6,500,000. Built in 1855, this 25-foot-wide townhouse spans approximately 5,500 square feet with 7 beds and 3 baths. original plaster work, floor-to-ceiling windows, parquet floors, an eat-in kitchen with high-end appliances, a large primary suite with walk-in closet and spa-like bath, exposed brick, wood-burning fireplaces, a brick garden patio, and much more.

Also signed this week was 144 Saint James Place in Clinton Hill, with a last asking price of \$5,350,000. Built in the 1860s, this 22-foot-wide townhouse spans approximately 4,400 square feet with 5 beds and 6 full baths. It features high ceilings, original pier mirror, a marble fireplace, an open kitchen with recently updated cabinetry, a custom metal deck, a private terraced garden and patio, new plumbing and electric, Marvin windows, and much more.

6

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,069,175

Average Asking Price

\$0

Average Asking Price

\$3,927,637

Average Asking Price

\$2,772,500

Median Asking Price

\$0

Median Asking Price

\$4,250,000

Median Asking Price

\$1,714

Average PPSF

N/A

Average PPSF

\$1,163

Average PPSF

1,841

Average SqFt

N/A

Average SqFt

3,719

Average SqFt



21 SCHERMERHORN ST

Brooklyn Heights

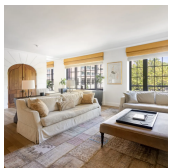
| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$6,500,000 |
| SqFt | 5,500 | Beds | 7 | Baths | 3.5 |
| PPSF | \$1,182 | Fees | \$2,330 | DOM | 121 |



144 SAINT JAMES PL

Clinton Hill

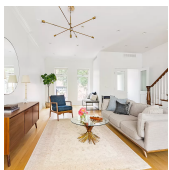
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|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$5,350,000 |
| SqFt | 4,400 | Beds | 5 | Baths | 6.5 |
| PPSF | \$1,216 | Fees | \$657 | DOM | 30 |



30 HENRY ST #3

Brooklyn Heights

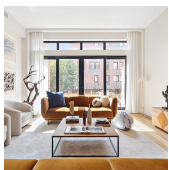
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|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$5,350,000 |
| SqFt | 3,200 | Beds | 4 | Baths | 3 |
| PPSF | \$1,672 | Fees | \$4,674 | DOM | 20 |



292 FIRST ST

Park Slope

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,850,000 |
| SqFt | 4,400 | Beds | 7 | Baths | 6.5 |
| PPSF | \$1,103 | Fees | \$440 | DOM | 20 |



438 CLINTON AVE

Clinton Hill

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,795,000 |
| SqFt | 3,314 | Beds | 4 | Baths | 4.5 |
| PPSF | \$1,447 | Fees | \$1,563 | DOM | 23 |

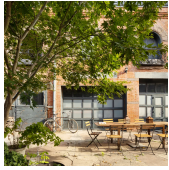


461 STATE ST

Boerum Hill

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,399,000 |
| SqFt | 4,024 | Beds | 8 | Baths | 5 |
| PPSF | \$1,094 | Fees | \$831 | DOM | 82 |

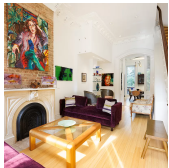
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66-68 STANHOPE ST

Bushwick

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,250,000 |
| Sqft | 4,880 | Beds | 5 | Baths | 2 |
| PPSF | \$871 | Fees | N/A | DOM | 104 |



131 SOUTH OXFORD ST

Fort Greene

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$3,295,000 |
| Sqft | N/A | Beds | 4 | Baths | 3 |
| PPSF | N/A | Fees | \$357 | DOM | 29 |



85 JAY ST #16E-YORK

Dumbo

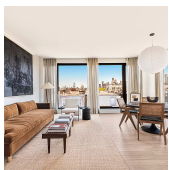
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|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$3,150,000 |
| Sqft | 1,637 | Beds | 3 | Baths | 3 |
| PPSF | \$1,925 | Fees | \$3,887 | DOM | 92 |



511 MACON ST

Bedford Stuyvesant

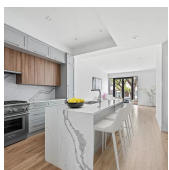
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|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,995,000 |
| Sqft | 3,550 | Beds | 6 | Baths | 5.5 |
| PPSF | \$844 | Fees | \$799 | DOM | N/A |



145 PRESIDENT ST #5B

Carroll Gardens

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,795,000 |
| Sqft | 1,432 | Beds | 3 | Baths | 2.5 |
| PPSF | \$1,952 | Fees | \$1,576 | DOM | 55 |



24 RICHARDSON ST #1

Williamsburg

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,750,000 |
| Sqft | 2,006 | Beds | 2 | Baths | 2.5 |
| PPSF | \$1,371 | Fees | \$1,241 | DOM | 32 |

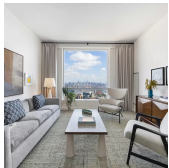
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112 SECOND ST

Gowanus

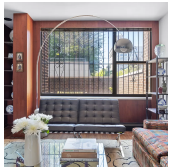
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|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,375,000 |
| Sqft | 1,620 | Beds | 3 | Baths | 1.5 |
| PPSF | \$1,467 | Fees | \$315 | DOM | 36 |



1 CITY POINT #61B

Downtown

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,220,045 |
| Sqft | 1,056 | Beds | 2 | Baths | 2 |
| PPSF | \$2,103 | Fees | N/A | DOM | N/A |



55 HENRY ST

Brooklyn Heights

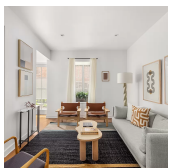
| | | | | | |
|-------------|------|---------------|----------|--------------|-------------|
| Type | Coop | Status | Contract | Ask | \$2,200,000 |
| Sqft | N/A | Beds | 3 | Baths | 2 |
| PPSF | N/A | Fees | N/A | DOM | 54 |



160 HUNTINGTON ST

Carroll Gardens

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,195,000 |
| Sqft | 1,776 | Beds | 4 | Baths | 2.5 |
| PPSF | \$1,236 | Fees | N/A | DOM | 56 |



401 HICKS ST #B1E

Cobble Hill

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,150,000 |
| Sqft | 1,711 | Beds | 2 | Baths | 3 |
| PPSF | \$1,257 | Fees | \$2,841 | DOM | 35 |

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