Weekly Report on Residential Contracts Signed \$2M and Above

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	\$3,150,000	\$1,383		
Average Asking Price	Median Asking Price	Average PPSF		
1%	\$61,619,045	53		
Average Discount	Total Volume	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	0	11
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$3,069,175	\$0	\$3,927,637
Average Asking Price	Average Asking Price	Average Asking Price
\$2,772,500	\$0	\$4,250,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,714	N/A	\$1,163
Average PPSF	Average PPSF	Average PPSF
1,841	N/A	3,719
Average SqFt	Average SqFt	Average SqFt

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	21 SCHERMERHORN ST				Brooklyn Heights		
	Туре Са Ба	Townhouse	Status	Contract	Ask	\$6,500,000	
	SqFt PPSF	5,500	Beds	7	Baths	3.5	
	PPSF	\$1,182	Fees	\$2,330	DOM	121	
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	Туре	Townhouse	Status	Contract	Ask	\$5,350,000	
n - Etc. En	SqFt	4,400	Beds	5	Baths	6.5	
	PPSF	\$1,216	Fees	\$657	DOM	30	
		¢,,		····			
	30 H E	ENRY ST #3			Brookl	yn Heights	
	Туре	Condo	Status	Contract	Ask	\$5,350,000	
	SqFt	3,200	Beds	4	Baths	3	
	PPSF	\$1,672	Fees	\$4,674	DOM	20	
×	292 F	IRST ST			Park S	lope	
×	292 F Type	IRST ST Townhouse	Status	Contract	Park S Ask	<b>lope</b> \$4,850,000	
×			Status Beds	Contract 7		-	
*	Туре	Townhouse			Ask	\$4,850,000	
*	Type SqFt PPSF	Townhouse 4,400 \$1,103	Beds	7	Ask Baths DOM	\$4,850,000 6.5 20	
	Type SqFt PPSF	Townhouse 4,400 \$1,103	Beds Fees	7 \$440	Ask Baths DOM Clintor	\$4,850,000 6.5 20	
	Type SqFt PPSF 438 C Type	Townhouse 4,400 \$1,103 CLINTON AVE Townhouse	Beds Fees Status	7 \$440 Contract	Ask Baths DOM Clintor Ask	\$4,850,000 6.5 20 • Hill \$4,795,000	
	Type SqFt PPSF 438 C Type SqFt	Townhouse 4,400 \$1,103 CLINTON AVE Townhouse 3,314	Beds Fees Status Beds	7 \$440 Contract 4	Ask Baths DOM Clintor Ask Baths	\$4,850,000 6.5 20 • Hill \$4,795,000 4.5	
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66-6	8 STANHOPE	51		Bushw	ick
Туре	Townhouse	Status	Contract	Ask	\$4,250,000
Sqft	4,880	Beds	5	Baths	2
PPSF	\$871	Fees	N/A	DOM	104
171 0	OUTH OXFOR				
				Fort G	
Туре	Townhouse	Status	Contract	Ask	\$3,295,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$357	DOM	29
85 JA	AY ST #16E-Y	ÓRK		Dumbo	)
Туре	Condo	Status	Contract	Ask	\$3,150,000
Sqft	1,637	Beds	3	Baths	3
PPSF	\$1,925	Fees	\$3,887	DOM	92
511 M	IACON ST			Bedfor	d Stuyvesan
Туре	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	3,550	Beds	6	Baths	5.5
PPSF	\$844	Fees	\$799	DOM	N/A
145 5	PRESIDENT S				
		I # 3 B		Carrol	l Gardens
Туре	Condo	Status	Contract	Ask	\$2,795,000
Sqft	1,432	Beds	3	Baths	2.5
PPSF	\$1,952	Fees	\$1,576	DOM	55
24 R	ICHARDSON	ST #1		Willia	nsburg
			Contract		-
Туре	Condo	Status	Contract	Ask	\$2,750,000 2.5
Calif	2,006	Beds	2	Baths	2.5
Sqft PPSF	\$1,371	Fees	\$1,241	DOM	32

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Ó	112 SECOND ST				Gowanus			
	Туре	Townhouse	Status	Contract	Ask	\$2,375,000		
	Sqft	1,620	Beds	3	Baths	1.5		
	PPSF	\$1,467	Fees	\$315	DOM	36		
	1 CIT	1 CITY POINT #61B				Downtown		
	Туре	Condop	Status	Contract	Ask	\$2,220,045		
A State of the		1,056	Beds	2	Baths	2		
	PPSF	\$2,103	Fees	N/A	DOM	N/A		
	55 H	ENRY ST		Brooklyn Heights				
			Status	Contract	Ask	\$2,200,000		
	Type Sqft	Coop N/A	Beds	3	Baths			
	PPSF	N/A	Fees	S N/A	DOM	54		
	160 H	HUNTINGTON	ST		Carrol	l Gardens		
	Туре	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		
	Туре	Condo	Status	Contract	Ask	\$2,150,000		
	•	1,711 ¢1 257	Beds	2	Baths	3		
	PPSF	\$1,257	Fees	\$2,841	DOM	35		

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