

JUL 18 - 24, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 23 contracts signed this week, made up of 7 condos, 1 coop, and 15 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,340,605

Average Asking Price

\$2,850,900

Median Asking Price

\$1,275

Average PPSF

3%

Average Discount

\$76,833,900

Total Volume

215

Average Days On Market

13 Cranberry Street in Brooklyn Heights entered contract this week, with a last asking price of \$9,995,000. Originally built in 1829, this 25-foot-wide historic townhouse spans approximately 4,900 square feet with 5 beds and 3 full baths. It features modern upgrades and restored historic details, heated floors, stoop, and sidewalk, high ceilings, a chef's kitchen with window overlooking a private garden, an owners' suite spanning the entire second floor, a home gym and sauna, and much more.

Also signed this week was 94 Park Place in Park Slope, with a last asking price of \$4,995,000. Built in 1899, this 19-foot-wide townhouse spans 3,348 square feet with 5 beds and 2 full baths. It features a marble kitchen with wine storage, new windows and mechanicals, marble spa bathrooms, a landscaped and irrigated garden, a living room and library with a wood-burning fireplace, a second floor primary suite, and much more.

7

Condo Deal(s)

1

Co-op Deal(s)

15

Townhouse Deal(s)

\$2,494,843

Average Asking Price

\$2,750,000

Average Asking Price

\$3,774,667

Average Asking Price

\$2,200,000

Median Asking Price

\$2,750,000

Median Asking Price

\$3,300,000

Median Asking Price

\$1,697

Average PPSF

N/A

Average PPSF

\$1,028

Average PPSF

1,518

Average SqFt

N/A

Average SqFt

3,714

Average SqFt



13 CRANBERRY ST

Brooklyn Heights

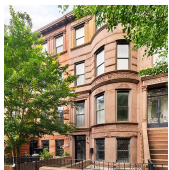
Type	Townhouse	Status	Contract	Ask	\$9,995,000
SqFt	4,900	Beds	5	Baths	3.5
PPSF	\$2,040	Fees	\$1,869	DOM	445



94 PARK PL

Park Slope

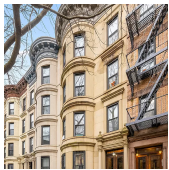
Type	Townhouse	Status	Contract	Ask	\$4,995,000
SqFt	N/A	Beds	5	Baths	2.5
PPSF	N/A	Fees	\$1,026	DOM	23



413 STERLING PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$4,995,000
SqFt	3,457	Beds	5	Baths	4
PPSF	\$1,445	Fees	\$1,131	DOM	369



275 SIXTH AVE

Park Slope

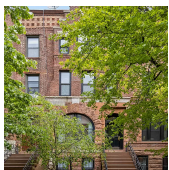
Type	Townhouse	Status	Contract	Ask	\$4,250,000
SqFt	6,180	Beds	14	Baths	7
PPSF	\$688	Fees	\$1,187	DOM	32



169 BAYARD ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$3,600,000
SqFt	3,380	Beds	4	Baths	4.5
PPSF	\$1,066	Fees	\$613	DOM	31



627 CARROLL ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,500,000
SqFt	3,060	Beds	5	Baths	4
PPSF	\$1,144	Fees	\$602	DOM	71

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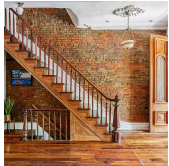
456 14TH ST

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 5
Fees \$679

Park Slope

Ask \$3,495,000
Baths 3
DOM 44



240 LAFAYETTE AVE

Type Townhouse
Sqft 3,372
PPSF \$979

Status Contract
Beds 5
Fees \$608

Clinton Hill

Ask \$3,300,000
Baths 3
DOM 25



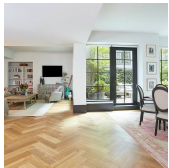
393 GRAND AVE

Type Townhouse
Sqft 4,032
PPSF \$807

Status Contract
Beds 5
Fees \$451

Clinton Hill

Ask \$3,250,000
Baths 3
DOM 97



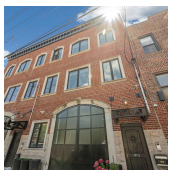
51 JAY ST #1R

Type Condo
Sqft 2,421
PPSF \$1,343

Status Contract
Beds 3
Fees \$3,169

Dumbo

Ask \$3,250,000
Baths 3
DOM 663



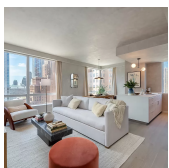
71 COFFEY ST

Type Townhouse
Sqft 4,293
PPSF \$698

Status Contract
Beds 6
Fees \$358

Red Hook

Ask \$2,995,000
Baths 3
DOM 389



1 CITY POINT #67A

Type Condop
Sqft 1,182
PPSF \$2,412

Status Contract
Beds 2
Fees N/A

Downtown

Ask \$2,850,900
Baths 2
DOM N/A

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35 PROSPECT PARK WEST #11C

Park Slope

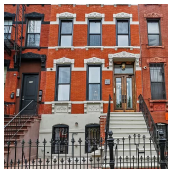
Type	Coop	Status	Contract	Ask	\$2,750,000
Sqft	N/A	Beds	3	Baths	3
PPSF	N/A	Fees	\$2,548	DOM	25



288 WATER ST #4A

Vinegar Hill

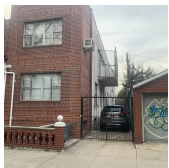
Type	Condo	Status	Contract	Ask	\$2,638,000
Sqft	1,625	Beds	3	Baths	2.5
PPSF	\$1,624	Fees	\$2,896	DOM	44



714 A QUINCY ST

Bedford Stuyvesant

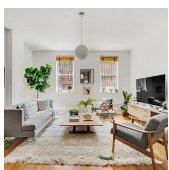
Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	3,600	Beds	7	Baths	5
PPSF	\$695	Fees	\$346	DOM	N/A



4414 NINTH AVE

Sunset Park

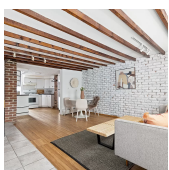
Type	Multihouse	Status	Contract	Ask	\$2,500,000
Sqft	N/A	Beds	7	Baths	4
PPSF	N/A	Fees	N/A	DOM	210



149 MANHATTAN AVE

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	3,750	Beds	7	Baths	3
PPSF	\$667	Fees	\$808	DOM	744

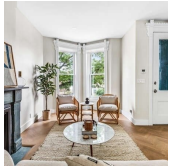


411 GREENWOOD AVE

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,495,000
Sqft	2,135	Beds	5	Baths	4
PPSF	\$1,169	Fees	\$405	DOM	51

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552 LEXINGTON AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	2,400	Beds	4	Baths	3
PPSF	\$938	Fees	\$149	DOM	38



98 FRONT ST #5B

Dumbo

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,465	Beds	3	Baths	2
PPSF	\$1,502	Fees	\$3,083	DOM	258



538 CLINTON ST #2

Carroll Gardens

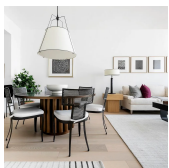
Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,270	Beds	4	Baths	2
PPSF	\$1,733	Fees	\$874	DOM	N/A



102 GOLD ST #6F/R

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,433	Beds	2	Baths	2
PPSF	\$1,532	Fees	\$1,048	DOM	736



11 HOYT ST #48K

Downtown

Type	Condo	Status	Contract	Ask	\$2,130,000
Sqft	1,229	Beds	2	Baths	2
PPSF	\$1,733	Fees	\$3,095	DOM	4

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