

JUL 25 - 31, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 7 condos, and 9 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$3,566,063

Average Asking Price

\$2,935,000

Median Asking Price

\$1,366

Average PPSF

2%

Average Discount

\$57,057,000

Total Volume

77

Average Days On Market

24 Wyckoff Street in Cobble Hill entered contract this week, with a last asking price of \$9,500,000. This 25-foot-wide townhouse offers 5 beds and 3 full baths. It features triple-paned windows, a whole-house air filtration system, wide-plank hardwood floors, high ceilings, a private landscaped yard with bluestone pavers, a gourmet open kitchen with terrace, a king-sized owner's suite with a spa bathroom and walk-in closets, a cellar with abundant storage and additional bedrooms, and much more.

Also signed this week was Unit 21B at Quay Tower, located at 50 Bridge Park Drive in Brooklyn Heights, with a last asking price of \$4,750,000. Builtin 2019, this condo unit spans 2,057 square feet with 3 beds and 2 full baths. It features a private high-speed elevator, a chef-inspired kitchen, custom Italian cabinetry, insulated floor-to-ceiling windows, a primary bedroom with multiple closets and an en-suite bathroom, and much more. The building provides a fitness center, a rooftop with cabanas and barbecues, a music room, a 24-hour concierge, and many additional amenities.

7

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$3,201,143

Average Asking Price

\$0

Average Asking Price

\$3,849,889

Average Asking Price

\$2,875,000

Median Asking Price

\$0

Median Asking Price

\$2,995,000

Median Asking Price

\$1,718

Average PPSF

N/A

Average PPSF

\$1,014

Average PPSF

1,871

Average SqFt

N/A

Average SqFt

3,362

Average SqFt



24 WYCKOFF ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$9,500,000
SqFt	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	\$1,145	DOM	14



50 BRIDGE PARK DR #21B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,750,000
SqFt	2,057	Beds	3	Baths	2
PPSF	\$2,310	Fees	\$3,901	DOM	139



326A PRESIDENT ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$4,400,000
SqFt	3,200	Beds	5	Baths	3.5
PPSF	\$1,375	Fees	\$1,400	DOM	117



24 MIDDAGH ST

Brooklyn Heights

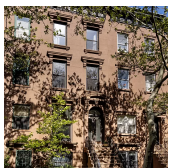
Type	Townhouse	Status	Contract	Ask	\$4,250,000
SqFt	4,007	Beds	7	Baths	3
PPSF	\$1,061	Fees	\$2,207	DOM	58



360 FURMAN ST #836

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,700,000
SqFt	2,332	Beds	3	Baths	3
PPSF	\$1,587	Fees	\$4,507	DOM	91

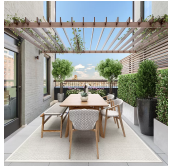


416 CLINTON ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$3,650,000
SqFt	3,360	Beds	5	Baths	3.5
PPSF	\$1,087	Fees	N/A	DOM	21

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1 PROSPECT PARK WEST #8E

Park Slope

Type	Condo	Status	Contract	Ask	\$3,350,000
Sqft	1,711	Beds	3	Baths	2
PPSF	\$1,958	Fees	\$4,387	DOM	230



503 17TH ST

Windsor Terrace

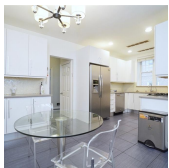
Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	2,300	Beds	4	Baths	2.5
PPSF	\$1,303	Fees	\$548	DOM	27



113 COLUMBIA HEIGHTS #3

Brooklyn Heights

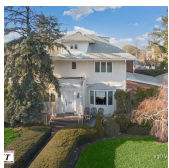
Type	Condo	Status	Contract	Ask	\$2,875,000
Sqft	1,560	Beds	3	Baths	2
PPSF	\$1,843	Fees	\$1,749	DOM	6



1490 OCEAN PKWY

Ocean Parkway

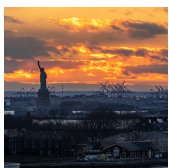
Type	Townhouse	Status	Contract	Ask	\$2,800,000
Sqft	2,760	Beds	6	Baths	3
PPSF	\$1,014	Fees	\$1,045	DOM	87



3507 BEDFORD AVE

Midwood

Type	Townhouse	Status	Contract	Ask	\$2,750,000
Sqft	4,902	Beds	5	Baths	4.5
PPSF	\$561	Fees	\$797	DOM	119



360 FURMAN ST #829

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,700,000
Sqft	1,725	Beds	3	Baths	2
PPSF	\$1,566	Fees	\$3,381	DOM	N/A

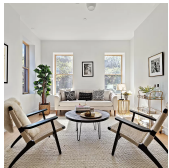
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288 WATER ST #3B

Vinegar Hill

Type	Condo	Status	Contract	Ask	\$2,658,000
Sqft	1,665	Beds	3	Baths	2.5
PPSF	\$1,597	Fees	\$2,879	DOM	37



446 CLINTON ST #G

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	2,041	Beds	2	Baths	2.5
PPSF	\$1,164	Fees	\$1,548	DOM	49



170 MAPLE ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,229,000
Sqft	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	\$756	DOM	28



456 DECATUR ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,075,000
Sqft	3,000	Beds	4	Baths	5
PPSF	\$692	Fees	\$521	DOM	121

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