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

AUG 15 - 21, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 4 condos, and 12 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$2,648,250	\$2,399,500	\$1,087		
Average Asking Price	Median Asking Price	Average PPSF		
2%	\$42,372,000	151		
Average Discount	Total Volume	Average Days On Market		

356 President Street in Carroll Gardens entered contract this week, with a last asking price of \$4,600,000. This 22-footwide townhouse spans 4,542 square feet with 7 beds and 4 full baths. It features redbrick facade, a finished cellar with extra storage, a landscaped backyard with cedar fencing and built-in seating, exposed wood beams and brick walls, 8 fireplaces, restored original hardwood floors, a windowed eat-in kitchen with high-end appliances, and much more.

Also signed this week was Unit PH6B at 72 Berry Street in Williamsburg, with a last asking price of \$3,475,000. This duplex penthouse condo unit spans 1,621 square feet with 2 beds and 2 full baths. It features floor-to-ceiling window walls, multiple skylights, original exposed brick and beams, a chefs kitchen, private outdoor space with hot tub and city views, a primary suite with spa-like renovated bath, a roof deck, and much more.

4	0	12		
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)		
\$2,549,000	\$0	\$2,681,334		
Average Asking Price	Average Asking Price	Average Asking Price		
\$2,322,500	\$0	\$2,449,000		
Median Asking Price	Median Asking Price	Median Asking Price		
\$1,553	N/A	\$880		
Average PPSF	Average PPSF	Average PPSF		
1,672	N/A	3,162		
Average SqFt	Average SqFt	Average SqFt		

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	356 F	Gowan	nus			
			C (1)			
	Type SqFt	Townhouse 4,542	Status Beds	Contract 7	Ask Baths	\$4,600,000 4
	PPSF	\$1,013	Fees	\$500	DOM	92
	FFJF	01010	rees	\$200	DOM	72
	72 01	ERRY ST #PH6B			Willia	nshura
			_	_		
	Туре	Condo	Status	Contract	Ask	\$3,475,000
	SqFt	1,621	Beds	2	Baths	2
	PPSF	\$2,144	Fees	N/A	DOM	41
	4211				Park S	lone
			•			
	Туре	Townhouse	Status	Contract	Ask	\$3,395,000
	SqFt	3,000	Beds	4	Baths	3
	PPSF	\$1,132	Fees	\$1,424	DOM	32
	306 (GATES AVE			Bedfor	d Stuyvesant
	Туре	Townhouse	Status	Contract	Ask	\$2,700,000
	SqFt	3,780	Beds	6	Baths	5
- CURP	PPSF	\$715	Fees	\$470	DOM	164
	16 FI	RST ST			Gowan	us
	16 FI Type	RST ST Townhouse	Status	Contract	Gowan Ask	us \$2,695,000
			Status Beds	Contract 3		
	Туре	Townhouse			Ask	\$2,695,000
	Type SqFt PPSF	Townhouse N/A N/A	Beds	3	Ask Baths DOM	\$2,695,000 2 25
	Type SqFt PPSF 2 4 1 L	Townhouse N/A N/A EXINGTON AVE	Beds Fees	3 N/A	Ask Baths DOM Bedfor	\$2,695,000 2 25 d Stuyvesant
	Type SqFt PPSF 2 41 L Type	Townhouse N/A N/A EXINGTON AVE Townhouse	Beds Fees Status	3 N/A Contract	Ask Baths DOM Bedfor Ask	\$2,695,000 2 25 d Stuyvesant \$2,499,000
	Type SqFt PPSF 2 41 L Type SqFt	Townhouse N/A N/A EXINGTON AVE Townhouse N/A	Beds Fees Status Beds	3 N/A Contract 4	Ask Baths DOM Bedfor Ask Baths	\$2,695,000 2 25 d Stuyvesant \$2,499,000 3.5
	Type SqFt PPSF 2 41 L Type	Townhouse N/A N/A EXINGTON AVE Townhouse	Beds Fees Status	3 N/A Contract	Ask Baths DOM Bedfor Ask	\$2,695,000 2 25 d Stuyvesant \$2,499,000
	Type SqFt PPSF 2 41 L Type SqFt	Townhouse N/A N/A EXINGTON AVE Townhouse N/A	Beds Fees Status Beds	3 N/A Contract 4	Ask Baths DOM Bedfor Ask Baths	\$2,695,000 2 25 d Stuyvesant \$2,499,000 3.5

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Townhouse 2,970 \$841 FRANKLIN AVE Townhouse 2,400 \$1,000 TEHAMA ST Townhouse N/A N/A T 13 ST #1 Condo 2,103 \$1,139	Status Beds Fees Status Beds Fees Status Beds	Contract 8 \$462 Contract 4 N/A Contract 10 \$287 Contract 3	Ask Baths DOM Bedfor Ask Baths DOM Kensin Ask Baths DOM Park S Ask	\$2,399,000 4 42
2,970 \$841 FRANKLIN AVE Townhouse 2,400 \$1,000 TEHAMA ST Townhouse N/A N/A 13 ST #1 Condo 2,103	Fees Status Beds Fees Status Beds Fees Status Beds	8 \$462 Contract 4 N/A Contract 10 \$287 Contract	Baths DOM Bedfor Ask Baths DOM Kensin Ask Baths DOM Park S Ask	3 44 rd Stuyvesant \$2,400,000 3 107 rgton \$2,399,000 4 42
FRANKLIN AVE Townhouse 2,400 \$1,000 TEHAMA ST Townhouse N/A N/A T 13 ST #1 Condo 2,103	Status Beds Fees Status Beds Fees Status Beds	Contract 4 N/A Contract 10 \$287 Contract	Bedfor Ask Baths DOM Kensin Ask Baths DOM Park S Ask	rd Stuyvesant \$2,400,000 3 107 9gton \$2,399,000 4 42 lope
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N/A N/A 13 ST #1 Condo 2,103	Beds Fees Status Beds	10 \$287 Contract	Baths DOM Park S Ask	4 42 lope
N/A 13 ST #1 Condo 2,103	Fees Status Beds	\$287 Contract	DOM Park S Ask	42 lope
Condo 2,103	Beds		Ask	-
2,103	Beds			
		3	Baths	2.5
	Fees	\$1,505	DOM	86
QUINCY ST			Bedfor	rd Stuyvesant
	Status	Contract		\$2,375,000
				3.5
	Fees	\$467	DOM	85
DOUGLASS ST			Gowar	nus
Multihouse	Status	Contract		\$2,300,000
	Beds	5		3
	Fees	\$414	DOM	74
	DOUGLASS ST Multihouse 2,025	3,000 Beds \$792 Fees DOUGLASS ST Multihouse 2,025 Beds	3,000 Beds 5 \$792 Fees \$467 DOUGLASS ST Status Contract 2,025 Beds 5	3,000 Beds 5 Baths \$792 Fees \$467 DOM DOUGLASS ST Gowar Multihouse Status Contract Ask 2,025 Beds 5 Baths

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	269	MACON ST			Bedfor	d Stuyvesant
	Туре	Townhouse	Status	Contract	Ask	\$2,250,000
	Sqft	3,200	Beds	6	Baths	3.5
	PPSF	\$704	Fees	\$473	DOM	133
	100	JAY ST #17H			Dumbo)
	Туре	Condo	Status	Contract	Ask	\$2,250,000
	Sqft	1,592	Beds	3	Baths	2.5
BIR	PPSF	\$1,414	Fees	\$2,231	DOM	312
	168	PLYMOUTH ST	# 3 F		Dumbo	,
	Туре	Condo	Status	Contract	Ask	\$2,076,000
	Sqft	1,371	Beds	1	Baths	2
PE	PPSF	\$1,515	Fees	\$2,917	DOM	1,072
7 MISICOMI - LI NAMICOMI - SLIE (S. 21	1560	UNION ST			Crown	Heights
	Turne	Multileauee	Charter	Construct	Aalı	¢2.0/5.000

	1560 UNION ST				Crown Heights		
	Туре	Multihouse	Status	Contract	Ask	\$2,065,000	
1	Sqft	3,540	Beds	7	Baths	4.5	
	PPSF	\$584	Fees	\$468	DOM	32	

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