

AUG 22 - 28, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 7 condos, 1 coop, and 13 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$2,946,105

Average Asking Price

\$2,699,999

Median Asking Price

\$1,309

Average PPSF

4%

Average Discount

\$61,868,194

Total Volume

95

Average Days On Market

270 Berkeley Place in Park Slope entered contract this week, with a last asking price of \$5,095,000. This townhouse spans approximately 4,700 square feet with 6 beds and 4 full baths. It features a 20.5-foot-wide footprint, high ceilings, an open parlor floor, a custom chef's kitchen, custom millwork, floor-to-ceiling bookcases, a gas fireplace, designer wallpaper, a built-in home theater, a full renovation, and much more.

Also signed this week was 326 Leonard Street in Williamsburg, with a last asking price of \$4,795,000. This 25-foot-wide townhouse spans approximately 4,000 square feet with 4 beds and 3 full baths. It features imported white oak floors, solid wood doors, triple-pane windows, Italian fixtures, a chef-designed custom kitchen with high-end appliances, bathrooms with marble countertops and radiant heated floors, and much more.

7

Condo Deal(s)

1

Co-op Deal(s)

13

Townhouse Deal(s)

\$2,878,171

Average Asking Price

\$2,250,000

Average Asking Price

\$3,036,231

Average Asking Price

\$2,900,000

Median Asking Price

\$2,250,000

Median Asking Price

\$2,699,999

Median Asking Price

\$1,708

Average PPSF

N/A

Average PPSF

\$1,094

Average PPSF

1,734

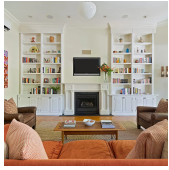
Average SqFt

N/A

Average SqFt

2,999

Average SqFt



270 BERKELEY PL

Type	Townhouse	Status	Contract
SqFt	4,256	Beds	6
PPSF	\$1,198	Fees	\$1,602

Park Slope

Ask	\$5,095,000
Baths	4.5
DOM	40



326 LEONARD ST

Type	Townhouse	Status	Contract
SqFt	1,952	Beds	4
PPSF	\$2,457	Fees	\$326

Williamsburg

Ask	\$4,795,000
Baths	3
DOM	177



1 CITY POINT #56D

Type	Condo	Status	Contract
SqFt	1,457	Beds	3
PPSF	\$2,511	Fees	N/A

Downtown

Ask	\$3,657,195
Baths	3
DOM	N/A

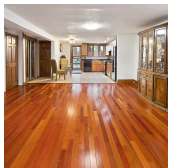


215 NORTH 10TH ST #6D

Type	Condo	Status	Contract
SqFt	1,842	Beds	3
PPSF	\$1,901	Fees	\$4,452

Williamsburg

Ask	\$3,500,000
Baths	2.5
DOM	N/A

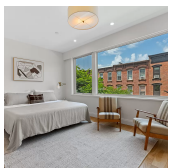


409 SACKETT ST

Type	Townhouse	Status	Contract
SqFt	3,200	Beds	4
PPSF	\$1,016	Fees	\$309

Gowanus

Ask	\$3,250,000
Baths	4
DOM	109



251 HOYT ST

Type	Townhouse	Status	Contract
SqFt	2,400	Beds	5
PPSF	\$1,292	Fees	\$415

Gowanus

Ask	\$3,100,000
Baths	3.5
DOM	38

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42 FOURTH PL #1

Type	Condo	Status	Contract
Sqft	2,500	Beds	3
PPSF	\$1,220	Fees	\$1,582

Carroll Gardens

Ask	\$3,050,000
Baths	3.5
DOM	104



27 THIRD PL

Type	Townhouse	Status	Contract
Sqft	2,432	Beds	4
PPSF	\$1,234	Fees	\$332

Carroll Gardens

Ask	\$3,000,000
Baths	3
DOM	28

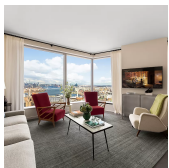


117 81ST ST

Type	Townhouse	Status	Contract
Sqft	5,107	Beds	6
PPSF	\$587	Fees	\$1,778

Bay Ridge

Ask	\$2,995,000
Baths	4
DOM	348

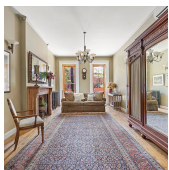


1 CITY POINT #62D

Type	Condop	Status	Contract
Sqft	1,455	Beds	3
PPSF	\$1,994	Fees	\$1,817

Downtown

Ask	\$2,900,000
Baths	3
DOM	140

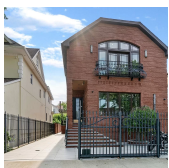


39 CLAVER PL

Type	Townhouse	Status	Contract
Sqft	3,650	Beds	4
PPSF	\$740	Fees	\$426

Bedford Stuyvesant

Ask	\$2,699,999
Baths	4
DOM	74



2660 EAST 27TH ST

Type	Townhouse	Status	Contract
Sqft	3,640	Beds	5
PPSF	\$713	Fees	N/A

Sheepshead Bay

Ask	\$2,595,000
Baths	4.5
DOM	51

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241 LEXINGTON AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,499,000
Sqft	2,100	Beds	4	Baths	3
PPSF	\$1,190	Fees	\$142	DOM	74



7301 TENTH AVE

Dyker Heights

Type	Multihouse	Status	Contract	Ask	\$2,498,000
Sqft	2,970	Beds	8	Baths	3
PPSF	\$842	Fees	N/A	DOM	50



30 MAIN ST #9C

Dumbo

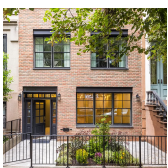
Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	1,689	Beds	3	Baths	2.5
PPSF	\$1,478	Fees	\$3,065	DOM	152



594 STERLING PL

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,399,000
Sqft	2,988	Beds	7	Baths	3.5
PPSF	\$803	Fees	\$537	DOM	79



686 CARROLL ST #1

Park Slope

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,676	Beds	2	Baths	2.5
PPSF	\$1,403	Fees	\$888	DOM	32



351 GATES AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	2,400	Beds	3	Baths	4.5
PPSF	\$957	Fees	\$230	DOM	133

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50 PLAZA ST #10A

Prospect Heights

Type	Coop	Status	Contract	Ask	\$2,250,000
Sqft	N/A	Beds	3	Baths	2.5
PPSF	N/A	Fees	N/A	DOM	106



8 SHARON ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	1,890	Beds	4	Baths	2
PPSF	\$1,191	Fees	\$427	DOM	25



30 MAIN ST #6A

Dumbo

Type	Condo	Status	Contract	Ask	\$2,195,000
Sqft	1,515	Beds	2	Baths	1
PPSF	\$1,449	Fees	\$1,228	DOM	27

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