BROOKLYN LUXURY REPORT

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

SEP 19 - 25, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 8 contracts signed this week, made up of 3 condos, and 5 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,436,875	\$2,475,000	\$1,372
Average Asking Price	Median Asking Price	Average PPSF
2%	\$27,494,999	119
Average Discount	Total Volume	Average Days On Market

Unit 21A at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$7,895,000. This condo unit spans 3,361 square feet with 5 beds and 4 full baths. It features 322 square feet of exterior space, a custom-designed kitchen with maple cabinetry, Manhattan Bridge views, a primary suite with private river terrace overlooking the Brooklyn Bridge, and much more. The building provides a fully-serviced lobby, a fitness center with boxing gym and indoor and outdoor pools, a 24-hour doorman and concierge, and many other amenities.

Also signed this week was 294 Park Place in Prospect Heights, with a last asking price of \$4,850,000. This townhouse spans approximately 4,500 square feet with 5 beds and 3 full baths. It features original parquet floors, fully-restored stained glass windows and doors, six gas fireplaces, mahogany windows, a chef's kitchen, a large garden, a primary suite with walk-in closet, spa-like bathrooms, high-end appliances, and much more.

3	0	5
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$4,131,667	\$0	\$3,020,000
Average Asking Price	Average Asking Price	Average Asking Price
\$2,450,000	\$0	\$2,500,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,992	N/A	\$906
Average PPSF	Average PPSF	Average PPSF
1,949	N/A	3,620
Average SqFt	Average SqFt	Average SqFt

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COMPASS DEVELOPMENT MARKETING GROUP

	30 FRONT ST #21A				Dumbo	Dumbo		
	Туре	Condo	Status	Contract	Ask	\$7,895,000		
	SqFt	3,361	Beds	5	Baths	4.5		
	PPSF	\$2,350	Fees	\$6,375	DOM	N/A		
	294 PARK PL				Prospect Heights			
	Туре	Townhouse	Status	Contract	Ask	\$4,850,000		
	SqFt	4,500	Beds	5	Baths	3		
	PPSF	\$1,078	Fees	\$928	DOM	18		
Taking load as	18 ORIENT AVE				Williamsburg			
	Туре	Townhouse	Status	Contract	Ask	\$3,400,000		
	SqFt	2,800	Beds	5	Baths	4		
	PPSF	\$1,215	Fees	\$441	DOM	14		
	912 AVE P				Ocean Parkway			
Autor	912 A	AVE P			Ocean	Parkway		
	912 A Type	VE P Townhouse	Status	Contract	Ocean Ask	Parkway \$2,500,000		
			Status Beds	Contract 6				
	Туре	Townhouse			Ask	\$2,500,000		
	Type SqFt PPSF	Townhouse N/A	Beds	6	Ask Baths	\$2,500,000 2 16		
	Type SqFt PPSF	Townhouse N/A N/A	Beds	6	Ask Baths DOM	\$2,500,000 2 16		
	Type SqFt PPSF	Townhouse N/A N/A THIRD ST #4	Beds Fees	6 N/A	Ask Baths DOM Park S	\$2,500,000 2 16		
	Type SqFt PPSF 408 Type	Townhouse N/A N/A THIRD ST #4 Condo	Beds Fees Status	6 N/A Contract	Ask Baths DOM Park S Ask	\$2,500,000 2 16 lope \$2,450,000		
	Type SqFt PPSF 408 Type SqFt	Townhouse N/A N/A THIRD ST #4 Condo 1,360 \$1,802	Beds Fees Status Beds	6 N/A Contract 3	Ask Baths DOM Park S Ask Baths DOM	\$2,500,000 2 16 lope \$2,450,000 2		
	Type SqFt PPSF 408 Type SqFt PPSF 219	Townhouse N/A N/A THIRD ST #4 Condo 1,360 \$1,802	Beds Fees Status Beds Fees	6 N/A Contract 3 \$752	Ask Baths DOM Park S Ask Baths DOM	\$2,500,000 2 16 lope \$2,450,000 2 N/A Parkway		
	Type SqFt PPSF 408 Type SqFt PPSF 219 Type	Townhouse N/A N/A THIRD ST #4 Condo 1,360 \$1,802 AVE I Townhouse	Beds Fees Status Beds	6 N/A Contract 3	Ask Baths DOM Park S Ask Baths DOM	\$2,500,000 2 16 lope \$2,450,000 2 N/A		
	Type SqFt PPSF 408 Type SqFt PPSF 219	Townhouse N/A N/A THIRD ST #4 Condo 1,360 \$1,802	Beds Fees Status Beds Fees Status	6 N/A Contract 3 \$752 Contract	Ask Baths DOM Park S Ask Baths DOM Ocean Ask	\$2,500,000 2 16 lope \$2,450,000 2 N/A Parkway \$2,199,999		

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<u>H</u> II

462 LORIMER ST

Type Townhouse Sqft 2,500 PPSF \$860

Status Beds Fees

Contract 4 N/A

Williamsburg Ask \$2,150,000 **Baths** 3 DOM 74

23	W	ΥC	КΟ	FF	SΤ

23 W	YCKOFF ST #2	Cobble Hill		Hill	
Туре	Condo	Status	Contract	Ask	\$2,050,000
Sqft	1,125	Beds	3	Baths	2
PPSF	\$1,822	Fees	\$1,029	DOM	12

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