

OCT 3 - 9, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 8 condos, 1 coop, and 9 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$3,175,152

Average Asking Price

\$2,649,500

Median Asking Price

\$1,290

Average PPSF

2%

Average Discount

\$57,152,729

Total Volume

198

Average Days On Market

11A South Portland Avenue in Fort Greene entered contract this week, with a last asking price of \$6,125,000. This 19th century townhouse spans 4,913 square feet with 4 beds and 4 full baths. It features chandeliers, crown molding, medallions, high ceilings, hardwood floors, a private backyard with bluestone pavers, mahogany windows and doorway arches, an original marble fireplace, a galley-style kitchen with custom cabinets and high-end appliances, bedrooms with en-suite baths, and much more.

Also signed this week was 206A Bergen Street in Boerum Hill, with a last asking price of \$4,950,000. This townhouse spans approximately 3,750 square feet with 4 beds and 3 full baths. It features high ceilings, chevron oak floors, an open chef's kitchen, a primary bedroom with a full-floor, south-facing terrace and spa-like bath, updated mechanicals, a private backyard, and much more.

8

Condo Deal(s)

1

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,691,342

Average Asking Price

\$2,350,000

Average Asking Price

\$3,696,889

Average Asking Price

\$2,587,500

Median Asking Price

\$2,350,000

Median Asking Price

\$3,695,000

Median Asking Price

\$1,556

Average PPSF

N/A

Average PPSF

\$1,024

Average PPSF

1,799

Average SqFt

N/A

Average SqFt

3,538

Average SqFt



11A SOUTH PORTLAND AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$6,125,000
SqFt	4,913	Beds	6	Baths	4
PPSF	\$1,247	Fees	\$1,322	DOM	7



206A BERGEN ST

Boerum Hill

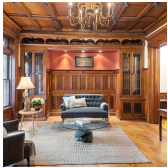
Type	Townhouse	Status	Contract	Ask	\$4,950,000
SqFt	3,750	Beds	4	Baths	3
PPSF	\$1,320	Fees	\$446	DOM	112



192 ST JOHNS PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,300,000
SqFt	4,300	Beds	6	Baths	3
PPSF	\$1,000	Fees	\$1,030	DOM	99



616 2ND ST

Park Slope

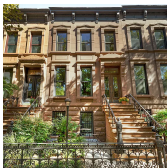
Type	Townhouse	Status	Contract	Ask	\$4,295,000
SqFt	3,940	Beds	5	Baths	3
PPSF	\$1,091	Fees	\$1,217	DOM	128



50 BRIDGE PARK DR #25C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,800,000
SqFt	1,786	Beds	3	Baths	3
PPSF	\$2,128	Fees	\$4,243	DOM	N/A



355 1ST ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,695,000
SqFt	N/A	Beds	5	Baths	2.5
PPSF	N/A	Fees	\$598	DOM	6

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

28 FT GREENE PL

Type	Townhouse	Status	Unavaila
Sqft	2,700	Beds	5
PPSF	\$1,111	Fees	\$1,105

Fort Greene

Ask	\$2,999,000
Baths	3
DOM	183



1 PROSPECT PARK WEST #3E

Type	Condo	Status	Contract
Sqft	1,863	Beds	2
PPSF	\$1,557	Fees	\$4,088

Park Slope

Ask	\$2,900,000
Baths	2
DOM	224

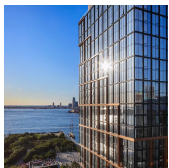


130 CARROLL ST #3

Type	Condo	Status	Contract
Sqft	1,844	Beds	3
PPSF	\$1,464	Fees	\$1,626

Carroll Gardens

Ask	\$2,699,000
Baths	2.5
DOM	196



50 BRIDGE PARK DR #19D

Type	Condo	Status	Contract
Sqft	1,489	Beds	2
PPSF	\$1,747	Fees	\$3,532

Brooklyn Heights

Ask	\$2,600,000
Baths	2
DOM	N/A

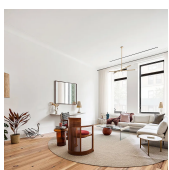


274A 9TH ST

Type	Multihouse	Status	Contract
Sqft	2,874	Beds	5
PPSF	\$905	Fees	\$400

Park Slope

Ask	\$2,599,999
Baths	4.5
DOM	1,067



1 PROSPECT PARK WEST #2C

Type	Condo	Status	Contract
Sqft	1,544	Beds	2
PPSF	\$1,668	Fees	\$3,613

Park Slope

Ask	\$2,575,000
Baths	2
DOM	87

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



328 ATLANTIC AVE #101

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	2,352	Beds	N/A	Baths	N/A
PPSF	\$1,042	Fees	\$1,061	DOM	N/A



339 UNION ST #1

Carroll Gardens

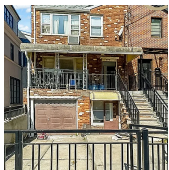
Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	2,336	Beds	2	Baths	2.5
PPSF	\$1,006	Fees	\$899	DOM	24



56 WILLOW ST #4

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,350,000
Sqft	N/A	Beds	2	Baths	2
PPSF	N/A	Fees	N/A	DOM	36



2178 EAST 3RD ST

Gravesend

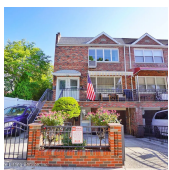
Type	Multihouse	Status	Contract	Ask	\$2,200,000
Sqft	2,500	Beds	4	Baths	3
PPSF	\$880	Fees	\$858	DOM	24



1 CITY POINT #36A

Downtown

Type	Condop	Status	Contract	Ask	\$2,156,730
Sqft	1,175	Beds	2	Baths	2
PPSF	\$1,836	Fees	N/A	DOM	751



1953 84TH ST

Bensonhurst

Type	Townhouse	Status	Contract	Ask	\$2,108,000
Sqft	3,327	Beds	6	Baths	3
PPSF	\$634	Fees	\$1,003	DOM	19

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.