

OCT 10 - 16, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 5 condos, 2 coops, and 5 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,415,000

Average Asking Price

\$3,115,000

Median Asking Price

\$1,419

Average PPSF

1%

Average Discount

\$40,980,000

Total Volume

123

Average Days On Market

Unit 2 at 113 North 9th Street in Williamsburg entered contract this week, with a last asking price of \$6,250,000. This newly-built triplex spans 3,315 square feet with 4 beds and 3 full baths. It features a private elevator, 1,250 square feet of outdoor space, smart home functionality, a library, a custom kitchen with floor-to-ceiling, double-height windows, 14-foot ceilings, white oak chevron flooring, a primary bedroom with custom closet and a southwest-facing terrace, and much more.

Also signed this week was Unit 24B at 50 Bridge Park Drive in Brooklyn Heights, with a last asking price of \$4,850,000. Built in 2019, this condo spans 2,057 square feet with 3 beds and 2 full baths. It features high-speed elevator access, a chef-inspired kitchen with high-end appliances, custom Italian cabinetry, floor-to-ceiling windows, a primary bedroom with dual closets and dressing area, radiant heated floors, and much more. The building provides a 24-hour concierge, a pet wash, private and bike storage, a fitness center, and many other amenities.

5

Condo Deal(s)

2

Co-op Deal(s)

5

Townhouse Deal(s)

\$3,894,000

Average Asking Price

\$2,595,000

Average Asking Price

\$3,264,000

Average Asking Price

\$3,495,000

Median Asking Price

\$2,595,000

Median Asking Price

\$3,330,000

Median Asking Price

\$1,752

Average PPSF

\$1,498

Average PPSF

\$1,069

Average PPSF

2,181

Average SqFt

1,800

Average SqFt

3,060

Average SqFt



113 NORTH 9TH ST #2

Williamsburg

Type	Condo	Status	Contract	Ask	\$6,250,000
SqFt	3,315	Beds	4	Baths	3
PPSF	\$1,886	Fees	\$1,230	DOM	24



50 BRIDGE PARK DR #24B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,850,000
SqFt	2,057	Beds	3	Baths	2
PPSF	\$2,358	Fees	\$4,930	DOM	N/A



198 PROSPECT PL

Prospect Heights

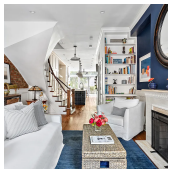
Type	Townhouse	Status	Contract	Ask	\$3,800,000
SqFt	3,600	Beds	6	Baths	3
PPSF	\$1,056	Fees	\$208	DOM	N/A



2 NORTHSIDE PIERS #29NY

Williamsburg

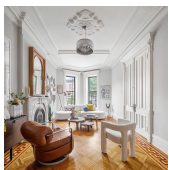
Type	Condo	Status	Contract	Ask	\$3,495,000
SqFt	2,158	Beds	4	Baths	3.5
PPSF	\$1,620	Fees	\$1,900	DOM	29



534 1/2 PACIFIC ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	3,000	Beds	5	Baths	3.5
PPSF	\$1,165	Fees	\$714	DOM	21

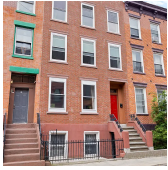


408 10TH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,330,000
SqFt	3,312	Beds	8	Baths	5.5
PPSF	\$1,006	Fees	\$615	DOM	784

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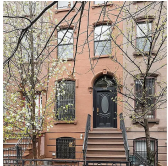


22 FILLMORE PL

Type	Townhouse	Status	Contract
Sqft	2,800	Beds	4
PPSF	\$1,036	Fees	\$268

Williamsburg

Ask	\$2,900,000
Baths	3
DOM	127



180 ADELPHI ST

Type	Townhouse	Status	Contract
Sqft	2,584	Beds	4
PPSF	\$1,082	Fees	\$435

Fort Greene

Ask	\$2,795,000
Baths	4
DOM	35



533 PACIFIC ST #1A

Type	Condo	Status	Contract
Sqft	1,675	Beds	3
PPSF	\$1,642	Fees	\$3,520

Boerum Hill

Ask	\$2,750,000
Baths	2
DOM	N/A



333 SACKETT ST #1

Type	Coop	Status	Contract
Sqft	1,800	Beds	4
PPSF	\$1,498	Fees	\$898

Carroll Gardens

Ask	\$2,695,000
Baths	3
DOM	26

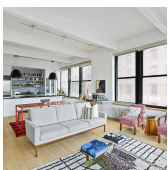


24 MONROE PL #3A

Type	Coop	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$2,879

Brooklyn Heights

Ask	\$2,495,000
Baths	3
DOM	13



70 WASHINGTON ST #5D

Type	Condo	Status	Contract
Sqft	1,700	Beds	2
PPSF	\$1,250	Fees	\$2,337

Dumbo

Ask	\$2,125,000
Baths	3
DOM	41

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