

OCT 31 - NOV 6, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 13 condos, 1 coop, and 14 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,180,572

Average Asking Price

\$2,547,500

Median Asking Price

\$1,342

Average PPSF

2%

Average Discount

\$89,056,000

Total Volume

129

Average Days On Market

Unit PH2B at 50 Bridge Park Drive in Brooklyn Heights entered contract this week, with a last asking price of \$8,095,000. Built in 2019, this penthouse condo unit spans 2,904 square feet with 4 beds and 3 full baths. It features a private high-speed elevator, a chef-inspired kitchen with white oak cabinetry, a primary bedroom with walk-in closets and an en-suite marble bathroom, and much more. The building provides a rooftop lounge, a large fitness center, a 24-hour concierge, and many other amenities.

Also signed this week was 122 Congress Street in Cobble Hill, with a last asking price of \$6,495,000. Originally built in the 1850s and redesigned in 2015, this 25-foot-wide townhouse spans 4,122 square feet with 5 beds and 5 full baths. It features 6 landscaped outdoor spaces, high ceilings, a chef's kitchen with Italian cabinetry and high-end appliances, central A/C and heating, luxury finishes throughout, and much more.

13

Condo Deal(s)

1

Co-op Deal(s)

14

Townhouse Deal(s)

\$3,383,385

Average Asking Price

\$2,200,000

Average Asking Price

\$3,062,286

Average Asking Price

\$2,995,000

Median Asking Price

\$2,200,000

Median Asking Price

\$2,547,500

Median Asking Price

\$1,634

Average PPSF

\$1,258

Average PPSF

\$1,033

Average PPSF

2,067

Average SqFt

1,750

Average SqFt

3,152

Average SqFt



50 BRIDGE PK DR #PH2B

Brooklyn Heights

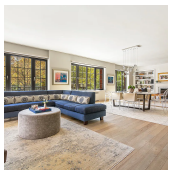
Type	Condo	Status	Contract	Ask	\$8,095,000
SqFt	2,904	Beds	4	Baths	3.5
PPSF	\$2,788	Fees	\$5,519	DOM	207



122 CONGRESS ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$6,495,000
SqFt	4,500	Beds	5	Baths	5
PPSF	\$1,444	Fees	\$1,570	DOM	484



30 HENRY ST #2

Lower East Side

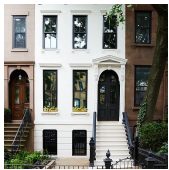
Type	Condo	Status	Contract	Ask	\$5,100,000
SqFt	3,200	Beds	4	Baths	3.5
PPSF	\$1,594	Fees	\$4,157	DOM	226



70 HENRY ST #C

Brooklyn Heights

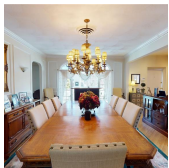
Type	Condo	Status	Contract	Ask	\$4,800,000
SqFt	2,694	Beds	4	Baths	3.5
PPSF	\$1,782	Fees	\$4,042	DOM	52



413 8 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,650,000
SqFt	2,481	Beds	4	Baths	3
PPSF	\$1,875	Fees	\$937	DOM	21



8220 12TH AVE

Dyker Heights

Type	Townhouse	Status	Contract	Ask	\$3,810,000
SqFt	4,380	Beds	5	Baths	3
PPSF	\$870	Fees	\$1,662	DOM	248

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128 S OXFORD ST

Fort Greene

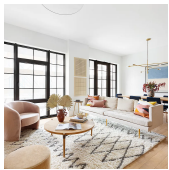
Type	Townhouse	Status	Contract	Ask	\$3,495,000
Sqft	2,500	Beds	3	Baths	2.5
PPSF	\$1,398	Fees	\$346	DOM	26



856 WASHINGTON AVE #PH2

Prospect Heights

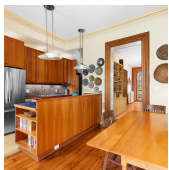
Type	Condo	Status	Contract	Ask	\$3,395,000
Sqft	3,172	Beds	3	Baths	3.5
PPSF	\$1,071	Fees	\$6,060	DOM	239



533 PACIFIC ST #5A

Boerum Hill

Type	Condo	Status	Contract	Ask	\$3,225,000
Sqft	1,783	Beds	3	Baths	2.5
PPSF	\$1,809	Fees	\$3,436	DOM	176



355 BERGEN ST

Park Slope

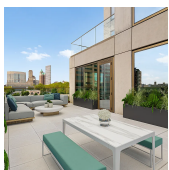
Type	Townhouse	Status	Contract	Ask	\$3,100,000
Sqft	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	\$895	DOM	179



345 CARROLL ST #GD

Gowanus

Type	Condo	Status	Contract	Ask	\$3,025,000
Sqft	2,749	Beds	2	Baths	2.5
PPSF	\$1,101	Fees	\$4,548	DOM	170

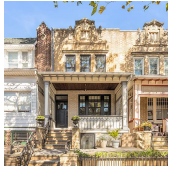


98 FRONT ST #PH1F

Dumbo

Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	1,613	Beds	3	Baths	2.5
PPSF	\$1,857	Fees	\$3,915	DOM	379

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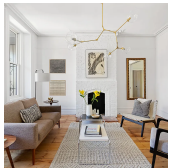
225 WINDSOR PL

Type Townhouse
Sqft 2,422
PPSF \$1,136

Status Contract
Beds 4
Fees \$527

Windsor Terrace

Ask \$2,750,000
Baths 2
DOM 17



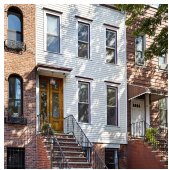
158 14 ST

Type Townhouse
Sqft 2,540
PPSF \$1,022

Status Contract
Beds 4
Fees \$441

Gowanus

Ask \$2,595,000
Baths 4
DOM 21



345 14 ST

Type Townhouse
Sqft 2,100
PPSF \$1,191

Status Contract
Beds 5
Fees \$329

Park Slope

Ask \$2,500,000
Baths 2
DOM 21



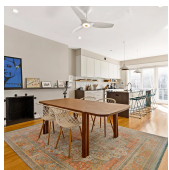
532 LORIMER ST #PH

Type Condo
Sqft 1,450
PPSF \$1,724

Status Contract
Beds 3
Fees \$1,761

Williamsburg

Ask \$2,499,000
Baths 2.5
DOM 296



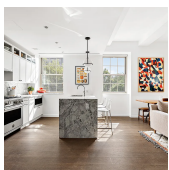
1190 UNION ST

Type Townhouse
Sqft 2,785
PPSF \$896

Status Contract
Beds 3
Fees \$572

Crown Heights

Ask \$2,495,000
Baths 3.5
DOM 38



75 GREENE AVE #2B

Type Condo
Sqft 1,494
PPSF \$1,607

Status Contract
Beds 3
Fees \$2,642

Fort Greene

Ask \$2,400,000
Baths 2
DOM 56

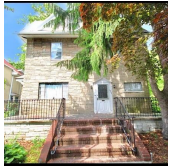
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1584 PACIFIC ST

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	3,839	Beds	5	Baths	3.5
PPSF	\$598	Fees	\$588	DOM	118



8204 RIDGE BLVD

Bay Ridge

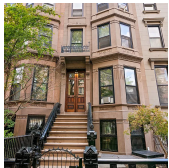
Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	3,400	Beds	6	Baths	2
PPSF	\$662	Fees	\$1,389	DOM	159



199 CONOVER ST #GARDEN-B

Red Hook

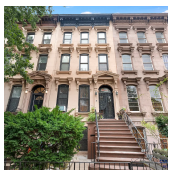
Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,578	Beds	3	Baths	2
PPSF	\$1,395	Fees	\$2,635	DOM	1



52 STERLING PL #2

Park Slope

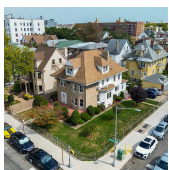
Type	Coop	Status	Contract	Ask	\$2,200,000
Sqft	1,750	Beds	3	Baths	1.5
PPSF	\$1,258	Fees	N/A	DOM	47



500 WILLOUGHBY AVE

Bedford Stuyvesant

Type	Multihouse	Status	Contract	Ask	\$2,199,000
Sqft	3,000	Beds	7	Baths	3
PPSF	\$733	Fees	\$382	DOM	37



79 BAY 25 ST

Bath Beach

Type	Townhouse	Status	Contract	Ask	\$2,188,000
Sqft	3,866	Beds	9	Baths	3
PPSF	\$566	Fees	\$1,122	DOM	40

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85 JAY ST #16F-YORK

Dumbo

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,666	Fees	\$3,065

Ask	\$2,150,000
Baths	2
DOM	87



654 HUMBOLDT ST #1

Greenpoint

Type	Condo	Status	Contract
Sqft	1,300	Beds	3
PPSF	\$1,616	Fees	\$627

Ask	\$2,100,000
Baths	2.5
DOM	20

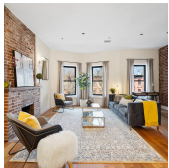


49 KINGSTON AVE

Bedford Stuyvesant

Type	Multihouse	Status	Contract
Sqft	N/A	Beds	8
PPSF	N/A	Fees	\$864

Ask	\$2,050,000
Baths	5
DOM	6



206 PROSPECT PL #4

Prospect Heights

Type	Condo	Status	Contract
Sqft	1,640	Beds	3
PPSF	\$1,220	Fees	\$950

Ask	\$2,000,000
Baths	2
DOM	230

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