

**AUGUST 16 - 22, 2021**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 13 condos, and 12 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,275,360**

Average Asking Price

**\$2,700,000**

Median Asking Price

**\$1,376**

Average PPSF

**2%**

Average Discount

**\$81,884,000**

Total Volume

**205**

Average Days On Market

13 Pineapple Street in Brooklyn Heights entered contract this week, with a last asking price of \$7,600,000. Originally built in 1830, this four story, 35-foot wide shingled home spans 4,265 square feet with 7 beds and 3 full baths. It features elegant window boxes, an attached garage, three fireplaces, a private 50-foot wide garden, modern cabinetry, black stone counters, terracotta wall tile, a rear porch, a media room/library, zoned central air conditioning, and much more. The primary suite on the third floor offers a windowed dressing room, a new modern bathroom, and an office and den.

Also signed this week was 143 Willow Street in Brooklyn Heights, with a last asking price of \$7,250,000. Built in 1844, this five story, 25-foot wide townhouse offers 10 beds and 4 full baths. It features a full-height cellar, 13-foot ceilings, a spacious extended kitchen with a breakfast area, a library, herringbone-patterned floors, wood-burning fireplaces, central air conditioning, a large, 50-foot deep garden with a southeast exposure, a finished attic space divided into three bedrooms, a terrace overlooking the garden from the primary suite, and much more.

**13**

Condo Deal(s)

**0**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$2,835,231**

Average Asking Price

**\$0**

Average Asking Price

**\$3,752,167**

Average Asking Price

**\$2,500,000**

Median Asking Price

**\$0**

Median Asking Price

**\$3,000,000**

Median Asking Price

**\$1,597**

Average PPSF

**N/A**

Average PPSF

**\$1,089**

Average PPSF

**1,764**

Average SqFt

**N/A**

Average SqFt

**3,218**

Average SqFt



**13 PINEAPPLE ST**

Brooklyn Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$7,600,000
<b>SqFt</b>	4,265	<b>Beds</b>	7	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,782	<b>Fees</b>	\$2,577	<b>DOM</b>	89



**143 WILLOW ST**

Brooklyn Heights

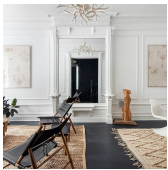
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$7,250,000
<b>SqFt</b>	N/A	<b>Beds</b>	10	<b>Baths</b>	4.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$2,072	<b>DOM</b>	108



**550 VANDERBILT AVE #PHW**

Prospect Heights

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000
<b>SqFt</b>	2,859	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>PPSF</b>	\$2,097	<b>Fees</b>	\$4,556	<b>DOM</b>	715



**141 LINCOLN PL**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,495,000
<b>SqFt</b>	3,516	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,279	<b>Fees</b>	\$981	<b>DOM</b>	33



**369 PK PL**

Prospect Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,250,000
<b>SqFt</b>	3,840	<b>Beds</b>	7	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,107	<b>Fees</b>	\$833	<b>DOM</b>	46



**533 2 ST**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,895,000
<b>SqFt</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$919	<b>DOM</b>	19

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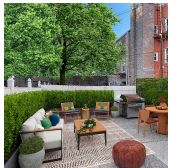




**1 CLINTON ST #35C**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,470,000
<b>Sqft</b>	1,933	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,796	<b>Fees</b>	\$5,068	<b>DOM</b>	N/A



**154 WYTHE AVE**

**Williamsburg**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,100,000
<b>Sqft</b>	1,920	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,615	<b>Fees</b>	\$750	<b>DOM</b>	362



**510 DRIGGS AVE #4B**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,925,000
<b>Sqft</b>	1,823	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,605	<b>Fees</b>	\$3,257	<b>DOM</b>	1



**177 RUGBY RD**

**Prospect Park South**

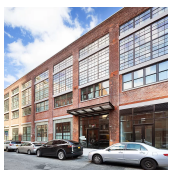
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,900,000
<b>Sqft</b>	3,418	<b>Beds</b>	7	<b>Baths</b>	3
<b>PPSF</b>	\$848	<b>Fees</b>	\$1,080	<b>DOM</b>	101



**22 N 6 ST #23GH**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	1,785	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,566	<b>Fees</b>	\$1,810	<b>DOM</b>	78



**51 JAY ST #4J**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	1,752	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,596	<b>Fees</b>	\$2,926	<b>DOM</b>	81

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**263 CARROLL ST**

**Carroll Gardens**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,700,000
<b>Sqft</b>	2,270	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,189	<b>Fees</b>	\$561	<b>DOM</b>	43



**145 HUNTINGTON ST #1L**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,698,000
<b>Sqft</b>	2,400	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,125	<b>Fees</b>	\$1,630	<b>DOM</b>	645



**249 JEFFERSON AVE**

**Bedford Stuyvesant**

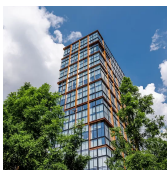
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	4,000	<b>Beds</b>	7	<b>Baths</b>	4
<b>PPSF</b>	\$625	<b>Fees</b>	\$453	<b>DOM</b>	114



**85 N 3 ST #306**

**Williamsburg**

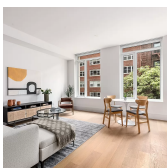
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	1,745	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,433	<b>Fees</b>	\$1,413	<b>DOM</b>	74



**50 BRIDGE PK DR #20D**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,500,000
<b>Sqft</b>	1,489	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,679	<b>Fees</b>	\$2,832	<b>DOM</b>	109



**1 CLINTON ST #4K**

**Brooklyn Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,450,000
<b>Sqft</b>	1,533	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,599	<b>Fees</b>	\$3,360	<b>DOM</b>	70

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**152 WITHERS ST #1B**

**Williamsburg**

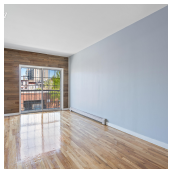
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,280,000
<b>Sqft</b>	1,562	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,460	<b>Fees</b>	\$1,434	<b>DOM</b>	152



**510 DRIGGS AVE #3L**

**Williamsburg**

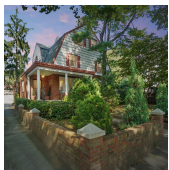
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	1,361	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,654	<b>Fees</b>	\$2,493	<b>DOM</b>	N/A



**130 15 ST**

**Gowanus**

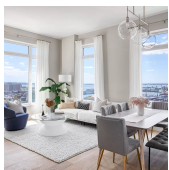
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,199,000
<b>Sqft</b>	3,899	<b>Beds</b>	9	<b>Baths</b>	6
<b>PPSF</b>	\$564	<b>Fees</b>	\$726	<b>DOM</b>	763



**185 82 ST**

**Bay Ridge**

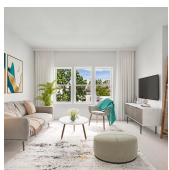
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,137,000
<b>Sqft</b>	3,456	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$618	<b>Fees</b>	\$1,214	<b>DOM</b>	909



**185 18 ST #PH1002**

**Greenwood**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	1,436	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,463	<b>Fees</b>	\$2,704	<b>DOM</b>	64

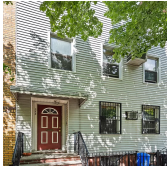


**279 SACKETT ST #4**

**Carroll Gardens**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,100,000
<b>Sqft</b>	1,249	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,682	<b>Fees</b>	\$988	<b>DOM</b>	31

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**275 N 6 ST**

**Type** Townhouse

**Sqft** 1,596

**PPSF** \$1,254

**Status** Contract

**Beds** 4

**Fees** \$285

**Williamsburg**

**Ask** \$2,000,000

**Baths** 3

**DOM** 94

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