

SEP 6 - 12, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 8 condos, and 6 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$2,931,322

Average Asking Price

\$2,797,000

Median Asking Price

\$1,327

Average PPSF

0%

Average Discount

\$41,038,500

Total Volume

147

Average Days On Market

Unit 10B at 347 Henry Street in Cobble Hill entered contract this week, with a last asking price of \$4,325,000. This new construction condo spans 2,014 square feet with 4 beds and 3 full baths. It features a 143 square foot private balcony overlooking the New York Harbor, oversized windows, white oak flooring, a top-of-the-line kitchen with gray marble countertops, stainless inlays, and custom cabinetry, and much more. The corner primary bedroom has southern and eastern light, a walk-in closet, and a spa-like en-suite bathroom. The building provides an outdoor resort-style pool complete with daybeds, an outdoor kitchen, a terrace lounge, a state-of-the-art fitness center, and more.

85 Caylor Street in Greenpoint also entered contract this week, with a last asking price of \$4,300,000. This new construction brick townhouse spans 4,420 square feet with 5 beds and 4 full baths. It features high ceilings, oversized windows, open tread staircases, custom kitchen cabinetry and high-end appliances, a two level outdoor area, a rooftop with 630 square feet of space, radiant heated floors, an en-suite bath for each bedroom, and much more. The primary bedroom features a private balcony, and an en-suite bath with imported marble and soaking tub.

8

Condo Deal(s)

0

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,830,625

Average Asking Price

\$0

Average Asking Price

\$3,065,584

Average Asking Price

\$2,572,500

Median Asking Price

\$0

Median Asking Price

\$3,022,500

Median Asking Price

\$1,625

Average PPSF

N/A

Average PPSF

\$851

Average PPSF

1,839

Average SqFt

N/A

Average SqFt

3,608

Average SqFt



347 HENRY ST #10B

Cobble Hill

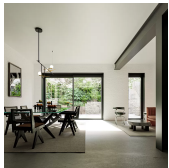
Type	Condo	Status	Contract	Ask	\$4,325,000
SqFt	2,014	Beds	4	Baths	3.5
PPSF	\$2,147	Fees	\$4,894	DOM	168



85 CALYER ST

Greenpoint

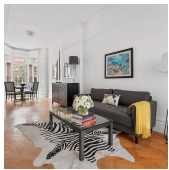
Type	Townhouse	Status	Contract	Ask	\$4,300,000
SqFt	4,420	Beds	5	Baths	4
PPSF	\$973	Fees	N/A	DOM	37



168 PLYMOUTH ST #GARDEN

Dumbo

Type	Condo	Status	Contract	Ask	\$3,395,000
SqFt	2,331	Beds	3	Baths	3.5
PPSF	\$1,457	Fees	\$5,105	DOM	154



283 PK PL

Prospect Heights

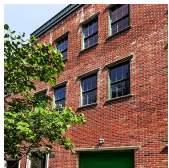
Type	Townhouse	Status	Contract	Ask	\$3,249,500
SqFt	3,244	Beds	6	Baths	4
PPSF	\$1,002	Fees	\$654	DOM	32



163 HUNTINGTON ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$3,050,000
SqFt	3,416	Beds	9	Baths	4
PPSF	\$893	Fees	\$526	DOM	155



13 EVANS ST

Vinegar Hill

Type	Townhouse	Status	Contract	Ask	\$2,995,000
SqFt	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	\$1,117	DOM	49

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561 PACIFIC ST #1103

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,734	Beds	3
PPSF	\$1,728	Fees	\$4,230

Ask	\$2,995,000
Baths	3
DOM	427



364 PUTNAM AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,360	Beds	6
PPSF	\$774	Fees	N/A

Ask	\$2,599,000
Baths	5.5
DOM	N/A

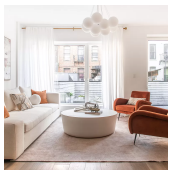


70 WASHINGTON ST #20

Dumbo

Type	Condo	Status	Contract
Sqft	1,650	Beds	2
PPSF	\$1,573	Fees	\$2,389

Ask	\$2,595,000
Baths	3
DOM	141



561 PACIFIC ST #1102

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,472	Beds	3
PPSF	\$1,733	Fees	\$3,636

Ask	\$2,550,000
Baths	2
DOM	85

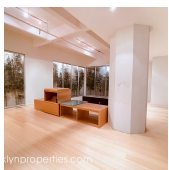


85 JAY ST #17A-FRONT

Dumbo

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,945	Fees	\$3,065

Ask	\$2,510,000
Baths	2
DOM	N/A



70 WASHINGTON ST #2K

Dumbo

Type	Condo	Status	Contract
Sqft	3,003	Beds	1
PPSF	\$758	Fees	\$3,655

Ask	\$2,275,000
Baths	2.5
DOM	117

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1542 E 12 ST

Type Townhouse
Sqft 3,600
PPSF \$612

Status Contract
Beds 8
Fees \$1,150

Midwood

Ask \$2,200,000
Baths 5.5
DOM 88



85 JAY ST #12B-FRONT

Type Condo
Sqft 1,211
PPSF \$1,652

Status Contract
Beds 2
Fees \$2,875

Dumbo

Ask \$2,000,000
Baths 2
DOM 304

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