

NOV 01 - 07, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 15 condos, and 12 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$3,123,260

Average Asking Price

\$3,175,000

Median Asking Price

\$1,406

Average PPSF

2%

Average Discount

\$84,328,000

Total Volume

194

Average Days On Market

Unit 1024/1025 at 360 Furman Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,350,000. Originally built in 1928, these two condo units span 3,310 square feet with 4 beds and 3 full baths. They feature sweeping protected views of the harbor, Statue of Liberty, and the city from 35 enormous windows, 13-foot ceilings, a foyer with two double closets and a powder room, an updated kitchen with a quartz waterfall island, high-end appliances, a primary suite with skyline views and two walls of custom closets, and much more. The building provides deeded parking, a state-of-the-art fitness center, a full-time doorman, and many other amenities.

Also signed this week was 562 2nd Street in Park Slope, with a last asking price of \$4,300,000. This 4-story townhouse spans 4,440 square feet on a 21-foot wide footprint, with 6 beds and 3 full baths. It features hardwood floors, a wood staircase, oversized windows, original stained glass, a cook's kitchen with wood cabinetry and large corner deck, high-ceilings, a paved garden, and much more.

15

Condo Deal(s)

0

Co-op Deal(s)

12

Townhouse Deal(s)

\$3,133,934

Average Asking Price

\$0

Average Asking Price

\$3,109,917

Average Asking Price

\$3,175,000

Median Asking Price

\$0

Median Asking Price

\$3,225,000

Median Asking Price

\$1,683

Average PPSF

N/A

Average PPSF

\$990

Average PPSF

1,879

Average SqFt

N/A

Average SqFt

3,221

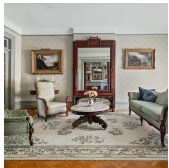
Average SqFt



360 FURMAN ST #1024/1025

Brooklyn Heights

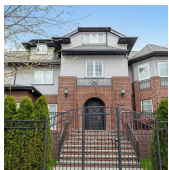
Type	Condo	Status	Contract	Ask	\$5,350,000
SqFt	3,310	Beds	4	Baths	3
PPSF	\$1,617	Fees	\$6,448	DOM	943



562 2 ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,300,000
SqFt	N/A	Beds	6	Baths	3.5
PPSF	N/A	Fees	\$933	DOM	49



2201 AVE M

Midwood

Type	Townhouse	Status	Contract	Ask	\$3,950,000
SqFt	5,225	Beds	6	Baths	5.5
PPSF	\$756	Fees	\$1,856	DOM	190



347 HENRY ST #5A

Cobble Hill

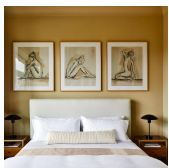
Type	Condo	Status	Contract	Ask	\$3,725,000
SqFt	1,908	Beds	3	Baths	3.5
PPSF	\$1,953	Fees	\$6,121	DOM	223



210 SAINT JAMES PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,650,000
SqFt	3,500	Beds	6	Baths	3.5
PPSF	\$1,043	Fees	\$1,035	DOM	302



1 PROSPECT PK W #5D

Park Slope

Type	Condo	Status	Contract	Ask	\$3,625,000
SqFt	2,022	Beds	3	Baths	2
PPSF	\$1,793	Fees	\$4,748	DOM	3

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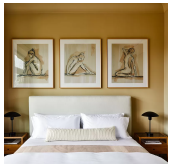


1213 41 ST

Type	Multihouse	Status	Contract
Sqft	1,840	Beds	2
PPSF	\$1,903	Fees	N/A

Borough Park

Ask	\$3,500,000
Baths	2
DOM	1,098



1 PROSPECT PK W #8C

Type	Condo	Status	Contract
Sqft	1,686	Beds	3
PPSF	\$2,076	Fees	\$4,270

Park Slope

Ask	\$3,500,000
Baths	2.5
DOM	36

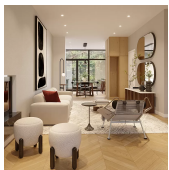


137 VANDERBILT ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$804

Windsor Terrace

Ask	\$3,500,000
Baths	4
DOM	N/A

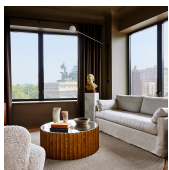


404 DEGRAW ST #1

Type	Condo	Status	Contract
Sqft	2,015	Beds	3
PPSF	\$1,735	Fees	\$2,520

Gowanus

Ask	\$3,495,000
Baths	3.5
DOM	54

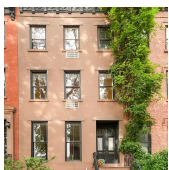


1 PROSPECT PK W #7E

Type	Condo	Status	Contract
Sqft	1,761	Beds	2
PPSF	\$1,931	Fees	\$4,293

Park Slope

Ask	\$3,400,000
Baths	2.5
DOM	2



193 BALTIC ST

Type	Multihouse	Status	Contract
Sqft	4,500	Beds	5
PPSF	\$739	Fees	\$1,199

Cobble Hill

Ask	\$3,325,000
Baths	3
DOM	19

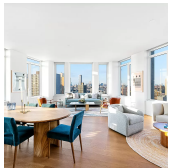
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360 FURMAN ST #601/602

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	2,440	Beds	4	Baths	3
PPSF	\$1,332	Fees	\$4,588	DOM	N/A



1 CLINTON ST #11A

Brooklyn Heights

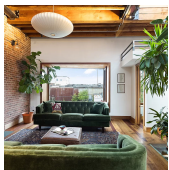
Type	Condo	Status	Contract	Ask	\$3,175,000
Sqft	1,993	Beds	3	Baths	2.5
PPSF	\$1,594	Fees	\$4,915	DOM	N/A



477 E 16 ST

Flatbush

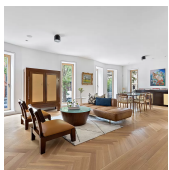
Type	Townhouse	Status	Contract	Ask	\$3,125,000
Sqft	3,600	Beds	6	Baths	4
PPSF	\$869	Fees	\$838	DOM	13



171 DIKEMAN ST

Red Hook

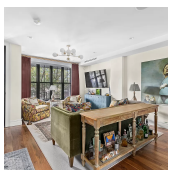
Type	Townhouse	Status	Contract	Ask	\$2,925,000
Sqft	2,700	Beds	4	Baths	4.5
PPSF	\$1,084	Fees	\$221	DOM	27



343 6 AVE #1A

Park Slope

Type	Condo	Status	Contract	Ask	\$2,850,000
Sqft	2,035	Beds	3	Baths	3
PPSF	\$1,401	Fees	\$1,362	DOM	22



551 ST MARKS AVE

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,800,000
Sqft	3,107	Beds	6	Baths	6.5
PPSF	\$902	Fees	\$457	DOM	17

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395 ATLANTIC AVE # 2

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,743	Beds	3
PPSF	\$1,578	Fees	\$1,811

Ask	\$2,750,000
Baths	2.5
DOM	99

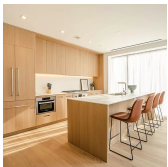


360 FURMAN ST # 429

Brooklyn Heights

Type	Condo	Status	Contract
Sqft	1,725	Beds	3
PPSF	\$1,536	Fees	\$3,199

Ask	\$2,649,000
Baths	1
DOM	231

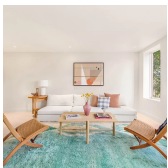


98 FRONT ST #PH2A

Dumbo

Type	Condo	Status	Contract
Sqft	1,384	Beds	2
PPSF	\$1,803	Fees	\$3,235

Ask	\$2,495,000
Baths	2.5
DOM	458

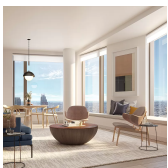


58 BUTLER ST # 4

Carroll Gardens

Type	Condo	Status	Contract
Sqft	1,409	Beds	3
PPSF	\$1,771	Fees	\$1,101

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



11 HOYT ST # 50G

Downtown

Type	Condo	Status	Contract
Sqft	1,306	Beds	2
PPSF	\$1,723	Fees	\$2,668

Ask	\$2,250,000
Baths	2
DOM	N/A



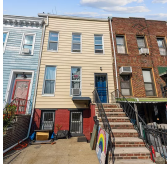
480 CHAUNCEY ST

Ocean Hill

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	9
PPSF	\$610	Fees	\$375

Ask	\$2,195,000
Baths	4
DOM	54

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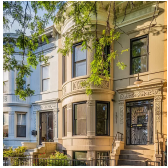
345 7 AVE #1

Type Multihouse
Sqft 1,808
PPSF \$1,134

Status Contract
Beds 5
Fees \$400

Park Slope

Ask \$2,049,000
Baths 2
DOM 52



1311 UNION ST

Type Townhouse
Sqft 2,328
PPSF \$860

Status Contract
Beds 6
Fees \$659

Crown Heights

Ask \$2,000,000
Baths 5
DOM 15



42 S 1 ST #4E

Type Condo
Sqft 1,439
PPSF \$1,390

Status Contract
Beds 3
Fees \$1,388

Williamsburg

Ask \$2,000,000
Baths 2
DOM 533

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