

NOV 15 - 21, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 12 condos, 1 coop, and 14 houses. The previous week saw 30 deals. For more information or data, please reach out to a Compass agent.

\$3,417,963

Average Asking Price

\$3,050,000

Median Asking Price

\$1,413

Average PPSF

1%

Average Discount

\$92,284,995

Total Volume

133

Average Days On Market

479 Henry Street in Cobble Hill entered contract this week, with a last asking price of \$7,500,000. This 22-foot wide, gut-renovated brownstone spans approximately 4,800 square feet with 4 beds and 3 full baths. It features an all-new structure, wide white oak floors, front and rear gardens with bluestone pavers, bathrooms with marble slabs and tiling, and much more. The top floor is configured as a hotel-like primary bedroom suite, with a spa-like double vanity, 15-foot ceilings, lofted storage, and a private terrace.

Also signed this week was 299 Clinton Street in Cobble Hill, with a last asking price of \$5,875,000. This 20-foot wide townhouse offers 5 beds and 2 full baths. It features ornate woodwork, 10-foot ceilings, exposed beams, wood-burning fireplaces, floor-to-ceiling closets, high-end appliances, a mahogany staircase, oversized windows, landscaped front and side gardens, built-in bookshelves, and much more. The third floor primary suite is oversized and has two exposures, and an en-suite windowed bath with garden views.

12

Condo Deal(s)

1

Co-op Deal(s)

14

Townhouse Deal(s)

\$2,986,083

Average Asking Price

\$2,650,000

Average Asking Price

\$3,843,000

Average Asking Price

\$2,499,998

Median Asking Price

\$2,650,000

Median Asking Price

\$3,595,000

Median Asking Price

\$1,663

Average PPSF

N/A

Average PPSF

\$1,182

Average PPSF

1,817

Average SqFt

N/A

Average SqFt

3,260

Average SqFt



479 HENRY ST

Cobble Hill

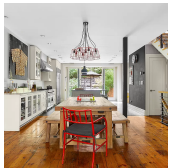
Type	Townhouse	Status	Contract	Ask	\$7,500,000
SqFt	4,800	Beds	4	Baths	3.5
PPSF	\$1,563	Fees	\$1,045	DOM	93



299 CLINTON ST

Cobble Hill

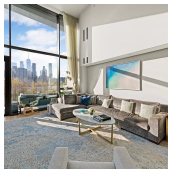
Type	Townhouse	Status	Contract	Ask	\$5,875,000
SqFt	2,928	Beds	5	Baths	2
PPSF	\$2,007	Fees	\$1,406	DOM	27



31 JORALEMON ST

Brooklyn Heights

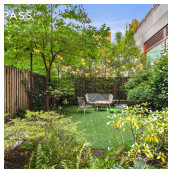
Type	Townhouse	Status	Contract	Ask	\$5,500,000
SqFt	3,650	Beds	6	Baths	3.5
PPSF	\$1,507	Fees	\$2,543	DOM	36



90 FURMAN ST #N518

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,499,000
SqFt	2,594	Beds	3	Baths	2.5
PPSF	\$1,735	Fees	\$5,905	DOM	203



291 UNION ST #M3

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$4,300,000
SqFt	2,295	Beds	4	Baths	3
PPSF	\$1,874	Fees	\$3,964	DOM	38



390 STUYVESANT AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$3,950,000
SqFt	4,446	Beds	6	Baths	4
PPSF	\$889	Fees	\$648	DOM	158

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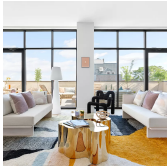


244 PUTNAM AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,920	Beds	5
PPSF	\$994	Fees	\$245

Ask	\$3,895,000
Baths	4
DOM	187



139 HURON ST #PHA

Greenpoint

Type	Condo	Status	Contract
Sqft	2,001	Beds	3
PPSF	\$1,937	Fees	\$4,696

Ask	\$3,875,000
Baths	2.5
DOM	65

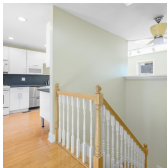


158 BERGEN ST

Boerum Hill

Type	Multihouse	Status	Contract
Sqft	N/A	Beds	8
PPSF	N/A	Fees	\$801

Ask	\$3,800,000
Baths	4
DOM	46



71 JAVA ST

Greenpoint

Type	Townhouse	Status	Contract
Sqft	2,794	Beds	4
PPSF	\$1,323	Fees	\$227

Ask	\$3,695,000
Baths	4
DOM	58

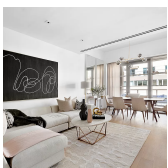


276 GATES AVE

Bedford Stuyvesant

Type	Multihouse	Status	Contract
Sqft	3,250	Beds	5
PPSF	\$1,076	Fees	\$385

Ask	\$3,495,000
Baths	3.5
DOM	17



138 N 10 ST #PHB

Williamsburg

Type	Condo	Status	Contract
Sqft	1,741	Beds	3
PPSF	\$1,893	Fees	\$1,993

Ask	\$3,295,000
Baths	2.5
DOM	239

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338 LAFAYETTE AVE

Clinton Hill

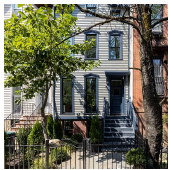
Type	Townhouse	Status	Contract	Ask	\$3,095,000
Sqft	3,312	Beds	5	Baths	4
PPSF	\$935	Fees	\$193	DOM	131



1 PROSPECT PK W #9F

Park Slope

Type	Condo	Status	Contract	Ask	\$3,050,000
Sqft	1,693	Beds	3	Baths	2.5
PPSF	\$1,802	Fees	\$3,981	DOM	1



92 VANDERBILT AVE

Fort Greene

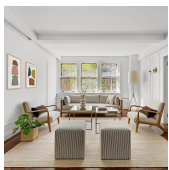
Type	Townhouse	Status	Contract	Ask	\$2,900,000
Sqft	2,500	Beds	5	Baths	3.5
PPSF	\$1,160	Fees	\$270	DOM	671



382 KEAP ST #B

Williamsburg

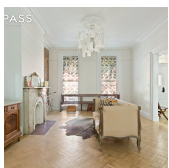
Type	Townhouse	Status	Contract	Ask	\$2,699,000
Sqft	3,087	Beds	3	Baths	4
PPSF	\$875	Fees	\$1,548	DOM	76



24 MONROE PL #2A

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,650,000
Sqft	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$3,387	DOM	218



24 JEFFERSON AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,599,000
Sqft	3,494	Beds	6	Baths	3
PPSF	\$744	Fees	\$149	DOM	63

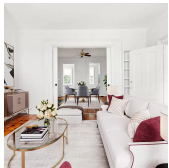
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1 PROSPECT PK W #8B

Park Slope

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,312	Beds	2	Baths	2
PPSF	\$1,906	Fees	\$3,177	DOM	352



100 VANDERBILT AVE

Fort Greene

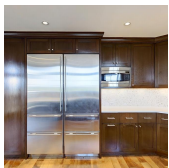
Type	Multihouse	Status	Contract	Ask	\$2,500,000
Sqft	2,112	Beds	5	Baths	3
PPSF	\$1,184	Fees	\$338	DOM	57



360 FURMAN ST #840

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,499,995
Sqft	1,709	Beds	3	Baths	2.5
PPSF	\$1,463	Fees	\$3,204	DOM	151



431 AVE P #PH3

Ocean Parkway

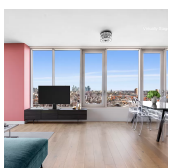
Type	Condo	Status	Contract	Ask	\$2,490,000
Sqft	2,435	Beds	3	Baths	3
PPSF	\$1,023	Fees	\$2,967	DOM	452



360 FURMAN ST #607/608

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,399,000
Sqft	1,847	Beds	3	Baths	2
PPSF	\$1,299	Fees	\$3,613	DOM	66



196 S 1 ST #12B

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	1,270	Beds	3	Baths	2
PPSF	\$1,871	Fees	\$2,673	DOM	36

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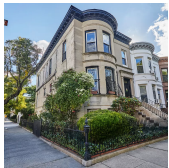


58 BUTLER ST # 2

Type	Condo	Status	Contract
Sqft	1,406	Beds	3
PPSF	\$1,672	Fees	\$944

Carroll Gardens

Ask	\$2,350,000
Baths	2
DOM	15



216 MAPLE ST

Type	Townhouse	Status	Contract
Sqft	2,082	Beds	6
PPSF	\$1,105	Fees	\$747

Prospect Lefferts Gardens

Ask	\$2,299,000
Baths	3
DOM	40



1080 LORIMER ST # 3A

Type	Condo	Status	Contract
Sqft	1,491	Beds	3
PPSF	\$1,476	Fees	\$2,722

Greenpoint

Ask	\$2,200,000
Baths	2
DOM	73

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