

DEC 6 - 12, 2021

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 11 condos, 3 coops, and 11 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$3,330,320

Average Asking Price

\$2,700,000

Median Asking Price

\$1,347

Average PPSF

6%

Average Discount

\$83,258,000

Total Volume

152

Average Days On Market

Unit PHS at 550 Vanderbilt Avenue in Prospect Heights entered contract this week, with a last asking price of \$7,715,000. Built in 2017, this penthouse condo spans 2,969 square feet with 4 beds and 4 full baths. It features lofty ceilings, sophisticated fixtures and finishes, an open layout, wide-plank white-washed oak floors, oversized windows, neighborhood and city views, a kitchen with custom cabinetry, lime-washed walnut accents, white marble countertops and backsplash, and high-end appliances. The building provides a number of amenities, including 24-hour door service, a library, a fitness center, a lounge with catering kitchen, a children's playroom, and a rooftop terrace.

Also signed this week was 541 First Street in Park Slope with a last asking price of \$7,490,000. This brownstone spans approximately 5,500 square feet with 8 beds and 4 full baths. It features a 20-foot wide footprint, 10.5-foot ceilings, a restored pier mirror, a marble hearth cabinet fireplace, restored millwork, large bay windows, a chef's kitchen with high-end appliances and marble backsplash and counters, restored stained glass transom windows, a garden, and much more.

11

Condo Deal(s)

3

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,375,455

Average Asking Price

\$2,796,667

Average Asking Price

\$3,430,728

Average Asking Price

\$2,700,000

Median Asking Price

\$2,395,000

Median Asking Price

\$2,900,000

Median Asking Price

\$1,704

Average PPSF

\$1,630

Average PPSF

\$962

Average PPSF

2,001

Average SqFt

2,240

Average SqFt

3,706

Average SqFt



550 VANDERBILT AVE # PHS

Prospect Heights

Type	Condo	Status	Contract
SqFt	2,969	Beds	4
PPSF	\$2,599	Fees	\$31,454

Ask	\$7,715,000
Baths	4.5
DOM	N/A

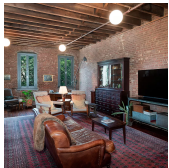


541 1 ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	5,500	Beds	8
PPSF	\$1,362	Fees	\$1,306

Ask	\$7,490,000
Baths	4.5
DOM	N/A



663 DRIGGS AVE

Williamsburg

Type	Townhouse	Status	Contract
SqFt	4,000	Beds	3
PPSF	\$1,563	Fees	\$3,000

Ask	\$6,250,000
Baths	2.5
DOM	87



1 CLINTON ST # 32A

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,308	Beds	4
PPSF	\$2,126	Fees	\$6,238

Ask	\$4,905,000
Baths	3
DOM	N/A

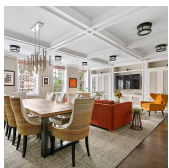


510 DRIGGS AVE # 4A

Williamsburg

Type	Condo	Status	Contract
SqFt	1,928	Beds	4
PPSF	\$2,073	Fees	\$3,777

Ask	\$3,995,000
Baths	3.5
DOM	N/A



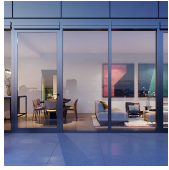
65 MONTAGUE ST # 3D4D

Brooklyn Heights

Type	Coop	Status	Contract
SqFt	2,240	Beds	5
PPSF	\$1,630	Fees	\$2,941

Ask	\$3,650,000
Baths	3
DOM	166

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215 N 10 ST # PHB

Williamsburg

Type Condo
Sqft 1,805
PPSF \$1,912

Status Contract
Beds 3
Fees \$4,449

Ask \$3,450,000
Baths 2.5
DOM 1



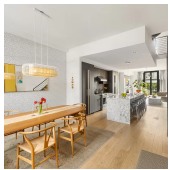
382 SACKETT ST

Gowanus

Type Townhouse
Sqft 3,200
PPSF \$1,016

Status Contract
Beds 5
Fees \$828

Ask \$3,250,000
Baths 3.5
DOM 29



111 KING ST

Red Hook

Type Townhouse
Sqft 2,722
PPSF \$1,149

Status Contract
Beds 4
Fees \$1,557

Ask \$3,125,000
Baths 3
DOM 25



110 MAPLE ST

Prospect Lefferts Gardens

Type Townhouse
Sqft 6,500
PPSF \$461

Status Contract
Beds 8
Fees \$998

Ask \$2,995,000
Baths 4
DOM 183



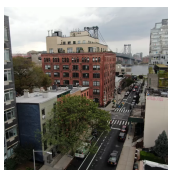
1 CLINTON ST #7A

Brooklyn Heights

Type Condo
Sqft N/A
PPSF N/A

Status Contract
Beds 3
Fees \$4,841

Ask \$2,995,000
Baths 2
DOM N/A



66 S 4 ST

Williamsburg

Type Multihouse
Sqft 3,600
PPSF \$806

Status Contract
Beds 5
Fees \$409

Ask \$2,900,000
Baths 4.5
DOM 782

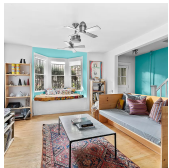
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181 CARLTON AVE #2

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,700,000
Sqft	1,568	Beds	3	Baths	2.5
PPSF	\$1,722	Fees	\$1,083	DOM	82



10 ORIENT AVE

Williamsburg

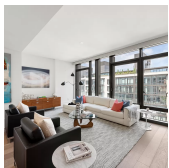
Type	Townhouse	Status	Contract	Ask	\$2,600,000
Sqft	3,000	Beds	5	Baths	3
PPSF	\$867	Fees	\$321	DOM	124



269 4 AVE #PH1101

Park Slope

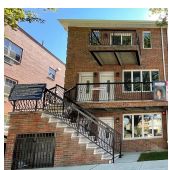
Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,478	Beds	2	Baths	2.5
PPSF	\$1,658	Fees	\$2,710	DOM	456



60 S 8 ST #D715

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,400,000
Sqft	2,557	Beds	4	Baths	4.5
PPSF	\$939	Fees	\$4,882	DOM	169



8739 19 AVE

Bath Beach

Type	Townhouse	Status	Contract	Ask	\$2,398,000
Sqft	N/A	Beds	8	Baths	6.5
PPSF	N/A	Fees	\$451	DOM	40

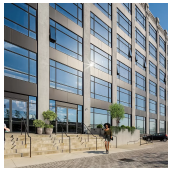


66 ORANGE ST #3A

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,395,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$1,892	DOM	24

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160 IMLAY ST # 4B1

Red Hook

Type	Condo	Status	Contract	Ask	\$2,395,000
Sqft	2,753	Beds	3	Baths	3.5
PPSF	\$870	Fees	\$2,853	DOM	438



87 REMSEN ST # 3

Brooklyn Heights

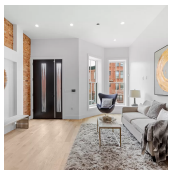
Type	Coop	Status	Contract	Ask	\$2,345,000
Sqft	N/A	Beds	2	Baths	2
PPSF	N/A	Fees	\$1,800	DOM	63



15 ORIENT AVE

Williamsburg

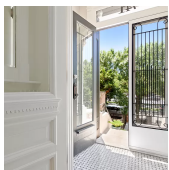
Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	2,484	Beds	4	Baths	2.5
PPSF	\$924	Fees	\$293	DOM	37



369 HERKIMER ST

Bedford Stuyvesant

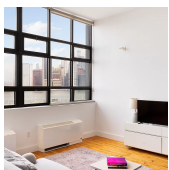
Type	Townhouse	Status	Contract	Ask	\$2,285,000
Sqft	3,024	Beds	5	Baths	4.5
PPSF	\$756	Fees	\$318	DOM	196



741 EASTERN PKWY

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	3,024	Beds	5	Baths	4
PPSF	\$711	Fees	\$674	DOM	44



360 FURMAN ST # 639

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,385	Beds	2	Baths	2
PPSF	\$1,517	Fees	\$2,641	DOM	84

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215 N 10 ST # 4 J

Type Condo
Sqft 1,250
PPSF \$1,620

Status Contract
Beds 2
Fees \$3,165

Williamsburg

Ask \$2,025,000
Baths 2
DOM 1

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