

DEC 27, 2021 - JAN 2, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 3 condos, 2 coops, and 11 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$3,159,938**

Average Asking Price

**\$2,750,000**

Median Asking Price

**\$1,168**

Average PPSF

**1%**

Average Discount

**\$50,558,999**

Total Volume

**93**

Average Days On Market

250 Garfield Place in Park Slope entered contract this week, with a last asking price of \$7,995,000. Originally built in 1891, this brownstone spans approximately 4,200 square feet with 5 beds and 4 baths. It features an open layout, a full-width glass-walled extension, an original facade, high ceilings, hardwood floors, fireplaces, a chef's kitchen and cook's quarters, honed marble counters, floating stairs, a primary suite with a southern wall of windows, garden-facing patio, and a spa-like bath, and much more.

Also signed this week was 155 Nelson Street in Carroll Gardens, with a last asking price of \$4,975,000. This newly gut-renovated townhouse spans 4,938 square feet with 5 beds and 5 baths. It features a sitting room/gallery with fireplace and bookshelves, a living room with large windows and corner space for small banquettes, a chef's kitchen with high-end appliances, white marble countertops, and private terrace with French double doors, a primary bedroom with balcony, a roof deck, and much more.

**3**

Condo Deal(s)

**2**

Co-op Deal(s)

**11**

Townhouse Deal(s)

**\$2,773,334**

Average Asking Price

**\$2,725,000**

Average Asking Price

**\$3,344,455**

Average Asking Price

**\$2,175,000**

Median Asking Price

**\$2,725,000**

Median Asking Price

**\$2,750,000**

Median Asking Price

**\$1,653**

Average PPSF

**\$1,064**

Average PPSF

**\$1,045**

Average PPSF

**1,653**

Average SqFt

**2,634**

Average SqFt

**3,160**

Average SqFt

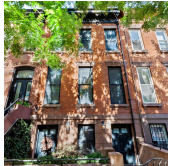


**250 GARFIELD PL**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,200	<b>Beds</b>	5
<b>PPSF</b>	\$1,904	<b>Fees</b>	\$1,193

<b>Ask</b>	\$7,995,000
<b>Baths</b>	4.5
<b>DOM</b>	108

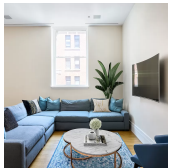


**155 NELSON ST**

Carroll Gardens

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,938	<b>Beds</b>	5
<b>PPSF</b>	\$1,007	<b>Fees</b>	\$966

<b>Ask</b>	\$4,975,000
<b>Baths</b>	5
<b>DOM</b>	88



**100 AMITY ST #3A**

Cobble Hill

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,209	<b>Beds</b>	3
<b>PPSF</b>	\$1,809	<b>Fees</b>	\$4,165

<b>Ask</b>	\$3,995,000
<b>Baths</b>	3.5
<b>DOM</b>	165



**257 6 AVE**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,800	<b>Beds</b>	4
<b>PPSF</b>	\$868	<b>Fees</b>	\$812

<b>Ask</b>	\$3,295,000
<b>Baths</b>	3.5
<b>DOM</b>	27

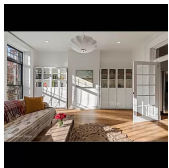


**117 AINSLIE ST**

Williamsburg

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,142	<b>Beds</b>	6
<b>PPSF</b>	\$971	<b>Fees</b>	\$379

<b>Ask</b>	\$3,050,000
<b>Baths</b>	3
<b>DOM</b>	172



**173 GATES AVE**

Clinton Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,500	<b>Beds</b>	5
<b>PPSF</b>	\$858	<b>Fees</b>	\$350

<b>Ask</b>	\$2,999,999
<b>Baths</b>	5.5
<b>DOM</b>	87

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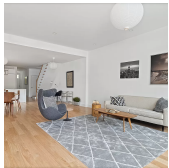


**181 CARLTON AVE #1**

**Fort Greene**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	2,634	<b>Beds</b>	3
<b>PPSF</b>	\$1,064	<b>Fees</b>	\$1,922

<b>Ask</b>	\$2,800,000
<b>Baths</b>	2.5
<b>DOM</b>	23



**218 20 ST**

**Greenwood**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,772	<b>Beds</b>	7
<b>PPSF</b>	\$730	<b>Fees</b>	\$214

<b>Ask</b>	\$2,750,000
<b>Baths</b>	6
<b>DOM</b>	N/A



**100 FRANKLIN ST**

**Greenpoint**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,280	<b>Beds</b>	5
<b>PPSF</b>	\$1,207	<b>Fees</b>	\$506

<b>Ask</b>	\$2,750,000
<b>Baths</b>	3
<b>DOM</b>	160



**35 PROSPECT PK W #12E**

**Park Slope**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	\$2,145

<b>Ask</b>	\$2,650,000
<b>Baths</b>	3
<b>DOM</b>	116

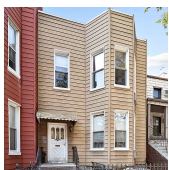


**115 85 ST**

**Bay Ridge**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,200	<b>Beds</b>	4
<b>PPSF</b>	\$1,182	<b>Fees</b>	\$1,319

<b>Ask</b>	\$2,600,000
<b>Baths</b>	4.5
<b>DOM</b>	45



**194 JAVA ST**

**Greenpoint**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,280	<b>Beds</b>	4
<b>PPSF</b>	\$963	<b>Fees</b>	\$452

<b>Ask</b>	\$2,195,000
<b>Baths</b>	2
<b>DOM</b>	165

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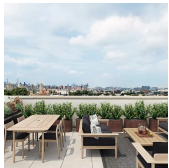


**33 VANSICKLEN ST**

**Gravesend**

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	2,288	<b>Beds</b>	3
<b>PPSF</b>	\$953	<b>Fees</b>	N/A

<b>Ask</b>	\$2,179,000
<b>Baths</b>	3
<b>DOM</b>	23



**488 STERLING PL #PHA**

**Crown Heights**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,344	<b>Beds</b>	2
<b>PPSF</b>	\$1,619	<b>Fees</b>	\$1,735

<b>Ask</b>	\$2,175,000
<b>Baths</b>	2
<b>DOM</b>	70

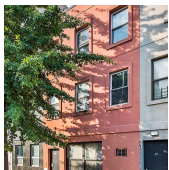


**376 PRESIDENT ST #TH1**

**Gowanus**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,406	<b>Beds</b>	2
<b>PPSF</b>	\$1,530	<b>Fees</b>	\$1,525

<b>Ask</b>	\$2,150,000
<b>Baths</b>	2
<b>DOM</b>	28



**467 GRAND ST**

**Williamsburg**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,350	<b>Beds</b>	6
<b>PPSF</b>	\$852	<b>Fees</b>	\$514

<b>Ask</b>	\$2,000,000
<b>Baths</b>	3
<b>DOM</b>	117

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