

JAN 17 - 23, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 10 condos, and 7 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$3,487,059**

Average Asking Price

**\$2,965,000**

Median Asking Price

**\$1,425**

Average PPSF

**3%**

Average Discount

**\$59,279,999**

Total Volume

**165**

Average Days On Market

Unit 30A at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$7,995,000. This condo spans 3,067 square feet with 4 beds and 3 full baths. It features views of Brooklyn Bridge, Manhattan, and New York Harbor, a 489 square foot river-facing terrace, a custom-designed kitchen with high-end appliances, stone walls and flooring, a primary suite with two large walk-in closets, and much more. The building provides a triple-height lobby, a state-of-the-art fitness center, a bowling alley, a 60-foot indoor lap pool, a full-size tennis court, a 24-hour doorman and concierge, and many other amenities.

Also signed this week was 72 Poplar Street in Brooklyn Heights, with a last asking price of \$5,950,000. Recently fully renovated, this carriage house spans 5,240 square feet, with 3 beds and 3 full baths. It features high ceilings, a floor-to-ceiling window wall, a roof deck, 4 private outdoor spaces, a primary suite with 5-fixture bathroom, a glass-walled home office, a sleek kitchen with stone countertops and cabinet space, and much more.

**10**

Condo Deal(s)

**0**

Co-op Deal(s)

**7**

Townhouse Deal(s)

**\$3,263,600**

Average Asking Price

**\$0**

Average Asking Price

**\$3,806,286**

Average Asking Price

**\$2,512,500**

Median Asking Price

**\$0**

Median Asking Price

**\$3,495,000**

Median Asking Price

**\$1,742**

Average PPSF

**N/A**

Average PPSF

**\$971**

Average PPSF

**1,803**

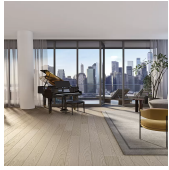
Average SqFt

**N/A**

Average SqFt

**3,942**

Average SqFt



**30 FRONT ST #30A**

Dumbo

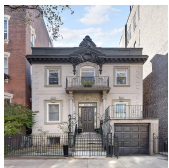
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,995,000
<b>SqFt</b>	3,067	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,607	<b>Fees</b>	\$6,125	<b>DOM</b>	N/A



**72 POPLAR ST**

Brooklyn Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,950,000
<b>SqFt</b>	5,240	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,136	<b>Fees</b>	\$9,517	<b>DOM</b>	134



**236 PRESIDENT ST**

Carroll Gardens

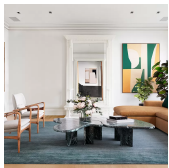
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,250,000
<b>SqFt</b>	4,900	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$1,072	<b>Fees</b>	\$1,462	<b>DOM</b>	249



**30 FRONT ST #18A**

Dumbo

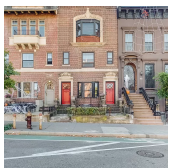
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,000,000
<b>SqFt</b>	2,157	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,319	<b>Fees</b>	\$4,211	<b>DOM</b>	N/A



**588 MADISON ST**

Brooklyn Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000
<b>SqFt</b>	3,880	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$903	<b>Fees</b>	\$627	<b>DOM</b>	51



**384 9 ST**

Park Slope

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,495,000
<b>SqFt</b>	3,824	<b>Beds</b>	7	<b>Baths</b>	2
<b>PPSF</b>	\$914	<b>Fees</b>	\$1,094	<b>DOM</b>	90

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



**195 N 5 ST**

**Williamsburg**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,150,000
<b>Sqft</b>	2,904	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,085	<b>Fees</b>	\$303	<b>DOM</b>	163



**119 4 PL**

**Carroll Gardens**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,999,999
<b>Sqft</b>	2,640	<b>Beds</b>	6	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,137	<b>Fees</b>	N/A	<b>DOM</b>	445



**1 CLINTON ST #6A**

**Brooklyn Heights**

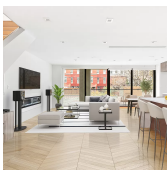
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,965,000
<b>Sqft</b>	1,933	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,534	<b>Fees</b>	\$4,822	<b>DOM</b>	46



**150 N 5 ST #PHB**

**Williamsburg**

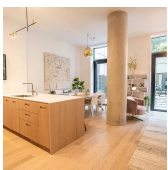
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,795,000
<b>Sqft</b>	1,524	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,834	<b>Fees</b>	\$1,776	<b>DOM</b>	146



**108 INDIA ST #2A**

**Greenpoint**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,575,000
<b>Sqft</b>	1,719	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,498	<b>Fees</b>	\$1,015	<b>DOM</b>	92



**98 FRONT ST #GRE**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,450,000
<b>Sqft</b>	1,463	<b>Beds</b>	2	<b>Baths</b>	1.5
<b>PPSF</b>	\$1,675	<b>Fees</b>	\$3,290	<b>DOM</b>	488

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

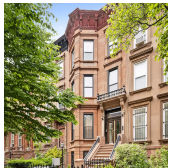


**42 4 PL #2**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,850	<b>Beds</b>	2
<b>PPSF</b>	\$1,298	<b>Fees</b>	\$990

**Carroll Gardens**

<b>Ask</b>	\$2,400,000
<b>Baths</b>	3
<b>DOM</b>	20

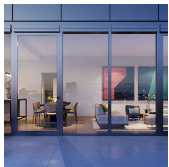


**263 MACDONOUGH ST**

<b>Type</b>	Resale	<b>Status</b>	Contract
<b>Sqft</b>	4,200	<b>Beds</b>	5
<b>PPSF</b>	\$548	<b>Fees</b>	\$878

**Bedford Stuyvesant**

<b>Ask</b>	\$2,299,000
<b>Baths</b>	5
<b>DOM</b>	124

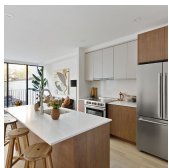


**215 N 10 ST #4K**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,261	<b>Beds</b>	2
<b>PPSF</b>	\$1,745	<b>Fees</b>	\$3,191

**Williamsburg**

<b>Ask</b>	\$2,200,000
<b>Baths</b>	2
<b>DOM</b>	N/A

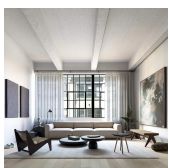


**81 INDIA ST #1A**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,845	<b>Beds</b>	1
<b>PPSF</b>	\$1,165	<b>Fees</b>	\$1,455

**Greenpoint**

<b>Ask</b>	\$2,150,000
<b>Baths</b>	1
<b>DOM</b>	15



**168 PLYMOUTH ST #4B**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,210	<b>Beds</b>	2
<b>PPSF</b>	\$1,741	<b>Fees</b>	\$2,384

**Dumbo**

<b>Ask</b>	\$2,106,000
<b>Baths</b>	2
<b>DOM</b>	247

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.