

MAR 28 - APR 3, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 42 contracts signed this week, made up of 26 condos, 1 coop, and 15 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$2,943,294

Average Asking Price

\$2,695,000

Median Asking Price

\$1,450

Average PPSF

0%

Average Discount

\$123,618,310

Total Volume

155

Average Days On Market

Unit PHA at 1 Prospect Park West in Park Slope entered contract this week, with a last asking price of \$7,750,000. Built in 2020, this penthouse condo spans 3,187 square feet with 4 beds and 4 full baths. It features 10'6" ceilings, a 1,460 square foot private roof terrace, 1920s architecture and pre-war minimalism, a custom chef's kitchen with high-end appliances, a formal dining room, and much more. The building provides a fully-attended lobby, a community roof terrace, a fitness studio and basketball court, a steam room and sauna, and many other amenities.

Also signed this week was Unit 20E at 30 Front Street in DUMBO, with a last asking price of \$5,395,000. Built in 2021, this condo spans 2,320 square feet with 3 beds and 2 full baths. It features a private 152 square foot terrace, views of Brooklyn Bridge and lower Manhattan, a custom-designed kitchen with stone slabs and high-end appliances, a primary suite with a private entry and en-suite bath, mosaic flooring, and much more. The building provides a state-of-the-art fitness center, indoor and outdoor pools, on-site parking, a 24-hour doorman and concierge, a bowling alley, and many other amenities.

26

Condo Deal(s)

1

Co-op Deal(s)

15

Townhouse Deal(s)

\$3,046,435

Average Asking Price

\$2,075,000

Average Asking Price

\$2,822,400

Average Asking Price

\$2,642,500

Median Asking Price

\$2,075,000

Median Asking Price

\$2,799,000

Median Asking Price

\$1,736

Average PPSF

N/A

Average PPSF

\$876

Average PPSF

1,752

Average SqFt

N/A

Average SqFt

3,404

Average SqFt



1 PROSPECT PK W #PHA

Park Slope

Type	Condo	Status	Contract
SqFt	3,187	Beds	4
PPSF	\$2,432	Fees	\$8,821

Ask	\$7,750,000
Baths	4
DOM	16

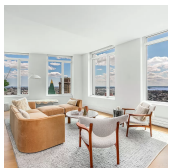


30 FRONT ST #20E

Dumbo

Type	Condo	Status	Contract
SqFt	2,320	Beds	3
PPSF	\$2,326	Fees	\$4,538

Ask	\$5,395,000
Baths	2.5
DOM	57

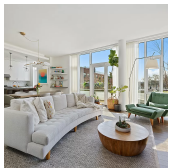


1 CLINTON ST #34B

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,484	Beds	4
PPSF	\$1,903	Fees	\$6,828

Ask	\$4,725,000
Baths	3.5
DOM	154

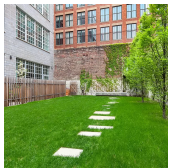


345 CARROLL ST #PHA

Gowanus

Type	Condo	Status	Contract
SqFt	2,326	Beds	4
PPSF	\$1,871	Fees	\$5,511

Ask	\$4,350,000
Baths	4.5
DOM	23



200 WATER ST #GARDENA

Dumbo

Type	Condo	Status	Contract
SqFt	2,100	Beds	3
PPSF	\$1,739	Fees	\$4,551

Ask	\$3,650,000
Baths	3
DOM	391



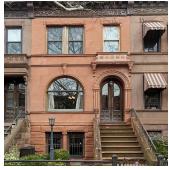
168 PLYMOUTH ST #THA

Dumbo

Type	Condo	Status	Contract
SqFt	3,068	Beds	1
PPSF	\$1,158	Fees	\$4,651

Ask	\$3,550,000
Baths	2.5
DOM	933

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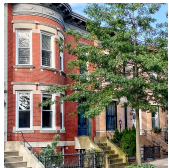


589 11 ST

Type	Multihouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$679

Park Slope

Ask	\$3,499,000
Baths	2.5
DOM	20



230 WINDSOR PL

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	4
PPSF	\$1,132	Fees	\$493

Windsor Terrace

Ask	\$3,395,000
Baths	3.5
DOM	17

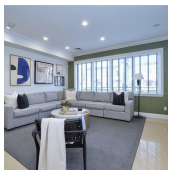


523 RUGBY RD

Type	Townhouse	Status	Contract
Sqft	5,300	Beds	6
PPSF	\$633	Fees	\$801

Flatbush

Ask	\$3,350,000
Baths	5.5
DOM	28



1740 E 2 ST

Type	Townhouse	Status	Contract
Sqft	4,269	Beds	10
PPSF	\$773	Fees	\$1,574

Midwood

Ask	\$3,300,000
Baths	6.5
DOM	36

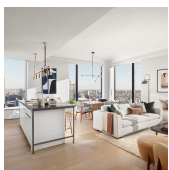


31 MIDDAGH ST

Type	Townhouse	Status	Contract
Sqft	1,932	Beds	3
PPSF	\$1,682	Fees	\$1,301

Brooklyn Heights

Ask	\$3,250,000
Baths	2.5
DOM	24



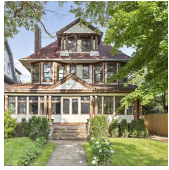
11 HOYT ST #40F

Type	Condo	Status	Contract
Sqft	1,743	Beds	3
PPSF	\$1,762	Fees	\$3,470

Downtown

Ask	\$3,070,000
Baths	3
DOM	N/A

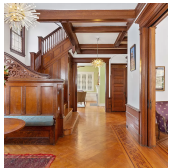
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700 E 18 ST

Flatbush

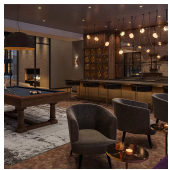
Type	Townhouse	Status	Contract	Ask	\$3,000,000
Sqft	4,431	Beds	5	Baths	2.5
PPSF	\$678	Fees	\$791	DOM	N/A



495 E 18 ST

Flatbush

Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	N/A	Beds	7	Baths	3
PPSF	N/A	Fees	\$841	DOM	57



85 JAY ST #12E-YORK

Dumbo

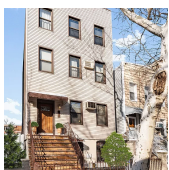
Type	Condo	Status	Contract	Ask	\$2,950,000
Sqft	1,637	Beds	3	Baths	3
PPSF	\$1,803	Fees	\$3,887	DOM	364



1 MAIN ST #9L

Dumbo

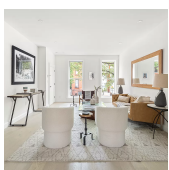
Type	Condo	Status	Contract	Ask	\$2,825,000
Sqft	1,655	Beds	1	Baths	2
PPSF	\$1,707	Fees	\$2,670	DOM	46



111 AINSLIE ST

Williamsburg

Type	Multihouse	Status	Contract	Ask	\$2,799,000
Sqft	3,200	Beds	8	Baths	4
PPSF	\$875	Fees	\$375	DOM	562



434 UNION ST #A

Gowanus

Type	Condo	Status	Contract	Ask	\$2,795,000
Sqft	1,948	Beds	3	Baths	2.5
PPSF	\$1,435	Fees	\$1,670	DOM	627

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251 1 ST #7A

Type	Condo	Status	Contract
Sqft	1,621	Beds	3
PPSF	\$1,697	Fees	\$1,854

Park Slope

Ask	\$2,750,000
Baths	2.5
DOM	13



370 BUTLER ST

Type	Townhouse	Status	Contract
Sqft	3,432	Beds	10
PPSF	\$787	Fees	\$667

Park Slope

Ask	\$2,700,000
Baths	7.5
DOM	235



50 BRIDGE PK DR #21D

Type	Condo	Status	Contract
Sqft	1,489	Beds	2
PPSF	\$1,810	Fees	\$2,832

Brooklyn Heights

Ask	\$2,695,000
Baths	2.5
DOM	N/A

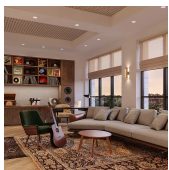


252 STUYVESANT AVE

Type	Townhouse	Status	Contract
Sqft	3,816	Beds	7
PPSF	\$707	Fees	\$880

Bedford Stuyvesant

Ask	\$2,695,000
Baths	4.5
DOM	34

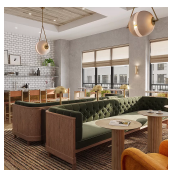


85 JAY ST

Type	Condo	Status	Contract
Sqft	1,327	Beds	2
PPSF	\$1,997	Fees	\$3,151

Dumbo

Ask	\$2,650,000
Baths	2
DOM	N/A



85 JAY ST #7E-FRONT

Type	Condo	Status	Contract
Sqft	1,637	Beds	3
PPSF	\$1,610	Fees	\$3,887

Dumbo

Ask	\$2,635,000
Baths	3
DOM	N/A

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1 HANSON PL #22D

Fort Greene

Type	Condo	Status	Contract
Sqft	2,148	Beds	3
PPSF	\$1,180	Fees	\$5,039

Ask	\$2,534,000
Baths	3
DOM	171



265 STATE ST #1213

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,496	Beds	3
PPSF	\$1,672	Fees	\$2,972

Ask	\$2,500,000
Baths	2
DOM	72

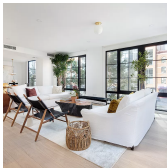


128 VANDERBILT AVE

Fort Greene

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	6
PPSF	\$1,040	Fees	\$320

Ask	\$2,495,000
Baths	3
DOM	93

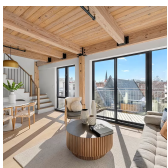


137 4 AVE #6

Park Slope

Type	Condo	Status	Contract
Sqft	1,764	Beds	3
PPSF	\$1,389	Fees	\$2,389

Ask	\$2,450,000
Baths	2.5
DOM	N/A

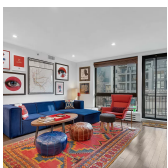


120 JAVA ST #PHB

Greenpoint

Type	Condo	Status	Contract
Sqft	1,267	Beds	2
PPSF	\$1,934	Fees	\$2,187

Ask	\$2,450,000
Baths	2
DOM	168



336 ST MARKS AVE #2A

Prospect Heights

Type	Condo	Status	Contract
Sqft	1,509	Beds	3
PPSF	\$1,558	Fees	\$2,301

Ask	\$2,350,000
Baths	2.5
DOM	18

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570 WASHINGTON AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	3,240	Beds	5	Baths	5
PPSF	\$709	Fees	\$585	DOM	33



1 CITY POINT #50H

Downtown

Type	Condo	Status	Contract	Ask	\$2,278,310
Sqft	1,175	Beds	2	Baths	2
PPSF	\$1,939	Fees	\$1,431	DOM	1



269 4 AVE #503

Park Slope

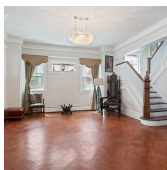
Type	Condo	Status	Contract	Ask	\$2,275,000
Sqft	1,593	Beds	3	Baths	3
PPSF	\$1,429	Fees	\$3,516	DOM	567



700A LEONARD ST

Greenpoint

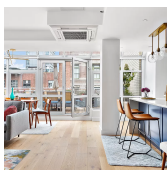
Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	2,880	Beds	5	Baths	3
PPSF	\$781	Fees	\$506	DOM	24



170 STRATFORD RD

Prospect Park South

Type	Townhouse	Status	Contract	Ask	\$2,225,000
Sqft	4,400	Beds	8	Baths	5
PPSF	\$506	Fees	\$1,002	DOM	71

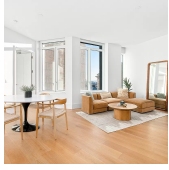


206 FRONT ST #PHB

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,241	Beds	2	Baths	2
PPSF	\$1,773	Fees	\$2,388	DOM	162

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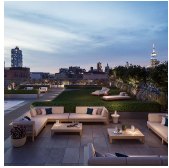


1 CLINTON ST #6D

Brooklyn Heights

Type	Condo	Status	Contract
Sqft	1,198	Beds	2
PPSF	\$1,804	Fees	\$2,859

Ask	\$2,160,000
Baths	2
DOM	N/A

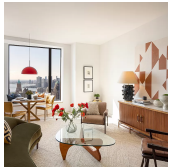


215 N 10 ST #5D

Williamsburg

Type	Condo	Status	Contract
Sqft	1,081	Beds	2
PPSF	\$1,943	Fees	\$2,598

Ask	\$2,100,000
Baths	2
DOM	N/A

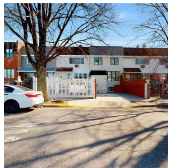


11 HOYT ST #40H

Downtown

Type	Condo	Status	Contract
Sqft	1,237	Beds	2
PPSF	\$1,698	Fees	\$2,463

Ask	\$2,100,000
Baths	2.5
DOM	N/A

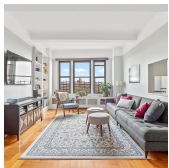


144 ELLERY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	1,944	Beds	5
PPSF	\$1,075	Fees	\$597

Ask	\$2,088,000
Baths	3
DOM	19

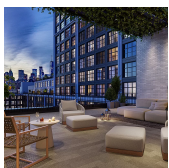


9 PROSPECT PK W #10A

Park Slope

Type	Coop	Status	Contract
Sqft	N/A	Beds	2
PPSF	N/A	Fees	\$1,548

Ask	\$2,075,000
Baths	2
DOM	20



85 JAY ST #11F-YORK

Dumbo

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,565	Fees	\$3,065

Ask	\$2,020,000
Baths	2
DOM	31

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