Weekly Report on Residential Contracts Signed \$2M and Above

APR 11 - 17, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 44 contracts signed this week, made up of 20 condos, 2 coops, and 22 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$3,290,182	\$2,702,500	\$1,372
Average Asking Price	Median Asking Price	Average PPSF
0%	\$144,768,000	90
Average Discount	Total Volume	Average Days On Market

608 Fifth Street in Park Slope entered contract this week, with a last asking price of \$11,995,000. Originally built in 1892, this townhouse has been gut renovated and offers 5 beds and 4 full baths. It features multiple outdoor spaces, a private garage with a floor-to-ceiling glass rear wall, 14-inch-wide heart oak flooring, high ceilings, custom moldings and millwork, windows on all four exposures, a private brick patio, a private terrace with outdoor fireplace, a roof deck, and much more.

Also signed this week was 6 South Oxford Street in Fort Greene, with a last asking price of \$7,000,000. This 21.5-footwide townhouse spans 5,375 square feet with 5 beds and 5 full baths. It features a recent full renovation, custom millwork throughout, a custom kitchen with high-end appliances, dual saunas, a home gym, built-in storage, a garden with a fullsize outdoor kitchen, an all-glass solarium, a wood-burning fireplace, and much more.

20	2	22
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,839,500	\$3,324,500	\$3,696,773
Average Asking Price	Average Asking Price	Average Asking Price
\$2,350,000	\$3,324,500	\$2,997,500
Median Asking Price	Median Asking Price	Median Asking Price
\$1,670	\$1,647	\$1,059
Average PPSF	Average PPSF	Average PPSF
1,721	2,580	3,198
Average SqFt	Average SqFt	Average SqFt

COMPASS DEVELOPMENT MARKETING GROUP

BROOKLYN LUXURY REPORT

. /	608	5 ST			Park S	lope
	Туре	Townhouse	Status	Contract	Ask	\$11,995,000
	SqFt	N/A	Beds	5	Baths	4
	PPSF	N/A	Fees	\$2,370	DOM	69
	6 S C	DXFORD ST			Fort G	reene
FEEL	Туре	Townhouse	Status	Contract	Ask	\$7,000,000
THE P	SqFt	5,375	Beds	5	Baths	5.5
	PPSF	\$1,303	Fees	\$1,300	DOM	7
	30 F	RONT ST #30	B		Dumbo	
	Туре	Condo	Status	Contract	Ask	\$5,995,000
	SqFt	2,350	Beds	3	Baths	3.5
	PPSF	\$2,552	Fees	\$4,531	DOM	N/A
	624	6 ST			Park S	lope
THE THE	Туре	Townhouse	Status	Contract	Ask	\$5,250,000
	SqFt	4,220	Beds	7	Baths	3.5
	PPSF	\$1,245	Fees	\$1,105	DOM	54
	23 P	K PL			Park S	lope
	Туре	Townhouse	Status	Contract	Ask	\$4,500,000
	SqFt	2,900	Beds	5	Baths	3.5
	PPSF	\$1,552	Fees	\$672	DOM	23
	58 S ⁻	T MARKS PL	#1203		Boerur	n Hill
	Туре	Condo	Status	Contract	Ask	\$4,500,000
	SqFt	2,382	Beds	4	Baths	3.5
						320

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	173 F	ROSPECT PL			Prospe	ect Heights	
	Туре	Multihouse	Status	Contract	Ask	\$4,500,000	
	Sqft	4,000	Beds	7	Baths	4.5	
	PPSF	\$1,125	Fees	\$655	DOM	19	
tu	10 M	ONTAGUE TERF	RACE #1	ACD	Brookl	yn Heights	
	Туре	Соор	Status	Contract	Ask	\$4,250,000	
	Sqft	2,580	Beds	4	Baths	2.5	
	PPSF	\$1,647	Fees	\$3,064	DOM	29	
-	74 1						
The second secon	34 N	7 ST #PH2G			Willia	msburg	
	Туре	Condo	Status	Contract	Ask	\$3,995,000	
	Sqft	1,982	Beds	3	Baths	3	
	PPSF	\$2,016	Fees	\$2,324	DOM	19	
and an an and a start of	676 \	WARREN ST			Darah C	1	
					Park S		
	Туре	Townhouse	Status	Contract	Ask	\$3,800,000	
	Sqft	2,892	Beds	5	Baths	3.5	
	PPSF	\$1,314	Fees	\$1,316	DOM	62	
	408	CLINTON ST			Carrol	l Gardens	
		Multihouse	Status	Contract	Ask		
	Type	3,400	Beds	Contract 4		\$3,750,000 2.5	
	Sqft PPSF	\$1,103	Fees	4 \$985	Baths DOM	384	
	11.51	ψι,105	1663	\$703	DOM	504	
	62 C.	AMBRIDGE PL			Clinto	n Hill	
F	Туре	Townhouse	Status	Contract	Ask	\$3,750,000	
	Sqft	3,124	Beds	5	Baths	3	
	PPSF	\$1,201	Fees	\$594	DOM	33	
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	58 M	ETROPOLITA	N AVE #3	с	Willia	msburg
	Туре	Condo	Status	Contract	Ask	\$3,575,000
	Sqft	2,438	Beds	4	Baths	4
	PPSF	\$1,467	Fees	\$2,380	DOM	279
	20 S	TERLING PL			Park S	lope
A BYZON	Туре	Townhouse	Status	Contract	Ask	\$3,495,000
TTRA	Sqft	2,460	Beds	4	Baths	2.5
	PPSF	\$1,421	Fees	\$506	DOM	16
AL.	1 P R (OSPECT PK W	/#8F		Park S	lope
	Туре	Condo	Status	Contract	Ask	\$3,250,000
	Sqft	1,693	Beds	3	Baths	2.5
	PPSF	\$1,920	Fees	\$4,176	DOM	7
	466	E 17 ST			Flatbu	sh
	Туре	Townhouse	Status	Contract	Ask	\$3,195,000
	Sqft	3,500	Beds	7	Baths	3.5
	PPSF	\$913	Fees	\$935	DOM	3
	101 N	NOBLE ST			Green	point
	Туре	Townhouse	Status	Contract	Ask	\$3,000,000
ALCENTRA N	Sqft	3,562	Beds	6	Baths	3
	PPSF	\$843	Fees	\$500	DOM	N/A
	139A	S OXFORD S	т		Fort G	reene
	Туре	Townhouse	Status	Contract	Ask	\$2,995,000
4W	176		Beds	5	Baths	3.5
	Sqft	N/A	Beas			

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	181 P	PK PL #3			Prospe	ct Heights	
	Туре	Condo	Status	Contract	Ask	\$2,995,000	
	Sqft	1,828	Beds	3	Baths	2.5	
10 th	PPSF	\$1,639	Fees	\$1,180	DOM	N/A	
	1101	ψ1,007	1003	ψι,ιου	DON		
	315 7	7 ST			Park S	lone	
			Charter	Contract			
	Туре	Townhouse	Status	Contract	Ask	\$2,795,000	
	Sqft	2,484	Beds	6	Baths	4	
	PPSF	\$1,126	Fees	\$592	DOM	311	
	480	DEGRAW ST #3	3 D		Gowan	US	
				Contract			
	Туре	Condo	Status	Contract	Ask	\$2,795,000	
	Sqft	1,551	Beds	4	Baths	2.5	
	PPSF	\$1,803	Fees	\$1,814	DOM	182	
. I	141 C	AMBRIDGE PI			llpper	West Side	
		AMBRIDGE PL	0 • •			West Side	
	Туре	Townhouse	Status	Contract	Ask	\$2,725,000	
	Type Sqft	Townhouse 2,900	Beds	5	Ask Baths	\$2,725,000 2.5	
	Туре	Townhouse			Ask	\$2,725,000	
	Type Sqft	Townhouse 2,900	Beds	5	Ask Baths	\$2,725,000 2.5	
	Type Sqft PPSF	Townhouse 2,900	Beds Fees	5	Ask Baths	\$2,725,000 2.5 193	
	Type Sqft PPSF 85J	Townhouse 2,900 \$940 AY ST #11L-YO	Beds Fees R K	5 \$351	Ask Baths DOM Dumbo	\$2,725,000 2.5 193	
	Type Sqft PPSF 85J/ Type	Townhouse 2,900 \$940 AY ST #11L-YO Condo	Beds Fees R K Status	5 \$351 Contract	Ask Baths DOM Dumba Ask	\$2,725,000 2.5 193 \$2,680,000	
	Type Sqft PPSF 8 5 J J Type Sqft	Townhouse 2,900 \$940 AY ST #11L-YO Condo 1,636	Beds Fees R K Status Beds	5 \$351 Contract 3	Ask Baths DOM Dumbo Ask Baths	\$2,725,000 2.5 193 \$2,680,000 3	
	Type Sqft PPSF 85J/ Type	Townhouse 2,900 \$940 AY ST #11L-YO Condo	Beds Fees R K Status	5 \$351 Contract	Ask Baths DOM Dumba Ask	\$2,725,000 2.5 193 \$2,680,000	
	Type Sqft PPSF 85J/ Type Sqft PPSF	Townhouse 2,900 \$940 AY ST #11L-YO Condo 1,636 \$1,639	Beds Fees R K Status Beds	5 \$351 Contract 3	Ask Baths DOM Dumbo Ask Baths	\$2,725,000 2.5 193 \$2,680,000 3	
	Type Sqft PPSF 85J/ Type Sqft PPSF	Townhouse 2,900 \$940 AY ST #11L-YO Condo 1,636	Beds Fees R K Status Beds	5 \$351 Contract 3	Ask Baths DOM Dumbo Ask Baths	\$2,725,000 2.5 193 \$2,680,000 3 47	
	Type Sqft PPSF 85J/ Type Sqft PPSF	Townhouse 2,900 \$940 AY ST #11L-YO Condo 1,636 \$1,639	Beds Fees R K Status Beds	5 \$351 Contract 3	Ask Baths DOM Dumbo Ask Baths DOM	\$2,725,000 2.5 193 \$2,680,000 3 47	
	Type Sqft PPSF 85JA Type Sqft PPSF 9 FIR	Townhouse 2,900 \$940 AY ST #11L-YO Condo 1,636 \$1,639 RST ST	Beds Fees R K Status Beds Fees	5 \$351 Contract 3 \$3,885	Ask Baths DOM Dumbo Ask Baths DOM	\$2,725,000 2.5 193 \$2,680,000 3 47 us	
	Type Sqft PPSF 85JA Type Sqft PPSF 9 FIR Type	Townhouse 2,900 \$940 AY ST #11L-YO Condo 1,636 \$1,639 RST ST Townhouse	Beds Fees R K Status Beds Fees Status	5 \$351 Contract 3 \$3,885 Contract	Ask Baths DOM Dumbo Ask Baths DOM Gowan Ask	\$2,725,000 2.5 193 \$2,680,000 3 47 us \$2,650,000	

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GROUP							
	9 DE.	AN ST			Boerun	n Hill	
	Туре	Townhouse	Status	Contract	Ask	\$2,650,000	
	Sqft	2,100	Beds	4	Baths	3	
	PPSF	\$1,262	Fees	\$465	DOM	30	
	259	JEFFERSON AVE			Bedfor	d Stuyvesant	
	Туре	Townhouse	Status	Contract	Ask	\$2,430,000	
	Sqft	4,000	Beds	5	Baths	4	
	PPSF	\$608	Fees	\$464	DOM	200	
<i></i>	75 HI	ENRY ST #27B/C			Preskl	un Haighta	
				-		yn Heights	
	Туре	Соор	Status	Contract	Ask	\$2,399,000	
	Sqft	N/A	Beds -	3	Baths	2.5	
	PPSF	N/A	Fees	\$1,839	DOM	N/A	
1. M. 1. M.	78 E A	AGLE ST #3			Greenp	ooint	
	Туре	Condo	Status	Contract	Ask	\$2,395,000	
	Sqft	1,638	Beds	3	Baths	2.5	
" L n	PPSF	\$1,463	Fees	\$1,041	DOM	26	
	494 7	7 ST #1			Park S	ope	
	Туре	Condo	Status	Contract	Ask	\$2,350,000	
	Type Sqft	Condo 2,071	Beds	Contract 2	Baths	2.5	
	PPSF	\$1,135	Fees	\$1,385	DOM	13	
		ψ 1 ,100	1005	ψ1,000	5011		
* * 100	10 Q I	UINCY ST #1J			Upper	West Side	
	Туре	Condo	Status	Contract	Ask	\$2,350,000	
	Sqft	1,373	Beds	3	Baths	2.5	
	PPSF	\$1,712	Fees	\$2,504	DOM	N/A	

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8 ST #829 Condo 1,364 \$1,705 7 ST #80 Condo 1,189 \$1,935 ATER ST #3C Condo 1,575 \$1,458 STERLING PL	Status Beds Fees Status Beds Fees Status Beds Fees	Contract 2 \$2,471 Contract 2 \$1,269 Contract 2 \$1,648	Ask Baths DOM	msburg \$2,325,000 2.5 28 msburg \$2,300,000 2 21 \$2,295,000 2 156	
Condo 1,364 \$1,705 X 7 ST #80 Condo 1,189 \$1,935 ATER ST #3C Condo 1,575 \$1,458 STERLING PL	Beds Fees Status Beds Fees Status Beds Fees	2 \$2,471 Contract 2 \$1,269 Contract 2	Ask Baths DOM Williau Ask Baths DOM Dumba Ask Baths	\$2,325,000 2.5 28 msburg \$2,300,000 2 21 \$2,295,000 2	
1,364 \$1,705 I 7 ST #8O Condo 1,189 \$1,935 ATER ST #3C Condo 1,575 \$1,458 STERLING PL	Beds Fees Status Beds Fees Status Beds Fees	2 \$2,471 Contract 2 \$1,269 Contract 2	Baths DOM Willian Ask Baths DOM Dumba Ask Baths	2.5 28 msburg \$2,300,000 2 21 \$2,295,000 2	
\$1,705 I 7 ST #80 Condo 1,189 \$1,935 ATER ST #3C Condo 1,575 \$1,458 STERLING PL	Fees Status Beds Fees Status Beds Fees	\$2,471 Contract 2 \$1,269 Contract 2	DOM Willian Ask Baths DOM Dumbo Ask Baths	28 msburg \$2,300,000 2 21 \$2,295,000 2	
X 7 ST #80 Condo 1,189 \$1,935 ATER ST #3C Condo 1,575 \$1,458 STERLING PL	Status Beds Fees Status Beds Fees	Contract 2 \$1,269 Contract 2	Willian Ask Baths DOM Dumbo Ask Baths	msburg \$2,300,000 2 21 \$2,295,000 2	
Condo 1,189 \$1,935 ATER ST # 3 C Condo 1,575 \$1,458 STERLING PL	Beds Fees Status Beds Fees	2 \$1,269 Contract 2	Ask Baths DOM Dumba Ask Baths	\$2,300,000 2 21 \$2,295,000 2	
1,189 \$1,935 ATER ST # 3 C Condo 1,575 \$1,458 STERLING PL	Beds Fees Status Beds Fees	2 \$1,269 Contract 2	Ask Baths DOM Dumba Ask Baths	\$2,300,000 2 21 \$2,295,000 2	
1,189 \$1,935 ATER ST # 3 C Condo 1,575 \$1,458 STERLING PL	Beds Fees Status Beds Fees	2 \$1,269 Contract 2	Baths DOM Dumba Ask Baths	2 21 5 \$2,295,000 2	
\$1,935 ATER ST # 3 C Condo 1,575 \$1,458 STERLING PL	Fees Status Beds Fees	\$1,269 Contract 2	DOM Dumba Ask Baths	21 \$2,295,000 2	
ATER ST # 3C Condo 1,575 \$1,458 STERLING PL	Status Beds Fees	Contract 2	Dumba Ask Baths	9 \$2,295,000 2	
Condo 1,575 \$1,458 STERLING PL	Beds Fees	2	Ask Baths	\$2,295,000 2	
Condo 1,575 \$1,458 STERLING PL	Beds Fees	2	Ask Baths	\$2,295,000 2	
1,575 \$1,458 STERLING PL	Beds Fees	2	Baths	2	
\$1,458 Sterling Pl	Fees				
STERLING PL		\$1,048	DOM	150	
	#2A				
			Park S	lope	
Condo	Status	Contract	Ask	\$2,250,000	
1,604	Beds	3	Baths	2.5	
\$1,403	Fees	\$1,535	DOM	23	
φ ι ,403	rees	φ1,303	DOM	23	
ALBANY AVE			Crown	Heights	
Townhouse	Status	Contract	Ask	\$2,250,000	
ψιισ		ΨΤΙΤ	DON		
UERNSEY ST	# 4 B		Green	point	
Condo	Status	Contract	Ask	\$2,200,000	
1 5 5 0	Beds	3	Baths	2	
1,550	Fees	\$2,255	DOM	17	
	2,900 \$776	2,900 Beds \$776 Fees BUERNSEY ST #4B Condo Status 1,550 Beds	2,900 Beds 5 \$776 Fees \$474 BUERNSEY ST #4B Condo Status Contract 1,550 Beds 3	2,900 \$776Beds5 FeesBaths \$474Baths DOMSUERNSEY ST #4B Condo 1,550Status BedsContract 3Ask Baths	2,900 Beds 5 Baths 3.5 \$776 Fees \$474 DOM 36 SUERNSEY ST #4B Greenpoint Condo Status Contract Ask \$2,200,000 1,550 Beds 3 2

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TERM	427	нансоск зт			Bedfor	d Stuyvesant
THE .	Туре	Townhouse	Status	Contract	Ask	\$2,200,000
	Sqft	3,192	Beds	6	Baths	3.5
	PPSF	\$690	Fees	\$456	DOM	322
	340	METROPOLIT	AN AVE #	РНВ	Willia	msburg
	Туре	Condo	Status	Contract	Ask	\$2,195,000
	Sqft	N/A	Beds	3	Baths	2
- AL	PPSF	N/A	Fees	\$1,770	DOM	N/A
	461	WASHINGTON	ΔVF #1		Clinto	a Hill
				Contract		
	Type Saft	Condo 2 055	Status Bodo	Contract	Ask	\$2,175,000 2.5
FR	Sqft PPSF	2,055 \$1,059	Beds Fees	2 \$1,004	Baths DOM	2.5 37
	110	ψ ι ,007	1005	¥1,00-	Don	
	306A	A 14 ST			Park S	lope
	Туре	Townhouse	Status	Contract	Ask	\$2,150,000
	Sqft	N/A	Beds	3	Baths	2
	PPSF	N/A	Fees	\$357	DOM	24
	21 IN	IDIA ST #37B			Green	point
	Туре	Condo	Status	Contract	Ask	\$2,150,000
		1,112	Beds	2	Baths	
190	PPSF	\$1,934	Fees	\$1,584	DOM	86
1	314	HANCOCK ST			Bedfor	d Stuyvesant
	Туре	Townhouse	Status	Contract	Ask	\$2,149,000
	Sqft	2,164	Beds	3	Baths	\$2,149,000 3
	PPSF	\$994		5 \$517	DOM	47
A A A A	LL9L	ወ <u>ን</u> ንተ	Fees	11CQ	DOM	41

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Crown Heights

Mar The	
ST	
-	THE

610 EASTERN PKWY

Туре	Townhouse	Status	Contract	Ask	\$2,100,000
Sqft	2,700	Beds	4	Baths	3.5
PPSF	\$778	Fees	\$907	DOM	23



85 JAY ST #12F-FRONT

Туре	Condo
Sqft	1,291
PPSF	\$1,565

Туре	Condo
Sqft	1,291
PPSF	\$1,565

Dumbo Status Contract Ask \$2,020,000 Beds 2 **Baths** 2 \$3,065 DOM Fees 42

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