

MAY 09 - 15, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 12 condos, and 15 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$3,398,519

Average Asking Price

\$2,895,000

Median Asking Price

\$1,291

Average PPSF

-1%

Average Discount

\$91,760,000

Total Volume

55

Average Days On Market

37 Sidney Place in Brooklyn Heights entered contract this week, with a last asking price of \$14,950,000. This 1846 Greek Revival townhouse spans 7,040 square feet with 6 beds and 7 full baths on a 23-foot-wide footprint. It features a landscaped garden, two terraces, an elevator covering all six floors, an air filtration system, triple-glazed windows, 11.5-foot ceilings, a wood-burning fireplace, multiple skylights, a chef's kitchen with high-end appliances and custom cabinetry, and much more.

Also signed this week was 366 State Street in Boerum Hill, with a last asking price of \$6,495,000. This 21-foot-wide townhouse spans 4,860 square feet with 5 beds and 5 full baths. It features a full renovation across five floors, a parlor floor with 12-foot ceilings and floor-to-ceiling windows, original hardwood floors, seven marble mantles, four wood-burning fireplaces, a chef's kitchen with high-end stainless appliances and an eat-in marble breakfast bar, new electrical and central air, and much more.

12

Condo Deal(s)

0

Co-op Deal(s)

15

Townhouse Deal(s)

\$2,430,834

Average Asking Price

\$0

Average Asking Price

\$4,172,667

Average Asking Price

\$2,387,500

Median Asking Price

\$0

Median Asking Price

\$3,325,000

Median Asking Price

\$1,498

Average PPSF

N/A

Average PPSF

\$1,100

Average PPSF

1,657

Average SqFt

N/A

Average SqFt

5,202

Average SqFt



37 SIDNEY PL

Type	Townhouse	Status	Contract
SqFt	7,040	Beds	6
PPSF	\$2,124	Fees	\$2,997

Park Slope

Ask	\$14,950,000
Baths	7
DOM	178

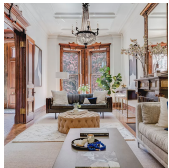


366 STATE ST

Type	Townhouse	Status	Contract
SqFt	4,860	Beds	6
PPSF	\$1,337	Fees	\$939

Boerum Hill

Ask	\$6,495,000
Baths	4.5
DOM	N/A

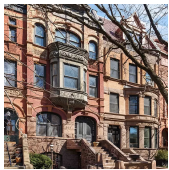


181 ST JOHNS PL

Type	Townhouse	Status	Contract
SqFt	3,744	Beds	6
PPSF	\$1,068	Fees	\$1,020

Park Slope

Ask	\$3,995,000
Baths	3
DOM	16

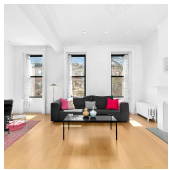


903 UNION ST

Type	Townhouse	Status	Contract
SqFt	3,800	Beds	5
PPSF	\$987	Fees	\$840

Park Slope

Ask	\$3,750,000
Baths	3.5
DOM	40



377 7 ST

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	5
PPSF	N/A	Fees	\$629

Park Slope

Ask	\$3,495,000
Baths	3
DOM	25



10 4 PL

Type	Townhouse	Status	Contract
SqFt	2,800	Beds	4
PPSF	\$1,249	Fees	\$536

Carroll Gardens

Ask	\$3,495,000
Baths	3
DOM	24

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33A CARROLL ST

Columbia Street Waterfront District

Type	Townhouse	Status	Contract	Ask	\$3,495,000
Sqft	N/A	Beds	4	Baths	3.5
PPSF	N/A	Fees	\$1,453	DOM	18



608 CARLTON AVE

Prospect Heights

Type	Multihouse	Status	Contract	Ask	\$3,325,000
Sqft	3,250	Beds	5	Baths	3
PPSF	\$1,024	Fees	\$744	DOM	20



99 OAK ST

Greenpoint

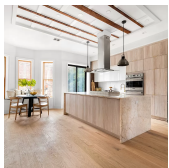
Type	Townhouse	Status	Contract	Ask	\$3,300,000
Sqft	2,600	Beds	5	Baths	3.5
PPSF	\$1,270	Fees	\$450	DOM	11



35 CLIFTON PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,095,000
Sqft	26,160	Beds	4	Baths	3
PPSF	\$119	Fees	\$566	DOM	65



294 ALBANY AVE

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,950,000
Sqft	3,000	Beds	6	Baths	4
PPSF	\$984	Fees	\$487	DOM	307



983 BERGEN ST

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,900,000
Sqft	2,628	Beds	4	Baths	3
PPSF	\$1,104	Fees	\$379	DOM	N/A

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16 2 PL #2

Type	Condo	Status	Contract	Ask	\$2,900,000
Sqft	1,709	Beds	3	Baths	2.5
PPSF	\$1,697	Fees	\$1,146	DOM	34



51 DOUGLASS ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$2,895,000
Sqft	2,160	Beds	4	Baths	3
PPSF	\$1,341	Fees	\$369	DOM	30



670 UNION ST #2A

Park Slope

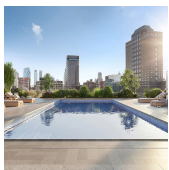
Type	Condo	Status	Listed	Ask	\$2,895,000
Sqft	1,854	Beds	3	Baths	3
PPSF	\$1,562	Fees	\$2,311	DOM	N/A



265 STATE ST #909

Boerum Hill

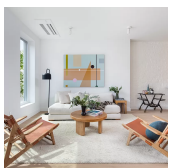
Type	Condo	Status	Contract	Ask	\$2,600,000
Sqft	1,553	Beds	3	Baths	2.5
PPSF	\$1,675	Fees	\$3,033	DOM	N/A



85 JAY ST #5E-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,595,000
Sqft	1,637	Beds	3	Baths	3
PPSF	\$1,586	Fees	\$3,887	DOM	N/A



708 DEGRAW ST #1

Park Slope

Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	2,180	Beds	2	Baths	1
PPSF	\$1,124	Fees	\$756	DOM	24

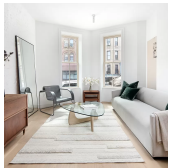
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708 DEGRAW ST #3

Park Slope

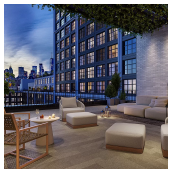
Type	Condo	Status	Contract	Ask	\$2,450,000
Sqft	1,481	Beds	3	Baths	2
PPSF	\$1,655	Fees	\$791	DOM	20



340 6 AVE #1

Park Slope

Type	Condo	Status	Contract	Ask	\$2,325,000
Sqft	1,797	Beds	2	Baths	2.5
PPSF	\$1,294	Fees	\$1,230	DOM	20



85 JAY ST #7D-FRONT

Dumbo

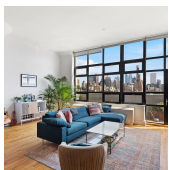
Type	Condo	Status	Contract	Ask	\$2,255,000
Sqft	1,327	Beds	2	Baths	2
PPSF	\$1,700	Fees	\$3,151	DOM	N/A



48 DEVOE ST

Williamsburg

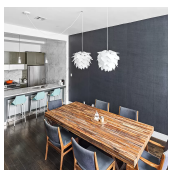
Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	2,160	Beds	4	Baths	2
PPSF	\$1,042	Fees	\$503	DOM	48



360 FURMAN ST #1007

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,493	Beds	2	Baths	2
PPSF	\$1,508	Fees	\$3,113	DOM	43



200 16 ST #1C

Park Slope

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	1,888	Beds	3	Baths	2
PPSF	\$1,166	Fees	\$1,269	DOM	24

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255 STUYVESANT AVE

Type	Townhouse	Status	Contract
Sqft	3,420	Beds	6
PPSF	\$643	Fees	\$460

Bedford Stuyvesant

Ask	\$2,200,000
Baths	3.5
DOM	N/A



24 STRONG PL #1

Type	Condo	Status	Contract
Sqft	1,793	Beds	3
PPSF	\$1,200	Fees	\$1,194

Cobble Hill

Ask	\$2,150,000
Baths	2
DOM	25



186 HURON ST #PHA

Type	Condo	Status	Contract
Sqft	1,164	Beds	2
PPSF	\$1,805	Fees	\$1,892

Greenpoint

Ask	\$2,100,000
Baths	2
DOM	125

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