

MAY 16 - 22, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 24 contracts signed this week, made up of 10 condos, 1 coop, and 13 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$2,929,634

Average Asking Price

\$2,825,000

Median Asking Price

\$1,371

Average PPSF

0%

Average Discount

\$70,311,200

Total Volume

60

Average Days On Market

Unit 9B at 1 John Street in DUMBO entered contract this week with a last asking price of \$5,500,000. Built in 2016, this condo spans 2,488 square feet with 3 beds and 3 full baths. It features breathtaking views, a chef's kitchen with double islands and Italian cabinetry, en-suite baths with each bedroom, high-ceilings, floor-to-ceiling windows, wide-plank oak flooring, custom closets, and much more. The building provides a 24-hour doorman and concierge, a landscaped roof deck, a custom-designed gym, storage and many other amenities.

Also signed this week was 281 President Street in Carroll Gardens, with a last asking price of \$4,950,000. Built in 1899, this brownstone has 8 bedrooms and 3 full baths on a 20-foot-wide footprint. It features high ceilings, parquet floors, original pocket doors, crown moldings, marble mantles, floor-to-ceiling windows, a private back garden and yard, city views, marble tile floor, and much more.

10

Condo Deal(s)

1

Co-op Deal(s)

13

Townhouse Deal(s)

\$2,892,220

Average Asking Price

\$2,950,000

Average Asking Price

\$2,956,847

Average Asking Price

\$2,625,000

Median Asking Price

\$2,950,000

Median Asking Price

\$2,800,000

Median Asking Price

\$1,786

Average PPSF

\$1,405

Average PPSF

\$952

Average PPSF

1,694

Average SqFt

2,100

Average SqFt

3,160

Average SqFt



1 JOHN ST #9B

Dumbo

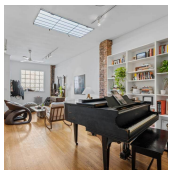
Type	Condo	Status	Contract	Ask	\$5,500,000
SqFt	2,488	Beds	3	Baths	3.5
PPSF	\$2,211	Fees	\$5,383	DOM	30



281 PRESIDENT ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$4,950,000
SqFt	N/A	Beds	8	Baths	3
PPSF	N/A	Fees	\$778	DOM	34



160-162 S 4 ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$3,790,000
SqFt	2,795	Beds	5	Baths	4
PPSF	\$1,356	Fees	N/A	DOM	57



1 CITY POINT #46D

Downtown

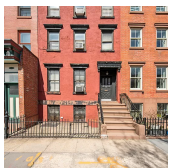
Type	Condop	Status	Contract	Ask	\$3,457,200
SqFt	1,454	Beds	3	Baths	3
PPSF	\$2,378	Fees	N/A	DOM	N/A



124 CALYER ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$3,250,000
SqFt	3,360	Beds	5	Baths	3.5
PPSF	\$968	Fees	\$3,679	DOM	89



131 KANE ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$3,100,000
SqFt	2,688	Beds	3	Baths	3.5
PPSF	\$1,154	Fees	\$524	DOM	41

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.

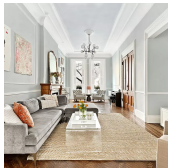


16 2 PL #3

Type	Condo	Status	Contract
Sqft	1,675	Beds	3
PPSF	\$1,821	Fees	\$1,080

Carroll Gardens

Ask	\$3,050,000
Baths	2.5
DOM	42

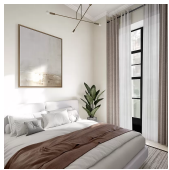


110 HICKS ST #1

Type	Coop	Status	Contract
Sqft	2,100	Beds	2
PPSF	\$1,405	Fees	\$1,490

Brooklyn Heights

Ask	\$2,950,000
Baths	2.5
DOM	23



16 2 PL #1

Type	Condo	Status	Contract
Sqft	1,694	Beds	3
PPSF	\$1,712	Fees	\$1,137

Carroll Gardens

Ask	\$2,900,000
Baths	2.5
DOM	N/A

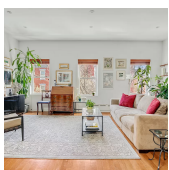


670 UNION ST #4B

Type	Condo	Status	Contract
Sqft	1,839	Beds	3
PPSF	\$1,577	Fees	\$2,410

Park Slope

Ask	\$2,900,000
Baths	2.5
DOM	11

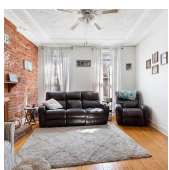


168 N 6 ST

Type	Townhouse	Status	Contract
Sqft	2,800	Beds	4
PPSF	\$1,027	Fees	\$542

Williamsburg

Ask	\$2,875,000
Baths	4
DOM	20



171 LUQUER ST

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

Carroll Gardens

Ask	\$2,850,000
Baths	4
DOM	N/A

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.



135 STRATFORD RD

Prospect Park South

Type	Townhouse	Status	Contract	Ask	\$2,800,000
Sqft	4,322	Beds	6	Baths	3
PPSF	\$648	Fees	\$809	DOM	29



249 HALSEY ST

Bedford Stuyvesant

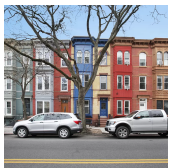
Type	Townhouse	Status	Contract	Ask	\$2,799,000
Sqft	N/A	Beds	6	Baths	4
PPSF	N/A	Fees	\$660	DOM	25



439 WASHINGTON AVE

Clinton Hill

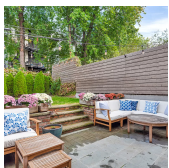
Type	Multihouse	Status	Contract	Ask	\$2,750,000
Sqft	2,709	Beds	4	Baths	2.5
PPSF	\$1,016	Fees	\$586	DOM	19



459 PROSPECT AVE

Park Slope

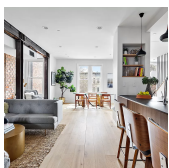
Type	Townhouse	Status	Contract	Ask	\$2,450,000
Sqft	2,376	Beds	4	Baths	3.5
PPSF	\$1,032	Fees	\$591	DOM	50



271A 22 ST #1

Greenwood

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	N/A	Beds	3	Baths	2.5
PPSF	N/A	Fees	\$728	DOM	188



1377 DEAN ST #B

Crown Heights

Type	Condo	Status	Contract	Ask	\$2,300,000
Sqft	2,281	Beds	5	Baths	3
PPSF	\$1,009	Fees	\$946	DOM	21

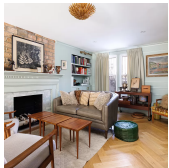
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



984 ST JOHNS PL

Crown Heights

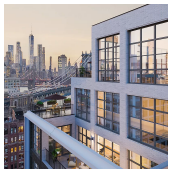
Type	Townhouse	Status	Contract	Ask	\$2,300,000
Sqft	N/A	Beds	6	Baths	2
PPSF	N/A	Fees	\$460	DOM	22



342 DECATUR ST

Bedford Stuyvesant

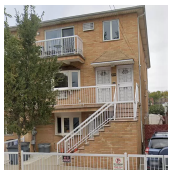
Type	Townhouse	Status	Contract	Ask	\$2,300,000
Sqft	2,544	Beds	4	Baths	4
PPSF	\$905	Fees	\$494	DOM	46



85 JAY ST #PH21F-YORK

Dumbo

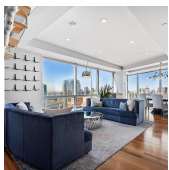
Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	941	Beds	1	Baths	1.5
PPSF	\$2,392	Fees	\$2,340	DOM	349



8614 23 AVE

Bath Beach

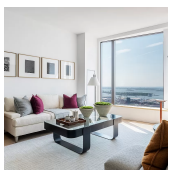
Type	Multihouse	Status	Contract	Ask	\$2,225,000
Sqft	4,840	Beds	9	Baths	4
PPSF	\$460	Fees	N/A	DOM	12



150 MYRTLE AVE #PH3203

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,601	Beds	2	Baths	3
PPSF	\$1,343	Fees	\$1,881	DOM	73



11 HOYT ST #39J

Downtown

Type	Condo	Status	Contract	Ask	\$2,065,000
Sqft	1,272	Beds	2	Baths	2
PPSF	\$1,624	Fees	\$2,533	DOM	N/A

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.