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

JUN 20 - 26, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 11 condos, and 15 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$2,917,885	\$2,623,000	\$1,237
Average Asking Price	Median Asking Price	Average PPSF
1%	\$75,864,999	136
Average Discount	Total Volume	Average Days On Market

370 Eighth Street in Park Slope entered contract this week, with a last asking price of \$5,200,000. This townhouse spans 3,907 square feet with 4 beds and 3 full baths. It features a large chef's kitchen with high-end appliances and abundant cabinet storage, an open dining area and parlor level with a floor-to-ceiling glass wall, a landscaped garden with a Japanese maple tree, a primary level with south-facing suite, two walk-in closets, and a bathroom fitted with custom cement tiles and luxury finishes, white oak hardwood floors throughout, high ceilings, and much more.

Also signed this week was Unit PHE at 11 Hoyt Street in Downtown Brooklyn, with a last asking price of \$5,000,000. Built in 2020, this top-floor penthouse condo unit spans 2,414 square feet with 3 beds and 3 full baths. It features high ceilings, southern and eastern views, an open chef's kitchen with high-end appliances and lava stone countertops, a primary suite with walk-in closet and windowed five-fixture bath, and much more. The building provides a full-time doorman, a garden, a fitness center with yoga studio, and many more indoor and outdoor amenities.

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Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,935,182	\$0	\$2,905,200
Average Asking Price	Average Asking Price	Average Asking Price
\$2,618,000	\$0	\$2,628,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,610	N/A	\$963
Average PPSF	Average PPSF	Average PPSF
1,846	N/A	3,195
Average SqFt	Average SqFt	Average SqFt

COMPASS DEVELOPMENT MARKETING GROUP

Type SqFtTownhouse 3,907 PPSFStatus 8,331Contract BedsAsk 4St,200,000 BathsIIHOVT ST #PHE SqFtDom22Type SqFtCondo SqFtStatus 2,414Contract BedsAsk 3,815St,000,000 BathsSqFt SqFt2,414 PPSFBeds S2,072Status FeesContract 3,815Ask BathsSt,000,000 BathsType SqFtCondo SqFtStatus 2,072Contract FeesAsk 3,815St,000,000 BathsType SqFtTownhouse SqFtStatus 1,271Contract FeesAsk 3,232St,2000 BathsType SqFtTownhouse SqFtStatus 2,2072Contract FeesAsk 3,315St,200,000 BathsType SqFtTownhouse SqFtStatus 2,2072Contract FeesAsk 3,300,000 BathsStatus 2,5Type SqFtCondo SqFtStatus 2,162Contract BedsAsk 3,500,000 BathsStatus 2,5Type SqFtTownhouse SqFtStatus 2,610Contract BedsAsk 3,500,000 BathsStatus 3,500,000 BathsType SqFtTownhouse SqFtStatus 2,610Contract BedsAsk 3,500,000 BathsStatus 3,500,000 BathsStatus SqFtStatus 2,610Contract BedsAsk 3,500,000 BathsStatus 3,500,000 BathsStatus 3,500,000 BathsStatus SqFtStatus 2,610Contract BedsAsk <br< th=""><th></th><th>370</th><th>EIGHTH ST</th><th></th><th></th><th>Park S</th><th>lope</th></br<>		370	EIGHTH ST			Park S	lope
Super Super Super Super Super Substrate Super Super Substrate Super Su		Туре	Townhouse	Status	Contract	Ask	\$5,200,000
		SqFt	3,907	Beds	4	Baths	3.5
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $		PPSF	\$1,331	Fees	\$965	DOM	22
Super- series Super- series 2,414 solution Beds solution 3 solution Baths solution 3,5 DOM 652 PPSF \$2,072 Fees \$3,815 DOM 652 PPSF \$2,072 Fees \$3,815 DOM 652 PPSF 99 SOUTH SECOND ST Type Townhouse 3,344 Status Beds Contract 7 Ask Baths \$4,250,000 Baths Ask 4 \$4,250,000 Baths Ask 4 \$4,250,000 Sqft $3,344$ Beds 7 Baths 4 DOM 82 PPSF \$1,271 Fees \$232 DOM 82 PPSF $$1,271$ Fees \$232 DOM 82 PPSF $$1,271$ Fees \$1,534 DOM 21 PPSF $$1,619$ Fees \$1,534 DOM 21 PPSF $$1,619$ Beds 4 Baths 3 DOM 21 PPSF $$1,341$ Fees \$465 DOM 21 PPSF $$1,341$ Fees \$465 DOM 21 <		11 H C	DYT ST #PHE			Downt	own
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PPSF \$1,619 Fees \$1,534 DOM 21 Image: Second secon		Туре	Condo	Status	Contract	Ask	\$3,500,000
A14 SACKETT ST Gowanus Type Townhouse Status Contract Ask \$3,500,000 SqFt 2,610 Beds 4 Baths 3 PPSF \$1,341 Fees \$465 DOM 21 Williamsburg Type Condo Status Contract Ask \$3,495,000 SqFt 1,958 Beds 3 Beds 3 Baths 2.5	Distant and	SqFt	2,162	Beds	3	Baths	2.5
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SqFt 2,610 Beds 4 Baths 3 PPSF \$1,341 Fees \$465 DOM 21 Image: SqFt 2.56 NORTH 9TH ST #PHA Williamsburg Type Condo Status Contract Ask \$3,495,000 SqFt 1,958 Beds 3 Baths 2.5		414 \$	SACKETT ST			Gowan	us
SqFt 2,610 Beds 4 Baths 3 PPSF \$1,341 Fees \$465 DOM 21 Image: SqFt 256 NORTH 9TH ST #PHA Williamsburg Type Condo Status Contract Ask \$3,495,000 SqFt 1,958 Beds 3 Baths 2.5				Status	Contract	Ask	\$3,500,000
PPSF \$1,341 Fees \$465 DOM 21 Image: Status Stat							
Type Condo Status Contract Ask \$3,495,000 SqFt 1,958 Beds 3 Baths 2.5							
SqFt 1,958 Beds 3 Baths 2.5		256	NORTH 9TH ST	#PHA		Williar	nsburg
SqFt 1,958 Beds 3 Baths 2.5					Contract	Ask	\$3,495,000
	S.	PPSF	\$1,785	Fees	\$1,775	DOM	139

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171	1 PROSPECT PARK WEST #9E Park Slope							
						Park Slope		
	Туре	Condo	Status	Contract	Ask	\$3,250,000		
	Sqft	1,711	Beds	3	Baths	2.5		
	PPSF	\$1,900	Fees	\$4,135	DOM	1		
	11 H C	OYT ST #48A			Downt	own		
	Туре	Condo	Status	Contract	Ask	\$3,010,000		
T	Sqft	1,629	Beds	3	Baths	3		
	PPSF	\$1,848	Fees	\$3,243	DOM	652		
THE E	165 N	IELSON ST			Carrol	l Gardens		
THE FE	Туре	Multihouse	Status	Contract	Ask	\$2,999,999		
出行系	Sqft	2,400	Beds	7	Baths	4		
	PPSF	\$1,250	Fees	N/A	DOM	31		
	320 1	PROSPECT AVE			Devile C	lana		
					Park S			
	Туре	Multihouse	Status	Contract	Ask	\$2,900,000		
	Sqft	3,000	Beds	4	Baths	4		
	PPSF	\$967	Fees	\$357	DOM	49		
	359	ADELPHI ST			Fort G	reene		
	Туре	Townhouse	Status	Contract	Ask	\$2,895,000		
	Sqft	4,166	Beds	5	Baths			
	PPSF	\$695	Fees	\$685	DOM	17		
	239 \$	STUYVESANT AV	/ E		Bedfor	d Stuyvesant		
	Туре	Townhouse	Status	Contract	Ask	\$2,730,000		
	Sqft	3,744	Beds	4	Ask Baths	3		
	PPSF	\$730	Fees	4 \$455	DOM	56		

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	445	FIFTH ST			Park S	lope
	Туре	Multihouse	Status	Contract	Ask	\$2,628,000
	Sqft	2,550	Beds	5	Baths	3.5
	PPSF	\$1,031	Fees	\$656	DOM	9
	288	WATER ST #2	В		Vinego	ar Hill
	Туре	Condo	Status	Contract	Ask	\$2,618,000
	Sqft	1,656	Beds	3	Baths	2.5
	PPSF	\$1,581	Fees	\$2,950	DOM	9
	17 I R	VING PL			Clinto	n Hill
ATEAN	Туре	Townhouse	Status	Contract	Ask	\$2,500,000
<u>Ka</u>	Sqft	3,852	Beds	5	Baths	3.5
	PPSF	\$650	Fees	\$279	DOM	21
	375 I Type Sqft PPSF	FIFTH ST #1 Condo 2,100 \$1,189	Status Beds Fees	Contract 2 \$1,020	Park S Ask Baths DOM	lope \$2,495,000 2.5 18
	239	WYCKOFF ST			Boerun	n Hill
81.5	Туре	Townhouse	Status	Contract	Ask	\$2,495,000
	Sqft	1,890	Beds -	3	Baths	2.5
	PPSF	\$1,320	Fees	\$472	DOM	15
	382	MACDONOUG	н st		Bedfor	d Stuyvesant
	Туре	Townhouse	Status	Contract	Ask	\$2,450,000
	Sqft	3,400	Beds	6	Baths	3
	PPSF	\$721	Fees	\$555	DOM	36

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Carroll Gardens

Kensington

Bedford Stuyvesant

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145 HUNTINGTON ST #1R

Туре	Condo	Status	Contract	Ask	\$2,350,000
Sqft	2,400	Beds	3	Baths	2.5
PPSF	\$980	Fees	\$1,630	DOM	822

406 EAST FOURTH ST

Туре	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	2,648	Beds	4	Baths	2.5
PPSF	\$867	Fees	\$552	DOM	27



223 MACDONOUGH ST

Туре	Townhouse	Status	Contract	Ask	\$2,290,000
Sqft	4,159	Beds	7	Baths	4
PPSF	\$551	Fees	\$415	DOM	610

Contract

7

\$1,215



Sqft

PPSF

Sqft PPSF

256 DECATUR ST Type Townhouse 4,412

Status
Beds
Fees

Bedford Stuyvesant \$2,250,000 Ask Baths 5 DOM 13

Park Slope



145 PARK PL #7A Type

\$510

Condo	Status	Contract	Ask	\$2,249,000
1,778	Beds	2	Baths	2
\$1,265	Fees	\$1,800	DOM	19



233 WYCKOFF ST

233 WYCKOFF ST				Boerum Hill		
Туре	Multihouse	Status	Contract	Ask	\$2,195,000	
Sqft	1,834	Beds	4	Baths	2.5	
PPSF	\$1,197	Fees	\$448	DOM	35	

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150 NORTH FIFTH ST #31

Туре	Condo
Sqft	1,224
PPSF	\$1,794

Status Beds Fees

Contract 2 \$1,389

Williamsburg Ask \$2,195,000 **Baths** 2 DOM 19



Condo Sqft 1,271 PPSF \$1,672

11 HOYT ST #42J Downtown Status Contract Ask \$2,125,000 Beds 2 **Baths** 2 \$2,531 DOM Fees N/A

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