

**AUG 15 - 21, 2022**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 4 condos, and 12 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$2,648,250**

Average Asking Price

**\$2,399,500**

Median Asking Price

**\$1,087**

Average PPSF

**2%**

Average Discount

**\$42,372,000**

Total Volume

**151**

Average Days On Market

356 President Street in Carroll Gardens entered contract this week, with a last asking price of \$4,600,000. This 22-foot-wide townhouse spans 4,542 square feet with 7 beds and 4 full baths. It features redbrick facade, a finished cellar with extra storage, a landscaped backyard with cedar fencing and built-in seating, exposed wood beams and brick walls, 8 fireplaces, restored original hardwood floors, a windowed eat-in kitchen with high-end appliances, and much more.

Also signed this week was Unit PH6B at 72 Berry Street in Williamsburg, with a last asking price of \$3,475,000. This duplex penthouse condo unit spans 1,621 square feet with 2 beds and 2 full baths. It features floor-to-ceiling window walls, multiple skylights, original exposed brick and beams, a chefs kitchen, private outdoor space with hot tub and city views, a primary suite with spa-like renovated bath, a roof deck, and much more.

**4**

Condo Deal(s)

**0**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$2,549,000**

Average Asking Price

**\$0**

Average Asking Price

**\$2,681,334**

Average Asking Price

**\$2,322,500**

Median Asking Price

**\$0**

Median Asking Price

**\$2,449,000**

Median Asking Price

**\$1,553**

Average PPSF

**N/A**

Average PPSF

**\$880**

Average PPSF

**1,672**

Average SqFt

**N/A**

Average SqFt

**3,162**

Average SqFt



**356 PRESIDENT ST**

**Gowanus**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,542	<b>Beds</b>	7
<b>PPSF</b>	\$1,013	<b>Fees</b>	\$500

<b>Ask</b>	\$4,600,000
<b>Baths</b>	4
<b>DOM</b>	92



**72 BERRY ST #PH6B**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	1,621	<b>Beds</b>	2
<b>PPSF</b>	\$2,144	<b>Fees</b>	N/A

<b>Ask</b>	\$3,475,000
<b>Baths</b>	2
<b>DOM</b>	41



**421 13 ST**

**Park Slope**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,000	<b>Beds</b>	4
<b>PPSF</b>	\$1,132	<b>Fees</b>	\$1,424

<b>Ask</b>	\$3,395,000
<b>Baths</b>	3
<b>DOM</b>	32

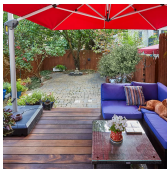


**306 GATES AVE**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	3,780	<b>Beds</b>	6
<b>PPSF</b>	\$715	<b>Fees</b>	\$470

<b>Ask</b>	\$2,700,000
<b>Baths</b>	5
<b>DOM</b>	164



**16 FIRST ST**

**Gowanus**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	N/A

<b>Ask</b>	\$2,695,000
<b>Baths</b>	2
<b>DOM</b>	25



**241 LEXINGTON AVE**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$142

<b>Ask</b>	\$2,499,000
<b>Baths</b>	3.5
<b>DOM</b>	72

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**7301 10TH AVE**

**Dyker Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,498,000
<b>Sqft</b>	2,970	<b>Beds</b>	8	<b>Baths</b>	3
<b>PPSF</b>	\$841	<b>Fees</b>	\$462	<b>DOM</b>	44



**418 FRANKLIN AVE**

**Bedford Stuyvesant**

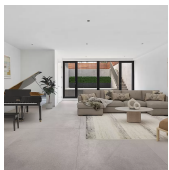
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,400,000
<b>Sqft</b>	2,400	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$1,000	<b>Fees</b>	N/A	<b>DOM</b>	107



**91 TEHAMA ST**

**Kensington**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,399,000
<b>Sqft</b>	N/A	<b>Beds</b>	10	<b>Baths</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$287	<b>DOM</b>	42



**257 13 ST #1**

**Park Slope**

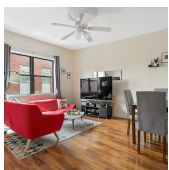
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,395,000
<b>Sqft</b>	2,103	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,139	<b>Fees</b>	\$1,505	<b>DOM</b>	86



**372 QUINCY ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,375,000
<b>Sqft</b>	3,000	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$792	<b>Fees</b>	\$467	<b>DOM</b>	85

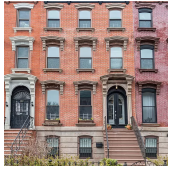


**176 DOUGLASS ST**

**Gowanus**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	2,025	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,136	<b>Fees</b>	\$414	<b>DOM</b>	74

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**269 MACON ST**

**Bedford Stuyvesant**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	3,200	<b>Beds</b>	6	<b>Baths</b>	3.5
<b>PPSF</b>	\$704	<b>Fees</b>	\$473	<b>DOM</b>	133



**100 JAY ST #17H**

**Dumbo**

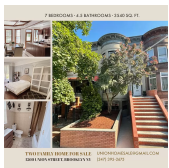
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	1,592	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,414	<b>Fees</b>	\$2,231	<b>DOM</b>	312



**168 PLYMOUTH ST #3F**

**Dumbo**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,076,000
<b>Sqft</b>	1,371	<b>Beds</b>	1	<b>Baths</b>	2
<b>PPSF</b>	\$1,515	<b>Fees</b>	\$2,917	<b>DOM</b>	1,072



**1560 UNION ST**

**Crown Heights**

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,065,000
<b>Sqft</b>	3,540	<b>Beds</b>	7	<b>Baths</b>	4.5
<b>PPSF</b>	\$584	<b>Fees</b>	\$468	<b>DOM</b>	32

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