

JAN 02 - 08, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 7 condos, and 7 houses. The previous week saw 4 deals. For more information or data, please reach out to a Compass agent.

\$3,220,922

Average Asking Price

\$2,672,500

Median Asking Price

\$1,249

Average PPSF

5%

Average Discount

\$45,092,900

Total Volume

132

Average Days On Market

138 Henry Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,250,000. Originally built in 1843, this townhouse spans approximately 3,800 square feet with 6 beds and 4 full baths. It features a 22-foot footprint, a lush garden with evergreen trees, a marble wood-burning fireplace, floor-to-ceiling casement windows, oak floors, high ceilings, an eat-in kitchen with high-end appliances, and much more.

Also signed this week was Unit 14D at 1 Grand Army Plaza in Prospect Heights, with a last asking price of \$4,750,000. Built in 2008, this condo unit spans 2,608 square feet with 3 beds and 3 baths. It features floor-to-ceiling glass, king-sized bedrooms, a 360 square foot terrace and two balconies, dual entrances, a kitchen with a spacious island and bespoke cabinetry, and much more. The building provides a full-time doorman, porters, and maintenance crew, on-site attended parking, a residents lounge, a landscaped roof deck, and many other amenities.

7

Condo Deal(s)

0

Co-op Deal(s)

7

Townhouse Deal(s)

\$3,230,415

Average Asking Price

\$0

Average Asking Price

\$3,211,429

Average Asking Price

\$2,650,000

Median Asking Price

\$0

Median Asking Price

\$2,695,000

Median Asking Price

\$1,677

Average PPSF

N/A

Average PPSF

\$822

Average PPSF

2,027

Average SqFt

N/A

Average SqFt

3,502

Average SqFt



138 HENRY ST

Brooklyn Heights

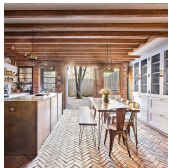
Type	Townhouse	Status	Contract	Ask	\$5,250,000
SqFt	N/A	Beds	6	Baths	4
PPSF	N/A	Fees	\$1,864	DOM	122



1 GRAND ARMY PLAZA #14D

Prospect Heights

Type	Condo	Status	Contract	Ask	\$4,750,000
SqFt	2,608	Beds	3	Baths	3
PPSF	\$1,822	Fees	\$3,630	DOM	83



7 ARLINGTON PL

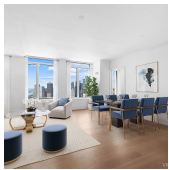
Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$4,250,000
SqFt	4,500	Beds	4	Baths	4.5
PPSF	\$945	Fees	\$1,575	DOM	115

2 NORTHSIDE PIERS #PH4

Williamsburg

Type	Condo	Status	Contract	Ask	\$4,065,000
SqFt	2,200	Beds	4	Baths	3.5
PPSF	\$1,848	Fees	\$1,973	DOM	N/A



1 CLINTON ST #35C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,850,000
SqFt	1,933	Beds	2	Baths	2.5
PPSF	\$1,992	Fees	\$5,060	DOM	123

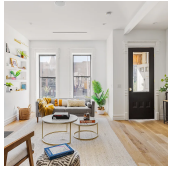


403 1ST ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	3,096	Beds	6	Baths	3
PPSF	\$1,129	Fees	\$751	DOM	87

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851 JEFFERSON AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,695,000
Sqft	3,830	Beds	6	Baths	5
PPSF	\$704	Fees	\$411	DOM	116



47 DEAN ST #1B

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,650,000
Sqft	2,315	Beds	1	Baths	2.5
PPSF	\$1,145	Fees	\$1,341	DOM	179



167 MONROE ST

Bedford Stuyvesant

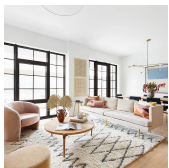
Type	Townhouse	Status	Contract	Ask	\$2,590,000
Sqft	3,200	Beds	7	Baths	4
PPSF	\$810	Fees	\$225	DOM	105



102 SUMMIT ST #3

Columbia Street Waterfront District

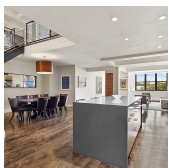
Type	Condo	Status	Contract	Ask	\$2,499,900
Sqft	1,700	Beds	3	Baths	3
PPSF	\$1,471	Fees	\$778	DOM	145



533 PACIFIC ST #6A

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,499,000
Sqft	1,405	Beds	3	Baths	2
PPSF	\$1,779	Fees	\$2,727	DOM	225



535 DEAN ST #315

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,299,000
Sqft	N/A	Beds	2	Baths	2
PPSF	N/A	Fees	\$1,949	DOM	122

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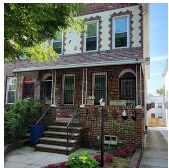


220 LEWIS AVE

Type	Townhouse	Status	Contract
Sqft	3,715	Beds	5
PPSF	\$593	Fees	\$280

Bedford Stuyvesant

Ask	\$2,200,000
Baths	3
DOM	85



124 TERRACE PL

Type	Townhouse	Status	Contract
Sqft	2,670	Beds	6
PPSF	\$750	Fees	N/A

Windsor Terrace

Ask	\$2,000,000
Baths	2.5
DOM	205

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