

MAR 27 - APR 02, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 11 condos, and 9 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$3,410,950

Average Asking Price

\$2,750,000

Median Asking Price

\$1,671

Average PPSF

0%

Average Discount

\$68,219,000

Total Volume

153

Average Days On Market

469 Henry Street in Cobble Hill entered contract this week, with a last asking price of \$11,000,000. Originally built in 1915, this fully-renovated 22-foot-wide townhouse spans approximately 5,100 square feet with 6 beds and 4 full baths. It features 2,000 square feet of outdoor space, high ceilings throughout, 3 wood-burning fireplaces, a large kitchen with custom cabinetry and high-end appliances, a top-floor primary suite with walk-in closet, and much more.

Also signed this week was 300 Prospect Place in Prospect Heights, with a last asking price of \$5,295,000. Originally built in 1910, this townhouse spans 4,036 square feet with 4 beds and 3 full baths. It features a chef's kitchen, a unique back extension, a top-floor primary bedroom with a designer walk-in closet, a private outdoor terrace, and much more.

11

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,857,637

Average Asking Price

\$0

Average Asking Price

\$4,087,223

Average Asking Price

\$2,695,000

Median Asking Price

\$0

Median Asking Price

\$2,995,000

Median Asking Price

\$1,755

Average PPSF

N/A

Average PPSF

\$1,515

Average PPSF

1,694

Average SqFt

N/A

Average SqFt

3,157

Average SqFt



469 HENRY ST

Cobble Hill

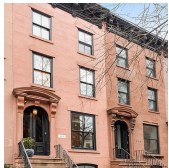
Type	Townhouse	Status	Contract	Ask	\$11,000,000
SqFt	5,100	Beds	6	Baths	4
PPSF	\$2,157	Fees	\$2,562	DOM	14



300 PROSPECT PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$5,295,000
SqFt	4,308	Beds	4	Baths	3.5
PPSF	\$1,230	Fees	\$772	DOM	8



473 WAVERLY AVE

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,795,000
SqFt	3,564	Beds	5	Baths	3.5
PPSF	\$1,065	Fees	\$892	DOM	22



98 FRONT ST #PH3A

Dumbo

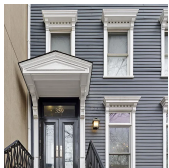
Type	Condo	Status	Contract	Ask	\$3,775,000
SqFt	2,124	Beds	3	Baths	2
PPSF	\$1,778	Fees	\$6,008	DOM	1,356



510 DRIGGS AVE #PHC

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,750,000
SqFt	1,576	Beds	3	Baths	2.5
PPSF	\$2,380	Fees	\$3,080	DOM	448



359 DEAN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,700,000
SqFt	2,800	Beds	5	Baths	4
PPSF	\$1,322	Fees	\$674	DOM	25

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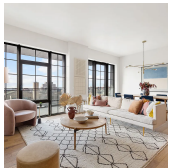


429 KENT AVE #L61

Williamsburg

Type	Condo	Status	Contract
Sqft	3,348	Beds	3
PPSF	\$1,046	Fees	\$6,544

Ask	\$3,500,000
Baths	3.5
DOM	N/A

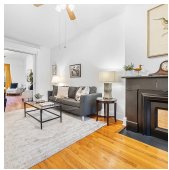


533 PACIFIC ST #10A

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,781	Beds	3
PPSF	\$1,963	Fees	\$3,429

Ask	\$3,495,000
Baths	2
DOM	1

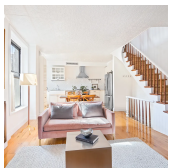


418 5TH ST

Park Slope

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

Ask	\$2,995,000
Baths	2
DOM	27

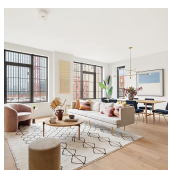


154 WARREN ST

Cobble Hill

Type	Townhouse	Status	Contract
Sqft	1,600	Beds	3
PPSF	\$1,719	Fees	\$628

Ask	\$2,750,000
Baths	2.5
DOM	10

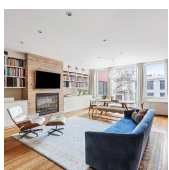


533 PACIFIC STS #6E

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,578	Beds	3
PPSF	\$1,743	Fees	\$3,030

Ask	\$2,750,000
Baths	2.5
DOM	302



9 COLLEGE PL #3L

Brooklyn Heights

Type	Condo	Status	Contract
Sqft	1,502	Beds	2
PPSF	\$1,795	Fees	\$2,785

Ask	\$2,695,000
Baths	2
DOM	35

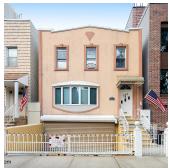
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229 NORTH HENRY ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	N/A	Beds	6	Baths	3
PPSF	N/A	Fees	\$538	DOM	35



263 AINSLIE ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$2,500,000
Sqft	1,568	Beds	4	Baths	2.5
PPSF	\$1,595	Fees	\$370	DOM	227



89 DOUGLASS ST #4

Gowanus

Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	1,242	Beds	3	Baths	2
PPSF	\$1,913	Fees	\$1,166	DOM	21



2 NORTHSIDE PIERS #12A

Williamsburg

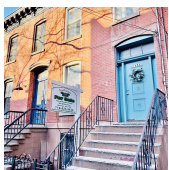
Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,376	Beds	2	Baths	2
PPSF	\$1,708	Fees	\$1,314	DOM	23



100 JAY ST #23H

Dumbo

Type	Condo	Status	Contract	Ask	\$2,349,000
Sqft	1,592	Beds	3	Baths	2.5
PPSF	\$1,476	Fees	\$2,934	DOM	42



145A NELSON ST

Carroll Gardens

Type	Multihouse	Status	Contract	Ask	\$2,250,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	N/A	DOM	52

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115 YORK ST #18F-YORK

Dumbo

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,705	Fees	\$3,065

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



533 PACIFIC ST #10F

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,221	Beds	2
PPSF	\$1,798	Fees	\$2,390

Ask	\$2,195,000
Baths	2
DOM	100

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