

**MAY 1 - 7, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 11 condos, and 16 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$3,095,260**

Average Asking Price

**\$2,850,000**

Median Asking Price

**\$1,315**

Average PPSF

**3%**

Average Discount

**\$83,572,000**

Total Volume

**94**

Average Days On Market

626 6th Street in Park Slope entered contract this week, with a last asking price of \$5,350,000. Originally built in 1898, this townhouse spans 4,220 square feet with 7 beds and 3 full baths. It features a 20-foot-wide footprint, light-colored brickwork, original mahogany and exotic woodwork, a center staircase, pocket doors, hand-painted frescos, multiple fireplaces, high ceilings, a large reception/library area with floor-to-ceiling built-ins, a large chef's kitchen, a spacious deck and landscaped backyard, and much more.

Also signed this week was Unit PHA at 533 Pacific Street in Boerum Hill, with a last asking price of \$4,650,000. Built in 2022, this penthouse condo spans 2,222 square feet with 4 beds and 3 full baths. It features custom oak cabinetry, bathrooms with marble floors, hardwood floors, large windows offering expansive views, a more than 250-square-foot terrace, a primary bedroom with walk-in closet and en-suite bath, a spacious open living/dining area with high-end kitchen, and much more. The building provides a fitness center, a rooftop area, bike storage, a pet spa, parking, and many other amenities.

**11**

Condo Deal(s)

**0**

Co-op Deal(s)

**16**

Townhouse Deal(s)

**\$3,108,000**

Average Asking Price

**\$0**

Average Asking Price

**\$3,086,500**

Average Asking Price

**\$3,000,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,687,500**

Median Asking Price

**\$1,649**

Average PPSF

**N/A**

Average PPSF

**\$1,052**

Average PPSF

**1,884**

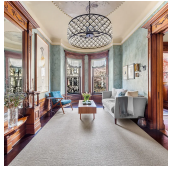
Average SqFt

**N/A**

Average SqFt

**3,135**

Average SqFt



### 626 6TH ST

Type	Townhouse	Status	Contract
SqFt	4,220	Beds	7
PPSF	\$1,268	Fees	\$1,065

### Park Slope

Ask	\$5,350,000
Baths	3
DOM	20

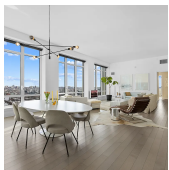


### 533 PACIFIC ST #PHA

Type	Condo	Status	Contract
SqFt	2,222	Beds	4
PPSF	\$2,093	Fees	\$4,580

### Boerum Hill

Ask	\$4,650,000
Baths	3.5
DOM	2



### 265 STATE ST #1902

Type	Condo	Status	Contract
SqFt	2,424	Beds	4
PPSF	\$1,772	Fees	\$4,962

### Boerum Hill

Ask	\$4,295,000
Baths	3.5
DOM	104

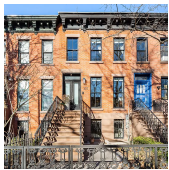


### 260 CLINTON AVE

Type	Townhouse	Status	Contract
SqFt	5,400	Beds	9
PPSF	\$777	Fees	\$1,448

### Clinton Hill

Ask	\$4,195,000
Baths	4.5
DOM	122

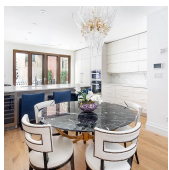


### 225 WYCKOFF ST

Type	Townhouse	Status	Contract
SqFt	2,150	Beds	3
PPSF	\$1,859	Fees	\$700

### Boerum Hill

Ask	\$3,995,000
Baths	3.5
DOM	61



### 465 VANDERBILT AVE

Type	Townhouse	Status	Contract
SqFt	4,165	Beds	4
PPSF	\$913	Fees	\$1,036

### Clinton Hill

Ask	\$3,800,000
Baths	3
DOM	214

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### 60 STERLING PL

Park Slope

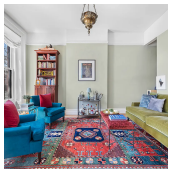
Type	Multihouse	Status	Contract	Ask	\$3,600,000
Sqft	3,500	Beds	7	Baths	3.5
PPSF	\$1,029	Fees	\$840	DOM	16



### 533 PACIFIC ST #10B

Boerum Hill

Type	Condo	Status	Contract	Ask	\$3,595,000
Sqft	1,814	Beds	3	Baths	2.5
PPSF	\$1,982	Fees	\$3,554	DOM	N/A



### 201 BERGEN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,495,000
Sqft	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	\$538	DOM	22



### 868 LORIMER ST #2A

Greenpoint

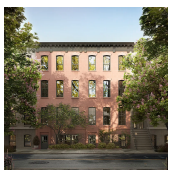
Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	1,800	Beds	3	Baths	3
PPSF	\$1,806	Fees	\$3,979	DOM	24



### 105 EIGHTH AVE #2

Park Slope

Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	2,159	Beds	3	Baths	2.5
PPSF	\$1,506	Fees	\$3,191	DOM	16



### 123 6TH AVE #PARLOR

Park Slope

Type	Condo	Status	Contract	Ask	\$3,000,000
Sqft	1,572	Beds	3	Baths	2
PPSF	\$1,909	Fees	\$1,801	DOM	N/A

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### 212 MIDWOOD ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,700	<b>Beds</b>	3
<b>PPSF</b>	\$1,093	<b>Fees</b>	\$669

### Prospect Lefferts Gardens

<b>Ask</b>	\$2,950,000
<b>Baths</b>	3.5
<b>DOM</b>	20

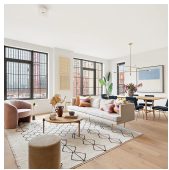


### 360 FURMAN ST #1206

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,748	<b>Beds</b>	2
<b>PPSF</b>	\$1,631	<b>Fees</b>	\$4,424

### Brooklyn Heights

<b>Ask</b>	\$2,850,000
<b>Baths</b>	2
<b>DOM</b>	75

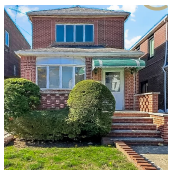


### 533 PACIFIC ST #7E

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,578	<b>Beds</b>	3
<b>PPSF</b>	\$1,712	<b>Fees</b>	\$2,962

### Boerum Hill

<b>Ask</b>	\$2,700,000
<b>Baths</b>	2.5
<b>DOM</b>	33

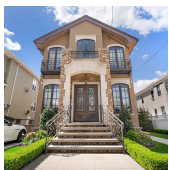


### 1844 EAST 9TH ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	1,652	<b>Beds</b>	3
<b>PPSF</b>	\$1,635	<b>Fees</b>	\$679

### Sheepshead Bay

<b>Ask</b>	\$2,700,000
<b>Baths</b>	3
<b>DOM</b>	172

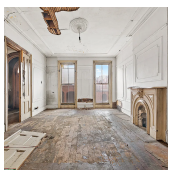


### 84 78TH ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,159	<b>Beds</b>	4
<b>PPSF</b>	\$847	<b>Fees</b>	\$1,416

### Bay Ridge

<b>Ask</b>	\$2,675,000
<b>Baths</b>	3.5
<b>DOM</b>	375



### 343 HOYT ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,500	<b>Beds</b>	4
<b>PPSF</b>	\$1,060	<b>Fees</b>	\$321

### Carroll Gardens

<b>Ask</b>	\$2,650,000
<b>Baths</b>	3
<b>DOM</b>	66

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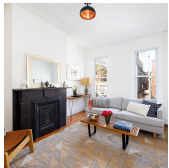




### 298 ST MARKS AVE

#### Prospect Heights

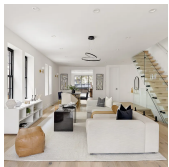
<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,600,000
<b>Sqft</b>	2,700	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$963	<b>Fees</b>	N/A	<b>DOM</b>	235



### 312 16TH ST

#### Park Slope

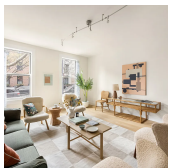
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,575,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$448	<b>DOM</b>	16



### 68 STERLING ST

#### Prospect Lefferts Gardens

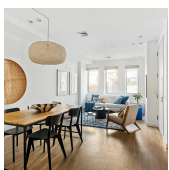
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,549,000
<b>Sqft</b>	3,960	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$644	<b>Fees</b>	\$576	<b>DOM</b>	152



### 27 WYCKOFF ST #A

#### Cobble Hill

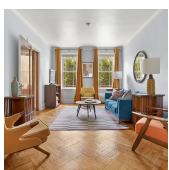
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,399,000
<b>Sqft</b>	2,091	<b>Beds</b>	2	<b>Baths</b>	1.5
<b>PPSF</b>	\$1,148	<b>Fees</b>	\$1,164	<b>DOM</b>	22



### 294 12TH ST #1

#### Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,150,000
<b>Sqft</b>	1,876	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$1,147	<b>Fees</b>	\$2,133	<b>DOM</b>	21



### 202 PROSPECT PARK SOUTHWEST

#### Windsor Terrace

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,150,000
<b>Sqft</b>	1,782	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,207	<b>Fees</b>	\$450	<b>DOM</b>	330

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### 717 GREENE AVE

Bedford-stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,400	<b>Beds</b>	3
<b>PPSF</b>	\$875	<b>Fees</b>	\$221

<b>Ask</b>	\$2,100,000
<b>Baths</b>	3
<b>DOM</b>	42



### 610 WARREN ST #PHG

Boerum Hill

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,433	<b>Beds</b>	2
<b>PPSF</b>	\$1,430	<b>Fees</b>	\$1,870

<b>Ask</b>	\$2,049,000
<b>Baths</b>	2.5
<b>DOM</b>	53



### 552 RUGBY RD

Ditmas Park

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	3,600	<b>Beds</b>	8
<b>PPSF</b>	\$556	<b>Fees</b>	N/A

<b>Ask</b>	\$2,000,000
<b>Baths</b>	4
<b>DOM</b>	128

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