

MAY 8 - 14, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 14 condos, and 11 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$2,998,673

Average Asking Price

\$2,500,000

Median Asking Price

\$1,373

Average PPSF

1%

Average Discount

\$74,966,815

Total Volume

133

Average Days On Market

857 Carroll Street in Park Slope entered contract this week, with a last asking price of \$7,500,000. Built just before 1900, this townhouse spans 4,761 square feet with 5 beds and 3 full baths. It features a full renovation, a large outdoor space, a formal living room with wood-burning fireplace, a hand-carved original staircase, a kitchen with custom cabinetry and high-end appliances, a primary suite with a tiled terrace, a library, an original stained glass skylight, a built-in sound system, and much more.

Also signed this week was 316 Eckford Street in Greenpoint, with a last asking price of \$4,995,000. This townhouse spans 4,133 square feet with 4 beds and 5 full baths. It features a recent renovation, a grand parlor with custom doors and heated floors, a gourmet kitchen with high-end appliances and Caesarstone countertops, multiple wood-burning fireplaces, a primary bedroom with a walk-in closet and en-suite bath, a solarium office with heated floors and outdoor terrace, Brazilian cherry hardwood floors, a heating and cooling system, and much more.

14

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,854,273

Average Asking Price

\$0

Average Asking Price

\$3,182,455

Average Asking Price

\$2,437,408

Median Asking Price

\$0

Median Asking Price

\$2,500,000

Median Asking Price

\$1,712

Average PPSF

N/A

Average PPSF

\$942

Average PPSF

1,685

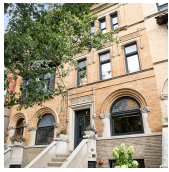
Average SqFt

N/A

Average SqFt

3,381

Average SqFt



857 CARROLL ST

Type	Townhouse	Status	Contract
SqFt	4,761	Beds	5
PPSF	\$1,576	Fees	\$2,111

Park Slope

Ask	\$7,500,000
Baths	3.5
DOM	155

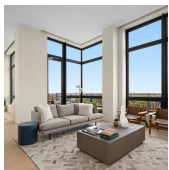


316 ECKFORD ST

Type	Townhouse	Status	Contract
SqFt	4,133	Beds	4
PPSF	\$1,209	Fees	\$571

Greenpoint

Ask	\$4,995,000
Baths	5
DOM	26



550 VANDERBILT AVE #PHE

Type	Condo	Status	Contract
SqFt	2,412	Beds	3
PPSF	\$1,970	Fees	\$3,792

Prospect Heights

Ask	\$4,750,000
Baths	3.5
DOM	369

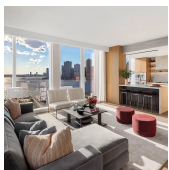


537 PACIFIC ST #PHB

Type	Condo	Status	Contract
SqFt	2,149	Beds	4
PPSF	\$2,164	Fees	\$4,479

Boerum Hill

Ask	\$4,650,000
Baths	3.5
DOM	159

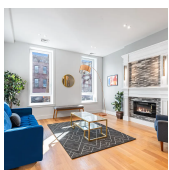


50 BRIDGE PARK DR #4A

Type	Condo	Status	Contract
SqFt	2,445	Beds	4
PPSF	\$1,747	Fees	\$4,635

Brooklyn Heights

Ask	\$4,270,000
Baths	3.5
DOM	596



297 CLIFTON PL

Type	Townhouse	Status	Contract
SqFt	4,116	Beds	8
PPSF	\$778	Fees	\$300

Bedford Stuyvesant

Ask	\$3,200,000
Baths	6.5
DOM	109

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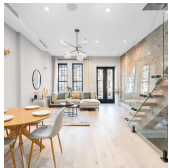


308 NORTH 7TH ST #7D

Williamsburg

Type	Condo	Status	Contract
Sqft	1,466	Beds	3
PPSF	\$2,047	Fees	\$2,678

Ask	\$3,000,000
Baths	2.5
DOM	54



248 CLIFTON PL

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,400	Beds	5
PPSF	\$881	Fees	\$250

Ask	\$2,995,000
Baths	4
DOM	N/A



123 6TH AVE #PH1

Park Slope

Type	Condo	Status	Contract
Sqft	1,563	Beds	3
PPSF	\$1,888	Fees	\$1,688

Ask	\$2,950,000
Baths	2.5
DOM	N/A



85 JAY ST #18D-YORK

Dumbo

Type	Condo	Status	Contract
Sqft	1,327	Beds	2
PPSF	\$1,997	Fees	\$3,151

Ask	\$2,650,000
Baths	2
DOM	N/A



53 SHERMAN ST

Windsor Terrace

Type	Townhouse	Status	Contract
Sqft	2,160	Beds	4
PPSF	\$1,202	Fees	\$637

Ask	\$2,595,000
Baths	3
DOM	41



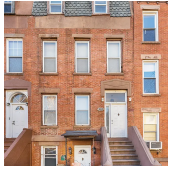
1 CLINTON ST #3E

Brooklyn Heights

Type	Condo	Status	Contract
Sqft	1,671	Beds	2
PPSF	\$1,497	Fees	\$4,282

Ask	\$2,500,000
Baths	2
DOM	236

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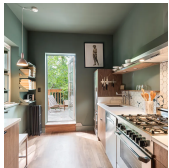
369 HOYT ST

Type Townhouse
Sqft 3,040
PPSF \$823

Status Contract
Beds 4
Fees \$460

Carroll Gardens

Ask \$2,500,000
Baths 4
DOM 138



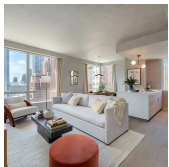
69 SUTTON ST

Type Townhouse
Sqft 2,600
PPSF \$961

Status Contract
Beds 3
Fees \$748

Greenpoint

Ask \$2,498,000
Baths 3.5
DOM 36



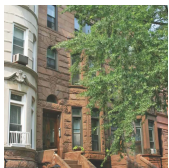
1 CITY POINT #56H

Type Condo
Sqft 1,178
PPSF \$2,016

Status Contract
Beds 2
Fees N/A

Downtown Brooklyn

Ask \$2,374,815
Baths 2
DOM 36



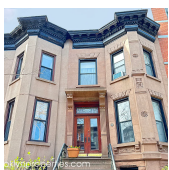
111 BAINBRIDGE ST

Type Townhouse
Sqft 4,156
PPSF \$554

Status Contract
Beds 3
Fees N/A

Bedford Stuyvesant

Ask \$2,300,000
Baths 3
DOM N/A



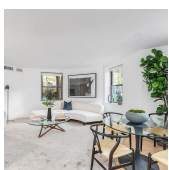
606 10TH ST

Type Townhouse
Sqft 1,920
PPSF \$1,159

Status Contract
Beds 4
Fees \$684

Park Slope

Ask \$2,225,000
Baths 2
DOM 29



114 6TH AVE #A

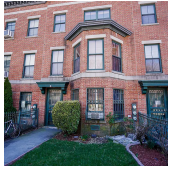
Type Condo
Sqft 2,412
PPSF \$913

Status Contract
Beds 3
Fees \$1,885

Park Slope

Ask \$2,200,000
Baths 2.5
DOM 325

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736 FULTON ST #3

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$2,199,000
Sqft	3,600	Beds	7	Baths	3
PPSF	\$611	Fees	\$871	DOM	28



115 YORK ST #17F-YORK

Dumbo

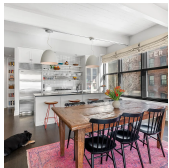
Type	Condo	Status	Contract	Ask	\$2,175,000
Sqft	1,291	Beds	2	Baths	2
PPSF	\$1,685	Fees	\$3,065	DOM	164



24 STRONG PL #2

Cobble Hill

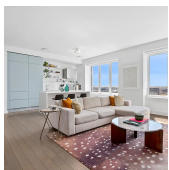
Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,418	Beds	3	Baths	2.5
PPSF	\$1,517	Fees	\$1,244	DOM	28



70 WASHINGTON ST #3D

Dumbo

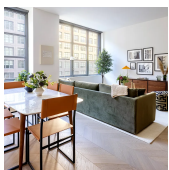
Type	Condo	Status	Contract	Ask	\$2,125,000
Sqft	1,700	Beds	3	Baths	3
PPSF	\$1,250	Fees	\$2,621	DOM	77



265 STATE ST #1111

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,257	Beds	2	Baths	2
PPSF	\$1,671	Fees	\$2,580	DOM	34

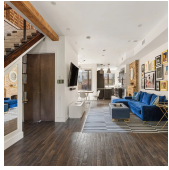


85 JAY ST #14F-YORK

Dumbo

Type	Condo	Status	Contract	Ask	\$2,065,000
Sqft	1,291	Beds	2	Baths	2
PPSF	\$1,600	Fees	\$3,065	DOM	N/A

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1058 DECATUR ST

Type Townhouse

Sqft 3,300

PPSF \$607

Status Contract

Beds 5

Fees \$330

Bushwick

Ask \$2,000,000

Baths 3.5

DOM 13

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