

MAY 22 - 28, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 11 condos, and 15 houses. The previous week saw 32 deals. For more information or data, please reach out to a Compass agent.

\$3,050,500

Average Asking Price

\$2,587,500

Median Asking Price

\$1,235

Average PPSF

1%

Average Discount

\$79,312,999

Total Volume

182

Average Days On Market

47 Columbia Place in Brooklyn Heights entered contract this week, with a last asking price of \$6,995,000. Originally built in 1998, this 25-foot-wide townhouse spans 2,787 square feet with 5 beds and 4 full baths. It features a double-height living room with a wood-burning fireplace, a three-tiered garden with a koi pond, a primary floor with spacious bedroom and bathroom with fireplace, a library, and open-air atrium and sitting area, central air throughout, a chef's kitchen, and much more.

Also signed this week was 560 1st Street in Park Slope, with a last asking price of \$5,495,000. Originally built in 1909, this nearly 23-foot-wide townhouse spans 5,120 square feet with 6 beds and 3 full baths. It features curved bay windows, a wood staircase, high ceilings, intricate moldings and preserved wainscoting, a private deck and rear garden, abundant storage, a skylight, and much more.

11

Condo Deal(s)

0

Co-op Deal(s)

15

Townhouse Deal(s)

\$2,492,182

Average Asking Price

\$0

Average Asking Price

\$3,459,934

Average Asking Price

\$2,375,000

Median Asking Price

\$0

Median Asking Price

\$2,999,999

Median Asking Price

\$1,485

Average PPSF

N/A

Average PPSF

\$1,023

Average PPSF

1,785

Average SqFt

N/A

Average SqFt

3,212

Average SqFt



47 COLUMBIA PL

Brooklyn Heights

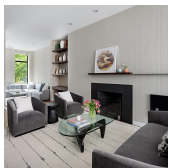
Type	Townhouse	Status	Contract	Ask	\$6,995,000
SqFt	N/A	Beds	5	Baths	4
PPSF	N/A	Fees	\$2,510	DOM	259



560 1ST ST

Park Slope

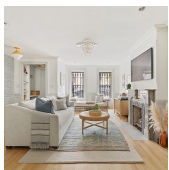
Type	Townhouse	Status	Contract	Ask	\$5,495,000
SqFt	5,120	Beds	6	Baths	3.5
PPSF	\$1,074	Fees	\$1,342	DOM	N/A



271 STATE ST

Boerum Hill

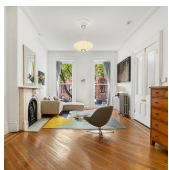
Type	Townhouse	Status	Contract	Ask	\$5,495,000
SqFt	3,760	Beds	4	Baths	4
PPSF	\$1,462	Fees	\$1,791	DOM	N/A



409 10TH ST

Park Slope

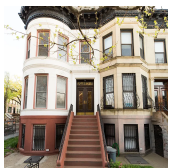
Type	Townhouse	Status	Contract	Ask	\$3,925,000
SqFt	N/A	Beds	5	Baths	2.5
PPSF	N/A	Fees	\$470	DOM	47



351 ADELPHI ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$3,650,000
SqFt	3,280	Beds	5	Baths	3.5
PPSF	\$1,113	Fees	\$673	DOM	30



344 PARK PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,500,000
SqFt	4,030	Beds	5	Baths	2.5
PPSF	\$869	Fees	\$930	DOM	722

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361 5TH ST

Type Townhouse
Sqft 2,690
PPSF \$1,263

Status Contract
Beds 4
Fees \$560

Park Slope

Ask \$3,395,000
Baths 2.5
DOM 25



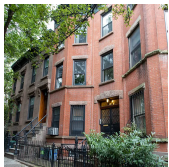
429 KENT AVE #TH5

Type Condo
Sqft 3,379
PPSF \$948

Status Contract
Beds 4
Fees \$6,474

Williamsburg

Ask \$3,200,000
Baths 4.5
DOM 471



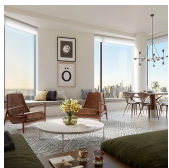
16 BERKELEY PL

Type Townhouse
Sqft 2,712
PPSF \$1,107

Status Contract
Beds 5
Fees \$474

Park Slope

Ask \$2,999,999
Baths 4
DOM 80



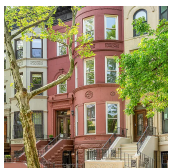
11 HOYT ST #52A

Type Condo
Sqft 1,628
PPSF \$1,840

Status Contract
Beds 3
Fees \$4,207

Downtown Brooklyn

Ask \$2,995,000
Baths 3
DOM N/A



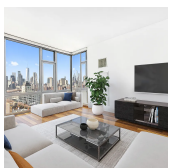
398 STERLING PL #2

Type Condo
Sqft 2,032
PPSF \$1,374

Status Contract
Beds 3
Fees \$1,292

Prospect Heights

Ask \$2,790,000
Baths 2.5
DOM 13



100 JAY ST #25A

Type Condo
Sqft 1,711
PPSF \$1,576

Status Contract
Beds 3
Fees \$3,153

Dumbo

Ask \$2,695,000
Baths 2.5
DOM 83

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472 EAST 16TH ST

Flatbush

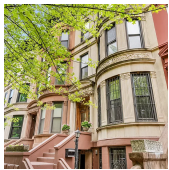
Type	Townhouse	Status	Contract	Ask	\$2,675,000
Sqft	3,300	Beds	5	Baths	3.5
PPSF	\$811	Fees	\$706	DOM	433



110 NORTH 1ST ST #1A

Williamsburg

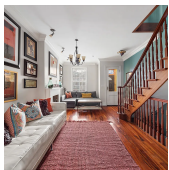
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	2,151	Beds	2	Baths	2.5
PPSF	\$1,163	Fees	\$1,960	DOM	N/A



210 JEFFERSON AVE

Bedford Stuyvesant

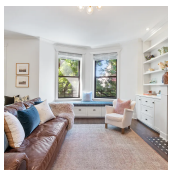
Type	Multihouse	Status	Contract	Ask	\$2,500,000
Sqft	4,400	Beds	5	Baths	3.5
PPSF	\$569	Fees	\$609	DOM	N/A



641 BALTIC ST

Park Slope

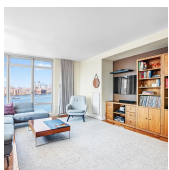
Type	Townhouse	Status	Contract	Ask	\$2,499,000
Sqft	1,719	Beds	3	Baths	2
PPSF	\$1,454	Fees	\$311	DOM	349



393 4TH ST #3

Park Slope

Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	1,487	Beds	3	Baths	2
PPSF	\$1,598	Fees	\$613	DOM	18

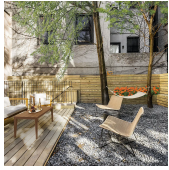


2 NORTHSIDE PIERS #11A

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,359,000
Sqft	1,376	Beds	2	Baths	2
PPSF	\$1,715	Fees	\$1,313	DOM	28

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84 MESEROLE AVE #ONE

Greenpoint

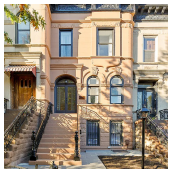
Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	2,001	Beds	2	Baths	2.5
PPSF	\$1,125	Fees	\$2,251	DOM	16



110 NORTH 1ST ST #PH1G

Williamsburg

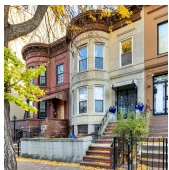
Type	Condo	Status	Contract	Ask	\$2,250,000
Sqft	1,126	Beds	2	Baths	2
PPSF	\$1,999	Fees	\$2,769	DOM	N/A



699 HALSEY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,225,000
Sqft	2,736	Beds	5	Baths	4
PPSF	\$814	Fees	\$492	DOM	560



1256 PRESIDENT ST

Crown Heights

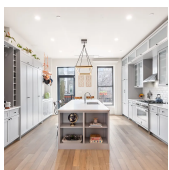
Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	3,744	Beds	6	Baths	4
PPSF	\$588	Fees	\$580	DOM	172



187 11ST ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$2,195,000
Sqft	1,620	Beds	7	Baths	3
PPSF	\$1,355	Fees	\$634	DOM	83



310 DECATUR ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	2,640	Beds	4	Baths	3
PPSF	\$815	Fees	\$315	DOM	54

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122 NEWTON ST #PH

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,584	Beds	3	Baths	2
PPSF	\$1,263	Fees	\$1,956	DOM	12



110 NORTH 1ST ST #PH1A

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	1,156	Beds	2	Baths	2
PPSF	\$1,731	Fees	\$2,844	DOM	N/A

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