

**AUG 7 - 13, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 10 contracts signed this week, made up of 4 condos, 1 coop, and 5 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

**\$2,692,900**

Average Asking Price

**\$2,497,500**

Median Asking Price

**\$1,244**

Average PPSF

**5%**

Average Discount

**\$26,929,000**

Total Volume

**197**

Average Days On Market

357 Hoyt Street in Carroll Gardens entered contract this week, with a last asking price of \$3,995,000. Originally built in 1874, this single-family brownstone spans approximately 2,450 square feet with 4 beds and 3 full baths. It features a gated forecourt, an eat-in kitchen with high-end appliances, a customized media room and library with wood-burning fireplace and home theater, a backyard with brick patio and perimeter plantings, mahogany entry doors, high ceilings, a primary bedroom with custom closets and en-suite marble bath, and much more.

Also signed this week was Unit PH1202 at 58 Saint Marks Place in Boerum Hill, with a last asking price of \$3,450,000. Built in 2020, this penthouse condo unit spans 1,817 square feet with 3 beds and 2 full baths. It features southern and eastern views, 931 square feet of outdoor space including a loggia and roof terrace with built-in outdoor kitchen and grill, white oak floors, double-glazed windows, and much more. The building provides a full-time attended lobby, on-site parking, multiple floors focused on fitness and wellness, and many other amenities.

**4**

Condo Deal(s)

**1**

Co-op Deal(s)

**5**

Townhouse Deal(s)

**\$2,835,000**

Average Asking Price

**\$2,295,000**

Average Asking Price

**\$2,658,800**

Average Asking Price

**\$2,795,000**

Median Asking Price

**\$2,295,000**

Median Asking Price

**\$2,400,000**

Median Asking Price

**\$1,627**

Average PPSF

**N/A**

Average PPSF

**\$937**

Average PPSF

**1,737**

Average SqFt

**N/A**

Average SqFt

**2,973**

Average SqFt



### 357 HOYT ST

Type	Townhouse	Status	Contract
SqFt	2,450	Beds	4
PPSF	\$1,631	Fees	\$670

### Carroll Gardens

Ask	\$3,995,000
Baths	3.5
DOM	58

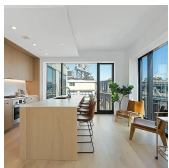


### 58 SAINT MARKS PL #PH1202

Type	Condo	Status	Contract
SqFt	1,817	Beds	3
PPSF	\$1,899	Fees	\$5,167

### Boerum Hill

Ask	\$3,450,000
Baths	2.5
DOM	521

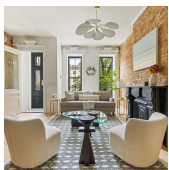


### 98 FRONT ST #PH2B

Type	Condo	Status	Contract
SqFt	1,877	Beds	3
PPSF	\$1,596	Fees	\$4,437

### Dumbo

Ask	\$2,995,000
Baths	2.5
DOM	511



### 314 QUINCY ST

Type	Townhouse	Status	Contract
SqFt	3,063	Beds	5
PPSF	\$866	Fees	\$170

### Bedford Stuyvesant

Ask	\$2,650,000
Baths	4
DOM	45



### 360 FURMAN ST #629

Type	Condo	Status	Contract
SqFt	1,725	Beds	3
PPSF	\$1,505	Fees	\$3,870

### Brooklyn Heights

Ask	\$2,595,000
Baths	2.5
DOM	171



### 204 TERRACE PL

Type	Townhouse	Status	Contract
SqFt	3,067	Beds	5
PPSF	\$783	Fees	\$379

### Windsor Terrace

Ask	\$2,400,000
Baths	2.5
DOM	365

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### 532 CLINTON AVE #3A

Clinton Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,300,000
<b>Sqft</b>	1,528	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,505	<b>Fees</b>	\$1,620	<b>DOM</b>	107



### 111 HICKS ST #24AB

Brooklyn Heights

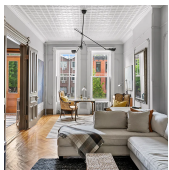
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,295,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	N/A	<b>Fees</b>	N/A	<b>DOM</b>	70



### 17 LINDEN ST

Bushwick

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,150,000
<b>Sqft</b>	3,751	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$574	<b>Fees</b>	\$230	<b>DOM</b>	20



### 667 HANCOCK ST

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,099,000
<b>Sqft</b>	2,532	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$829	<b>Fees</b>	\$364	<b>DOM</b>	93

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