

AUG 21 - 27, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 5 condos, and 10 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$2,773,235

Average Asking Price

\$2,695,000

Median Asking Price

\$1,049

Average PPSF

2%

Average Discount

\$41,598,520

Total Volume

142

Average Days On Market

137 Clifton Place in Bedford Stuyvesant entered contract this week, with a last asking price of \$3,699,000. This brownstone spans approximately 4,200 square feet with 5 beds and 4 full baths. It features a recent gut renovation, a combination of pre-war and modern design, an open-concept parlor floor, a chef's kitchen with high-end appliances and deck access, a modern, paved garden, a large primary bedroom with deck and en-suite bath, and much more.

Also signed this week was 1406 73rd Street in Bensonhurst, with a last asking price of \$3,350,000. Rebuilt in 2002, this house spans approximately 3,950 square feet with 4 beds and 4 full baths. It features a brick facade, fully-finished basement, a private driveway with garage, custom mahogany cabinets, doors, and windows, 14-foot ceilings, a Spanish-style roof, a backyard with outdoor pool and patio, and much more.

5

Condo Deal(s)

0

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,659,904

Average Asking Price

\$0

Average Asking Price

\$2,829,900

Average Asking Price

\$2,525,520

Median Asking Price

\$0

Median Asking Price

\$2,747,500

Median Asking Price

\$1,420

Average PPSF

N/A

Average PPSF

\$843

Average PPSF

2,072

Average SqFt

N/A

Average SqFt

3,524

Average SqFt



137 CLIFTON PL

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	4,200	Beds	5
PPSF	\$881	Fees	\$349

Ask	\$3,699,000
Baths	4.5
DOM	83

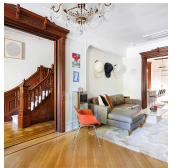


1406 73RD ST

Bensonhurst

Type	Townhouse	Status	Contract
SqFt	3,950	Beds	4
PPSF	\$848	Fees	\$716

Ask	\$3,350,000
Baths	4
DOM	369



164 MACDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	3,660	Beds	5
PPSF	\$847	Fees	\$408

Ask	\$3,100,000
Baths	3.5
DOM	71

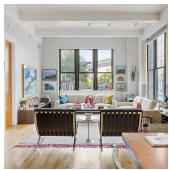


64 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	3,270	Beds	5
PPSF	\$916	Fees	\$717

Ask	\$2,995,000
Baths	3.5
DOM	28



30 MAIN ST #2B

Dumbo

Type	Condo	Status	Contract
SqFt	3,058	Beds	4
PPSF	\$965	Fees	\$4,529

Ask	\$2,950,000
Baths	3.5
DOM	672



11 HOYT ST #41F

Downtown Brooklyn

Type	Condo	Status	Contract
SqFt	1,722	Beds	3
PPSF	\$1,670	Fees	\$4,469

Ask	\$2,875,000
Baths	3
DOM	193

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

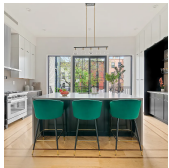


138 COFFEY ST

Type	Townhouse	Status	Contract
Sqft	2,600	Beds	4
PPSF	\$1,077	Fees	\$520

Red Hook

Ask	\$2,800,000
Baths	3.5
DOM	49

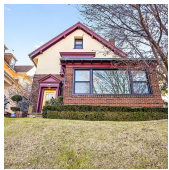


230 QUINCY ST

Type	Townhouse	Status	Contract
Sqft	3,552	Beds	5
PPSF	\$759	Fees	\$167

Bedford Stuyvesant

Ask	\$2,695,000
Baths	4
DOM	80



158 85TH ST

Type	Townhouse	Status	Contract
Sqft	4,800	Beds	5
PPSF	\$560	Fees	\$1,269

Bay Ridge

Ask	\$2,685,000
Baths	3
DOM	213



1 CITY POINT #51A

Type	Condominium	Status	Contract
Sqft	1,181	Beds	2
PPSF	\$2,139	Fees	N/A

Downtown Brooklyn

Ask	\$2,525,520
Baths	2
DOM	21

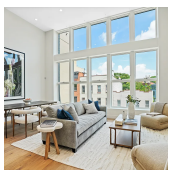


169 84TH ST

Type	Townhouse	Status	Contract
Sqft	2,675	Beds	5
PPSF	\$944	Fees	\$1,011

Bay Ridge

Ask	\$2,525,000
Baths	4.5
DOM	90



47 DIAMOND ST #3A

Type	Condo	Status	Contract
Sqft	1,823	Beds	3
PPSF	\$1,372	Fees	\$2,188

Greenpoint

Ask	\$2,500,000
Baths	3
DOM	49

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



47 DIAMOND ST #1B

Greenpoint

Type	Condo	Status	Contract
Sqft	2,575	Beds	2
PPSF	\$952	Fees	\$2,691

Ask	\$2,449,000
Baths	2.5
DOM	25



300 SHERMAN ST

Windsor Terrace

Type	Townhouse	Status	Contract
Sqft	3,005	Beds	5
PPSF	\$749	Fees	\$669

Ask	\$2,250,000
Baths	2.5
DOM	43



617 MORGAN AVE

Greenpoint

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	5
PPSF	N/A	Fees	\$477

Ask	\$2,200,000
Baths	3
DOM	130

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.