

SEP 4 - 10, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 9 contracts signed this week, made up of 7 condos, and 2 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

**\$3,044,567**

Average Asking Price

**\$2,708,100**

Median Asking Price

**\$1,621**

Average PPSF

**2%**

Average Discount

**\$27,401,095**

Total Volume

**186**

Average Days On Market

Unit 3 at 415 Degraw Street in Boerum Hill entered contract this week, with a last asking price of \$4,500,000. This recent condo conversion, full-floor unit spans 2,168 square feet with 4 beds and 3 full baths. It features a private keyed elevator, high-end appliances, spa-like bathrooms, white oak hardwood floors, private outdoor space, Caesarstone backsplash and countertops, custom wood cabinets, and much more. The building offers purchasable storage and deeded parking as well.

Also signed this week was Unit 7D at 1 Main Street in DUMBO, with a last asking price of \$3,950,000. Originally built in 1916, this condo unit spans 2,477 square feet with 3 beds and 2 full baths. It features a loft-like layout, a kitchen with custom cabinet work and high-end appliances, a primary bedroom with its own office space, shelves and cabinets, and en-suite bath with enclosed shower and Jacuzzi tub, high ceilings, and much more. The building provides a 24-hour doorman, a gym, a large roof deck, a bike room and storage, and many other amenities.

**7**

Condo Deal(s)

**0**

Co-op Deal(s)

**2**

Townhouse Deal(s)

**\$3,102,443**

Average Asking Price

**\$0**

Average Asking Price

**\$2,842,000**

Average Asking Price

**\$2,708,100**

Median Asking Price

**\$0**

Median Asking Price

**\$2,842,000**

Median Asking Price

**\$1,783**

Average PPSF

**N/A**

Average PPSF

**\$1,053**

Average PPSF

**1,783**

Average SqFt

**N/A**

Average SqFt

**3,122**

Average SqFt



### 415 DEGRAW ST #3

Boerum Hill

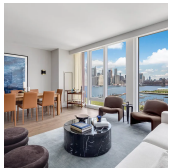
Type	Condo	Status	Contract	Ask	\$4,500,000
SqFt	2,168	Beds	4	Baths	3
PPSF	\$2,076	Fees	\$2,511	DOM	12



### 1 MAIN ST #7D

Dumbo

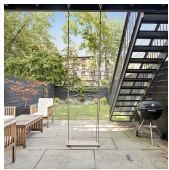
Type	Condo	Status	Contract	Ask	\$3,950,000
SqFt	2,477	Beds	2	Baths	2.5
PPSF	\$1,595	Fees	\$3,856	DOM	118



### 50 BRIDGE PARK DR #22C

Brooklyn Heights

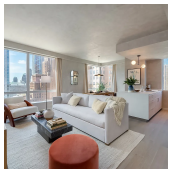
Type	Condo	Status	Contract	Ask	\$3,700,000
SqFt	1,762	Beds	3	Baths	3
PPSF	\$2,100	Fees	\$3,740	DOM	316



### 447 WARREN ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$3,490,000
SqFt	2,244	Beds	3	Baths	3.5
PPSF	\$1,556	Fees	\$495	DOM	74



### 1 CITY POINT #53A

Downtown Brooklyn

Type	Condop	Status	Contract	Ask	\$2,708,100
SqFt	1,182	Beds	2	Baths	2
PPSF	\$2,292	Fees	N/A	DOM	220

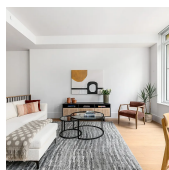


### 27 WYCKOFF ST #1

Cobble Hill

Type	Condo	Status	Contract	Ask	\$2,399,000
SqFt	2,091	Beds	2	Baths	1
PPSF	\$1,147	Fees	\$1,164	DOM	N/A

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### 1 CLINTON ST # 4 F

#### Brooklyn Heights

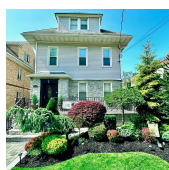
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	1,622	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,388	<b>Fees</b>	\$3,834	<b>DOM</b>	593



### 1 CITY POINT # 47 H

#### Downtown Brooklyn

<b>Type</b>	Condop	<b>Status</b>	Contract	<b>Ask</b>	\$2,209,995
<b>Sqft</b>	1,175	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,881	<b>Fees</b>	N/A	<b>DOM</b>	35



### 1316 73RD ST

#### Dyker Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,194,000
<b>Sqft</b>	4,000	<b>Beds</b>	10	<b>Baths</b>	5
<b>PPSF</b>	\$549	<b>Fees</b>	\$872	<b>DOM</b>	118

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