

JAN 09 - 15, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 8 contracts signed this week, made up of 4 condos, and 4 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$4,472,375

Average Asking Price

\$2,397,500

Median Asking Price

\$1,433

Average PPSF

6%

Average Discount

\$35,779,000

Total Volume

101

Average Days On Market

Unit PHA at 30 Front Street entered contract this week, with a last asking price of \$17,500,000. Built in 2021, this penthouse condo spans 4,266 square feet with 4 beds and 3 full baths. It features a private river-facing terrace, high ceilings, 360 degree views, a custom-designed kitchen with raked maple cabinetry and high-end appliances, a primary bedroom with double walk-in closets, an en-suite bathroom, and much more. The building provides a 24-hour doorman and concierge, a package room, bicycle storage, a fitness center and boxing gym, a 2-lane bowling alley, and many other amenities.

Also signed this week was 1201 East 23rd Street in Midwood, with a last asking price of \$3,650,000. Built in 1996, this house spans approximately 5,300 square feet with 6 beds and 4 full baths. It features a large formal living room with a fireplace, a spiral staircase, an eat-in gourmet kitchen with a large island and high-end appliances, a side yard with basketball court and barbecue, a primary suite with cathedral ceilings, many windows, and a large bath with jacuzzi, a 2-car garage, and much more.

4

Condo Deal(s)

0

Co-op Deal(s)

4

Townhouse Deal(s)

\$6,134,750

Average Asking Price

\$0

Average Asking Price

\$2,810,000

Average Asking Price

\$2,395,000

Median Asking Price

\$0

Median Asking Price

\$2,745,000

Median Asking Price

\$2,113

Average PPSF

N/A

Average PPSF

\$754

Average PPSF

2,285

Average SqFt

N/A

Average SqFt

3,895

Average SqFt



30 FRONT ST #PHA

Dumbo

Type	Condo	Status	Contract	Ask	\$17,500,000
SqFt	4,266	Beds	4	Baths	3.5
PPSF	\$4,103	Fees	\$8,112	DOM	99



1201 E 23 ST

Midwood

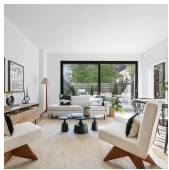
Type	Townhouse	Status	Contract	Ask	\$3,650,000
SqFt	5,300	Beds	8	Baths	4.5
PPSF	\$689	Fees	\$1,818	DOM	334



431 MARLBOROUGH RD

Ditmas Park

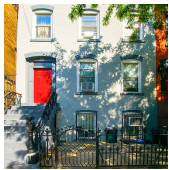
Type	Townhouse	Status	Contract	Ask	\$3,195,000
SqFt	5,000	Beds	8	Baths	5.5
PPSF	\$639	Fees	\$836	DOM	N/A



280 ST MARKS AVE #THH

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,500,000
SqFt	1,600	Beds	3	Baths	3
PPSF	\$1,563	Fees	\$2,335	DOM	43



437 SACKETT ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$2,295,000
SqFt	2,400	Beds	3	Baths	2.5
PPSF	\$957	Fees	N/A	DOM	77



623 LEONARD ST #PH

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,290,000
SqFt	1,565	Beds	2	Baths	2
PPSF	\$1,464	Fees	\$559	DOM	59

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50 BRIDGE ST #610

Type	Condo	Status	Contract
Sqft	1,706	Beds	1
PPSF	\$1,319	Fees	\$1,977

Dumbo

Ask	\$2,249,000
Baths	2
DOM	30



662 WARREN ST

Type	Townhouse	Status	Contract
Sqft	2,880	Beds	3
PPSF	\$730	Fees	\$800

Park Slope

Ask	\$2,100,000
Baths	3
DOM	63

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