

**JAN 23 - 29, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 11 contracts signed this week, made up of 8 condos, and 3 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

**\$2,641,424**

Average Asking Price

**\$2,395,000**

Median Asking Price

**\$1,473**

Average PPSF

**1%**

Average Discount

**\$29,055,654**

Total Volume

**138**

Average Days On Market

Unit PH1 at 256 North 9th Street in Williamsburg entered contract this week, with a last asking price of \$4,295,000. Built in 2021, this penthouse condo unit spans 2,461 square feet with 4 beds and 2 full baths. It features 11-foot ceilings, floor-to-ceiling windows, an open living room, a marble kitchen with hidden storage, deep cabinets, and high-end appliances, white oak hardwood floors, two terraces, a spiral staircase, a primary suite with a large closet and en-suite bath, and much more. The building provides a virtual doorman, a rooftop deck, professional building management, and many other amenities.

Also signed this week was 327 Carroll Street in Carroll Garden, with a last asking price of \$2,999,999. This updated townhouse spans 1,140 square feet with 3 beds and 2 full baths. It features abundant natural lighting through floor-to-ceiling windows, high ceilings, high-end appliances, bi-fold doors for backyard access, white oak flooring, a floating custom staircase with glass handrail, a primary bedroom with a spa bath featuring a steam shower, gold marble, and porcelain tile, and much more

**8**

Condo Deal(s)

**0**

Co-op Deal(s)

**3**

Townhouse Deal(s)

**\$2,625,957**

Average Asking Price

**\$0**

Average Asking Price

**\$2,682,667**

Average Asking Price

**\$2,368,828**

Median Asking Price

**\$0**

Median Asking Price

**\$2,749,000**

Median Asking Price

**\$1,531**

Average PPSF

**N/A**

Average PPSF

**\$1,240**

Average PPSF

**1,826**

Average SqFt

**N/A**

Average SqFt

**3,150**

Average SqFt



### 256 NORTH 9TH ST #PH1

Williamsburg

Type	Condo	Status	Contract
SqFt	2,461	Beds	4
PPSF	\$1,746	Fees	\$2,505

Ask	\$4,295,000
Baths	2.5
DOM	128



### 327 CARROLL ST

Carroll Gardens

Type	Townhouse	Status	Contract
SqFt	1,500	Beds	3
PPSF	\$2,000	Fees	\$406

Ask	\$2,999,999
Baths	2
DOM	13



### 1 CITY POINT #47D

Downtown Brooklyn

Type	Condop	Status	Contract
SqFt	1,454	Beds	3
PPSF	\$1,926	Fees	N/A

Ask	\$2,800,000
Baths	3
DOM	137



### 179 KINGSLAND AVE

Greenpoint

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	5
PPSF	N/A	Fees	\$361

Ask	\$2,749,000
Baths	3.5
DOM	23

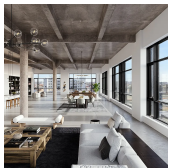


### 239 PRESIDENT ST #1

Carroll Gardens

Type	Condo	Status	Contract
SqFt	2,285	Beds	2
PPSF	\$1,182	Fees	\$928

Ask	\$2,700,000
Baths	2.5
DOM	69



### 160 IMLAY ST #5A1

Red Hook

Type	Condo	Status	Contract
SqFt	2,868	Beds	3
PPSF	\$836	Fees	\$4,543

Ask	\$2,395,000
Baths	3.5
DOM	224

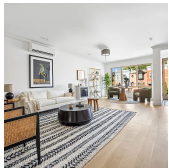
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### 1 CITY POINT #63B

Downtown Brooklyn

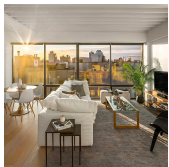
<b>Type</b>	Condominium	<b>Status</b>	Contract	<b>Ask</b>	\$2,342,655
<b>Sqft</b>	1,058	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$2,215	<b>Fees</b>	N/A	<b>DOM</b>	21



### 516 LEXINGTON AVE

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,299,000
<b>Sqft</b>	4,800	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$479	<b>Fees</b>	\$147	<b>DOM</b>	270



### 305 UNION AVE #PHA

Williamsburg

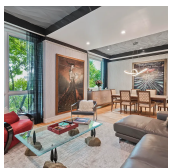
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	1,597	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,409	<b>Fees</b>	\$1,493	<b>DOM</b>	81



### 269 4TH AVE #601

Park Slope

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,225,000
<b>Sqft</b>	1,467	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	\$1,517	<b>Fees</b>	\$3,180	<b>DOM</b>	333



### 695 6TH AVE #3A

Greenwood

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,000,000
<b>Sqft</b>	1,415	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,414	<b>Fees</b>	\$2,082	<b>DOM</b>	213

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