

FEB 13 - 19, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 8 condos, 1 coop, and 12 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$2,779,615

Average Asking Price

\$2,567,000

Median Asking Price

\$1,282

Average PPSF

1%

Average Discount

\$58,371,909

Total Volume

170

Average Days On Market

Unit 7A at 166 Montague Street in Brooklyn Heights entered contract this week, with a last asking price of \$4,875,000. Built in 1892, this conversion condo spans 3,208 square feet with 5 beds and 4 full baths. It features four exposures, 11-foot ceilings, arched windows, harbor and skyline views, Italian cabinetry, high-end appliances, two en-suite baths, spacious closets, and much more. The building provides a fitness center, a virtual doorman, a common roof terrace, and many other amenities.

Also signed this week was Unit 59D at 1 City Point in Downtown Brooklyn, with a last asking price of \$3,516,495. Built in 2019, this condop spans 1,457 square feet with 3 beds and 3 full baths. It features wide-plank stained oak floors, floor-to-ceiling windows, views of Manhattan and Brooklyn, a kitchen with eat-in island and custom oak millwork, a split-wing layout, and much more. The building provides a 24-hour attended lobby, a concierge and doorman, a dry cleaning valet, cold storage, a lounge and bar, a swimming pool, steam room, and sauna, and many other amenities.

8

Condo Deal(s)

1

Co-op Deal(s)

12

Townhouse Deal(s)

\$3,251,114

Average Asking Price

\$2,395,000

Average Asking Price

\$2,497,334

Average Asking Price

\$3,100,000

Median Asking Price

\$2,395,000

Median Asking Price

\$2,297,500

Median Asking Price

\$1,775

Average PPSF

N/A

Average PPSF

\$844

Average PPSF

1,966

Average SqFt

N/A

Average SqFt

2,929

Average SqFt



166 MONTAGUE ST #7A

Brooklyn Heights

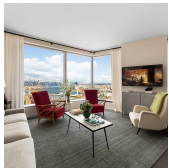
Type	Condo	Status	Contract	Ask	\$4,875,000
SqFt	3,208	Beds	5	Baths	4
PPSF	\$1,520	Fees	\$6,554	DOM	N/A



1 CITY POINT #59D

Downtown Brooklyn

Type	Condo	Status	Contract	Ask	\$3,516,495
SqFt	1,457	Beds	3	Baths	3
PPSF	\$2,414	Fees	N/A	DOM	N/A



1 CITY POINT #57D

Downtown Brooklyn

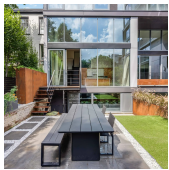
Type	Condo	Status	Contract	Ask	\$3,500,415
SqFt	1,457	Beds	3	Baths	3
PPSF	\$2,403	Fees	N/A	DOM	N/A



61 GARFIELD PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,450,000
SqFt	N/A	Beds	3	Baths	3.5
PPSF	N/A	Fees	\$429	DOM	16



480 DEGRAW ST #THD

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$3,200,000
SqFt	2,597	Beds	3	Baths	3
PPSF	\$1,233	Fees	N/A	DOM	240



180 FRONT ST #16L-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$3,000,000
SqFt	1,630	Beds	3	Baths	3
PPSF	\$1,841	Fees	\$3,870	DOM	22

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348 GRAND AVE

Clinton Hill

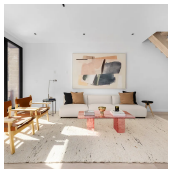
Type	Multihouse	Status	Contract	Ask	\$2,995,000
Sqft	2,630	Beds	4	Baths	3.5
PPSF	\$1,139	Fees	\$303	DOM	105



1 ARLINGTON PL

Bedford Stuyvesant

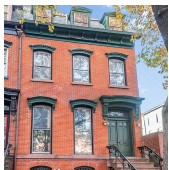
Type	Townhouse	Status	Contract	Ask	\$2,995,000
Sqft	3,900	Beds	5	Baths	3
PPSF	\$768	Fees	\$591	DOM	237



84 MESEROLE AVE #2

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,850,000
Sqft	1,657	Beds	3	Baths	2
PPSF	\$1,720	Fees	\$1,399	DOM	45



468 WAVERLY AVE

Clinton Hill

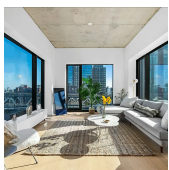
Type	Multihouse	Status	Contract	Ask	\$2,795,000
Sqft	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	\$320	DOM	100



160 IMLAY ST #5E2

Red Hook

Type	Condo	Status	Contract	Ask	\$2,567,000
Sqft	2,485	Beds	2	Baths	3
PPSF	\$1,033	Fees	\$3,655	DOM	535



98 FRONT ST #PH3C

Dumbo

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,232	Beds	2	Baths	2
PPSF	\$2,030	Fees	\$2,848	DOM	374

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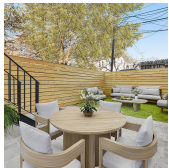
801 UNION ST #4

Type Coop
Sqft N/A
PPSF N/A

Status Contract
Beds 3
Fees \$789

Park Slope

Ask \$2,395,000
Baths 2
DOM 19



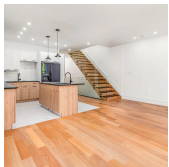
45 EAST 4TH ST

Type Townhouse
Sqft 2,104
PPSF \$1,129

Status Contract
Beds 3
Fees \$400

Windsor Terrace

Ask \$2,375,000
Baths 2.5
DOM 90



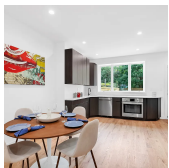
303 PULASKI ST

Type Townhouse
Sqft 3,525
PPSF \$653

Status Contract
Beds 8
Fees \$217

Bedford Stuyvesant

Ask \$2,299,999
Baths 4.5
DOM 71



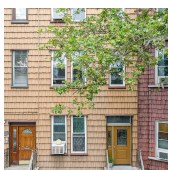
257 19TH ST

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 4
Fees \$381

Greenwood Heights

Ask \$2,295,000
Baths 2.5
DOM 196



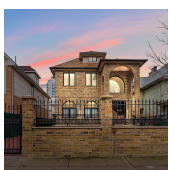
652 LEONARD ST

Type Multihouse
Sqft 2,904
PPSF \$758

Status Contract
Beds 9
Fees \$468

Greenpoint

Ask \$2,199,000
Baths 3
DOM 249



2644 E 19 ST

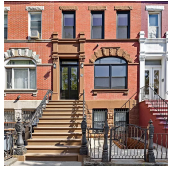
Type Townhouse
Sqft 3,272
PPSF \$673

Status Contract
Beds 5
Fees \$843

Sheepshead Bay

Ask \$2,199,000
Baths 4.5
DOM 27

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513 MACDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,328	Beds	4
PPSF	\$935	Fees	\$460

Ask	\$2,175,000
Baths	4
DOM	188



411 THROOP AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,268	Beds	4
PPSF	\$924	Fees	\$148

Ask	\$2,095,000
Baths	3.5
DOM	48



231 DECATUR ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,428	Beds	6
PPSF	\$612	Fees	\$467

Ask	\$2,095,000
Baths	3.5
DOM	496

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