

**APR 17 - 23, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 6 condos, 1 coop, and 12 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

**\$3,061,843**

Average Asking Price

**\$2,750,000**

Median Asking Price

**\$1,236**

Average PPSF

**4%**

Average Discount

**\$58,175,000**

Total Volume

**224**

Average Days On Market

185 Amity Street in Cobble Hill entered contract this week, with a last asking price of \$6,500,000. Built in 1852, this townhouse spans approximately 4,600 square feet with 7 beds and 3 full baths. It features three private outdoor spaces including a landscaped garden, a 25-foot-wide footprint, high ceilings, floor-to-ceiling windows, stained glass pocket doors, hand-carved marble mantles, parquet floors with mahogany inlay, and much more.

Also signed this week was 10 Prospect Place in Park Slope, with a last asking price of \$4,250,000. Originally built in the 1880s, townhouse spans 5,489 square feet with 9 beds and 4 full baths. It features a 22-foot-wide footprint, high ceilings, a deck and terrace with views of Brooklyn and Manhattan, intricate plasterwork, marble mantles, a circular skylight, rounded doorways, and much more.

**6**

Condo Deal(s)

**1**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$2,705,000**

Average Asking Price

**\$2,200,000**

Average Asking Price

**\$3,312,084**

Average Asking Price

**\$2,565,000**

Median Asking Price

**\$2,200,000**

Median Asking Price

**\$2,875,000**

Median Asking Price

**\$1,719**

Average PPSF

**N/A**

Average PPSF

**\$973**

Average PPSF

**1,609**

Average SqFt

**N/A**

Average SqFt

**3,518**

Average SqFt



### 185 AMITY ST

Cobble Hill

Type	Townhouse	Status	Contract
SqFt	4,600	Beds	7
PPSF	\$1,414	Fees	\$1,880

Ask	\$6,500,000
Baths	3
DOM	22

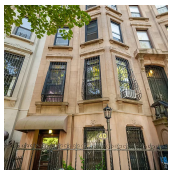


### 10 PROSPECT PL

Park Slope

Type	Townhouse	Status	Contract
SqFt	5,489	Beds	9
PPSF	\$775	Fees	\$848

Ask	\$4,250,000
Baths	4
DOM	35



### 40 BERKELEY PL

Park Slope

Type	Townhouse	Status	Contract
SqFt	3,975	Beds	7
PPSF	\$1,007	Fees	\$1,099

Ask	\$4,000,000
Baths	4
DOM	24

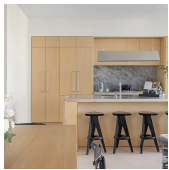


### 298 LAFAYETTE AVE

Clinton Hill

Type	Townhouse	Status	Contract
SqFt	3,500	Beds	5
PPSF	\$1,129	Fees	\$878

Ask	\$3,950,000
Baths	3
DOM	171

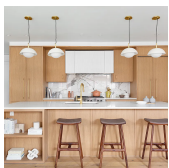


### 30 FRONT ST #25C

Dumbo

Type	Condo	Status	Contract
SqFt	1,487	Beds	2
PPSF	\$2,321	Fees	\$2,738

Ask	\$3,450,000
Baths	2
DOM	554



### 533 PACIFIC ST #9F

Boerum Hill

Type	Condo	Status	Contract
SqFt	1,689	Beds	3
PPSF	\$1,880	Fees	\$3,267

Ask	\$3,175,000
Baths	2.5
DOM	169

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.

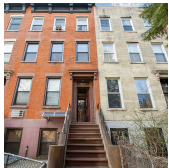


### 221 ROEBLING ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,570	<b>Beds</b>	7
<b>PPSF</b>	\$1,166	<b>Fees</b>	\$208

### Williamsburg

<b>Ask</b>	\$2,995,000
<b>Baths</b>	3.5
<b>DOM</b>	547

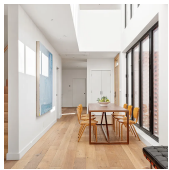


### 122 3RD PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,440	<b>Beds</b>	7
<b>PPSF</b>	\$844	<b>Fees</b>	\$589

### Carroll Gardens

<b>Ask</b>	\$2,900,000
<b>Baths</b>	4
<b>DOM</b>	315

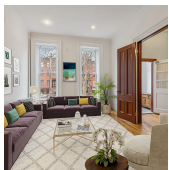


### 142 DIKEMAN ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,836	<b>Beds</b>	4
<b>PPSF</b>	\$1,005	<b>Fees</b>	\$1,551

### Red Hook

<b>Ask</b>	\$2,850,000
<b>Baths</b>	4.5
<b>DOM</b>	645

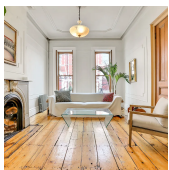


### 43 4TH PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,700	<b>Beds</b>	4
<b>PPSF</b>	\$1,019	<b>Fees</b>	\$575

### Carroll Gardens

<b>Ask</b>	\$2,750,000
<b>Baths</b>	3
<b>DOM</b>	24

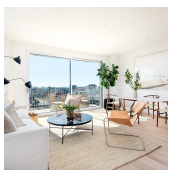


### 130 SUMMIT ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,024	<b>Beds</b>	N/A
<b>PPSF</b>	\$910	<b>Fees</b>	\$538

### Carroll Gardens

<b>Ask</b>	\$2,750,000
<b>Baths</b>	N/A
<b>DOM</b>	402



### 350 BUTLER ST #7B

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,581	<b>Beds</b>	5
<b>PPSF</b>	\$1,664	<b>Fees</b>	\$2,415

### Park Slope

<b>Ask</b>	\$2,630,000
<b>Baths</b>	1
<b>DOM</b>	350

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.



### 510 DRIGGS AVE #2G

Williamsburg

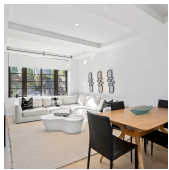
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,512	Beds	3	Baths	2.5
PPSF	\$1,654	Fees	\$2,675	DOM	563



### 432 CARLTON AVE

Fort Greene

Type	Multihouse	Status	Contract	Ask	\$2,400,000
Sqft	3,600	Beds	6	Baths	4
PPSF	\$667	Fees	\$935	DOM	10



### 537 LORIMER ST #102

Williamsburg

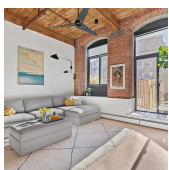
Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	2,126	Beds	4	Baths	2.5
PPSF	\$1,118	Fees	\$2,220	DOM	94



### 420 LAFAYETTE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,250,000
Sqft	2,955	Beds	5	Baths	4
PPSF	\$762	Fees	\$389	DOM	186



### 420 12TH ST #J1R

Park Slope

Type	Coop	Status	Contract	Ask	\$2,200,000
Sqft	N/A	Beds	3	Baths	1.5
PPSF	N/A	Fees	\$1,282	DOM	32



### 30 NORTH PORTLAND AVE

Fort Greene

Type	Multihouse	Status	Contract	Ask	\$2,150,000
Sqft	N/A	Beds	9	Baths	4
PPSF	N/A	Fees	N/A	DOM	89

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.





### 669 ST MARKS AVE #PHB

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,256	<b>Beds</b>	2
<b>PPSF</b>	\$1,672	<b>Fees</b>	\$1,037

### Crown Heights

<b>Ask</b>	\$2,100,000
<b>Baths</b>	2
<b>DOM</b>	15

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.

---

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

[compass.com](https://www.compass.com)