

JULY 17 - 23, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 6 condos, 2 coops, and 4 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$2,748,250

Average Asking Price

\$2,335,000

Median Asking Price

\$1,403

Average PPSF

3%

Average Discount

\$32,979,000

Total Volume

166

Average Days On Market

Unit 11B at 30 Main Street in DUMBO entered contract this week, with a last asking price of \$5,499,000. Originally built in 1916 and converted to a loft, this condo unit spans 3,576 square feet with 5 beds and 3 full baths. It features 11-foot concrete-beamed ceilings, an open chef's kitchen with soft-close drawers and high-end appliances, a primary bedroom with a custom walk-in closet, automatic shades, and an en-suite bath, an in-unit storage room, and much more. The building provides a 24-hour attended lobby, a bike room, rooftop cabanas, a recently-renovated gym, and many other amenities.

Also signed this week was Unit 41A at 11 Hoyt Street in Downtown Brooklyn, with a last asking price of \$3,500,000. Built in 2020, this corner condo unit spans 1,956 square feet with 4 beds and 3 full baths. It features large bay window seating, an open chef's kitchen with dark-stained oak floors and custom cabinets, a primary bedroom with two oversized closets and en-suite bath, smarthome features, and much more. The building provides a fitness center, a screening room, a full-time door attendant, parking, a recreation room, and many other amenities.

6

Condo Deal(s)

2

Co-op Deal(s)

4

Townhouse Deal(s)

\$2,949,000

Average Asking Price

\$2,285,000

Average Asking Price

\$2,678,750

Average Asking Price

\$2,272,500

Median Asking Price

\$2,285,000

Median Asking Price

\$2,562,500

Median Asking Price

\$1,628

Average PPSF

\$1,372

Average PPSF

\$975

Average PPSF

1,845

Average SqFt

1,680

Average SqFt

2,892

Average SqFt



30 MAIN ST #11B

Dumbo

Type	Condo	Status	Contract
SqFt	3,576	Beds	5
PPSF	\$1,538	Fees	\$8,915

Ask	\$5,499,000
Baths	3
DOM	701



11 HOYT ST #41A

Downtown Brooklyn

Type	Condo	Status	Contract
SqFt	1,956	Beds	4
PPSF	\$1,790	Fees	\$5,054

Ask	\$3,500,000
Baths	3
DOM	549



168 NORTH 6TH ST

Williamsburg

Type	Townhouse	Status	Contract
SqFt	3,259	Beds	4
PPSF	\$1,012	Fees	\$527

Ask	\$3,295,000
Baths	4
DOM	N/A



803 GREENE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
SqFt	3,015	Beds	7
PPSF	\$871	Fees	\$292

Ask	\$2,625,000
Baths	5.5
DOM	76



142 16TH ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	2,400	Beds	4
PPSF	\$1,042	Fees	\$441

Ask	\$2,500,000
Baths	2.5
DOM	41



62 PIERREPONT ST #1CD

Brooklyn Heights

Type	Coop	Status	Contract
SqFt	1,560	Beds	3
PPSF	\$1,523	Fees	\$1,688

Ask	\$2,375,000
Baths	2
DOM	38

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.



124 WYCKOFF ST #1

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,327	Beds	2
PPSF	\$1,730	Fees	\$1,309

Ask	\$2,295,000
Baths	2.5
DOM	50



455 HANCOCK ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$662

Ask	\$2,295,000
Baths	4.5
DOM	49



200 16TH ST #1A

Park Slope

Type	Condo	Status	Contract
Sqft	1,808	Beds	3
PPSF	\$1,245	Fees	\$1,163

Ask	\$2,250,000
Baths	2.5
DOM	68



15 CLARK ST #5B

Brooklyn Heights

Type	Coop	Status	Contract
Sqft	1,800	Beds	3
PPSF	\$1,220	Fees	N/A

Ask	\$2,195,000
Baths	3
DOM	33



85 DOUGLASS ST #B

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,171	Beds	3
PPSF	\$1,837	Fees	\$1,071

Ask	\$2,150,000
Baths	2
DOM	50



11 HOYT ST #47K

Downtown Brooklyn

Type	Condo	Status	Contract
Sqft	1,231	Beds	2
PPSF	\$1,625	Fees	\$3,180

Ask	\$2,000,000
Baths	2
DOM	N/A

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.