

JULY 24 - 30, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 13 condos, and 5 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$3,544,000

Average Asking Price

\$2,575,000

Median Asking Price

\$1,664

Average PPSF

1%

Average Discount

\$63,792,000

Total Volume

140

Average Days On Market

271 Hicks Street entered contract this week, with a last asking price of \$13,995,000. Originally built in 1846, this townhouse spans 6,354 square feet with 6 beds and 5 full baths. It features a 24-foot-wide footprint, a recent renovation, an all-floor elevator, a grand entry stoop with functional gas lamps and 1,900 square feet of outdoor space, a state-of-the-art chef's kitchen with custom cabinetry, high ceilings, a rear terrace with outdoor cooking area and irrigated garden, a landscaped rooftop with outdoor kitchen and automatic awning, smarthome features, a primary bedroom with terrace and en-suite bath, and much more.

Also signed this week was 181 Prospect Place in Prospect Heights, with a last asking price of \$4,995,000. Originally built in 1931, this townhouse spans 4,153 square feet with 5 beds and 3 full baths. It features a 20-by-131-foot lot, a forecourt and grand stoop entry, a parlor floor with a formal sitting room, high ceilings, and preserved details, a primary bedroom overlooking the garden with en-suite bath and custom-built walk-in closet, an open-layout garden level with connected living room, dining room, and kitchen, a lush backyard with multiple trees and patio, and much more.

13

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,889,616

Average Asking Price

\$0

Average Asking Price

\$5,245,400

Average Asking Price

\$2,500,000

Median Asking Price

\$0

Median Asking Price

\$2,650,000

Median Asking Price

\$1,894

Average PPSF

N/A

Average PPSF

\$1,063

Average PPSF

1,591

Average SqFt

N/A

Average SqFt

4,396

Average SqFt



271 HICKS ST

Brooklyn Heights

Type	Townhouse	Status	Contract	Ask	\$13,995,000
SqFt	6,354	Beds	6	Baths	5
PPSF	\$2,203	Fees	\$4,581	DOM	35



181 PROSPECT PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$4,995,000
SqFt	4,153	Beds	5	Baths	3.5
PPSF	\$1,203	Fees	\$753	DOM	296



283 PRESIDENT ST #1

Carroll Gardens

Type	Condo	Status	Contract	Ask	\$4,395,000
SqFt	2,680	Beds	3	Baths	2
PPSF	\$1,640	Fees	\$1,986	DOM	1



19 PIERREPONT ST #1

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,000,000
SqFt	2,000	Beds	4	Baths	3
PPSF	\$2,000	Fees	\$3,330	DOM	119



1 CITY POINT #67D

Downtown Brooklyn

Type	Condop	Status	Contract	Ask	\$3,745,635
SqFt	1,455	Beds	3	Baths	3
PPSF	\$2,575	Fees	N/A	DOM	N/A



1 CITY POINT #67E

Downtown Brooklyn

Type	Condop	Status	Contract	Ask	\$3,575,790
SqFt	1,498	Beds	3	Baths	2
PPSF	\$2,388	Fees	N/A	DOM	N/A

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50 BRIDGE PARK DR #24D

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,960,000
Sqft	1,489	Beds	2	Baths	2.5
PPSF	\$1,988	Fees	\$3,157	DOM	N/A



50 BRIDGE PARK DR #23D

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,930,000
Sqft	1,489	Beds	2	Baths	2.5
PPSF	\$1,968	Fees	\$3,157	DOM	36



606 17TH ST

Windsor Terrace

Type	Townhouse	Status	Contract	Ask	\$2,650,000
Sqft	3,680	Beds	7	Baths	5
PPSF	\$721	Fees	\$584	DOM	59



438 12TH ST #4C

Park Slope

Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,600	Beds	3	Baths	2
PPSF	\$1,563	Fees	\$2,427	DOM	42



1 CITY POINT #56C

Downtown Brooklyn

Type	Condop	Status	Contract	Ask	\$2,479,335
Sqft	1,142	Beds	2	Baths	2
PPSF	\$2,172	Fees	N/A	DOM	N/A



47 DIAMOND ST #1A

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,399,000
Sqft	2,680	Beds	2	Baths	2.5
PPSF	\$896	Fees	\$2,691	DOM	24

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1 CITY POINT #67B

Downtown Brooklyn

Type	Condominium	Status	Contract	Ask	\$2,352,705
Sqft	1,056	Beds	2	Baths	2
PPSF	\$2,228	Fees	N/A	DOM	N/A



716 QUINCY ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,339,000
Sqft	3,600	Beds	10	Baths	4
PPSF	\$650	Fees	\$776	DOM	120



7414 12TH AVE

Dyker Heights

Type	Townhouse	Status	Contract	Ask	\$2,248,000
Sqft	4,192	Beds	11	Baths	6
PPSF	\$537	Fees	\$1,200	DOM	729



1 CITY POINT #36E

Downtown Brooklyn

Type	Condominium	Status	Contract	Ask	\$2,119,545
Sqft	1,178	Beds	2	Baths	2
PPSF	\$1,800	Fees	N/A	DOM	N/A



50 GREENPOINT AVE #5C

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,246	Beds	3	Baths	2
PPSF	\$1,686	Fees	\$1,716	DOM	76



1 CITY POINT #20E

Downtown Brooklyn

Type	Condominium	Status	Contract	Ask	\$2,007,990
Sqft	1,169	Beds	2	Baths	2
PPSF	\$1,718	Fees	\$1,433	DOM	N/A

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