

AUG 28 - SEP 3, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 10 contracts signed this week, made up of 5 condos, and 5 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,300,000

Average Asking Price

\$3,047,500

Median Asking Price

\$1,354

Average PPSF

2%

Average Discount

\$33,000,000

Total Volume

326

Average Days On Market

Unit 20A at 50 Bridge Park Drive in Brooklyn Heights entered contract this week, with a last asking price of \$5,350,000. Built in 2019, this condo unit spans 2,487 square feet with 4 beds and 3 full baths. It features waterfront and city views, private high-speed elevator access, a chef-inspired kitchen, wide-plank oak flooring, custom Italian cabinetry, and much more. The building provides a 24-hour concierge, a large fitness center, a rooftop lounge and cabana, bike storage, and many other amenities.

Also signed this week was Unit 27B at 1 Clinton Street in Brooklyn Heights, with a last asking price of \$4,465,000. Built in 2020, this condo unit spans 2,563 square feet with 4 beds and 3 full baths. It features large windows, a 39-foot great room with open kitchen, a primary bedroom with an en-suite windowed bath, high-end materials and finishes throughout, and much more. The building provides a large fitness center and sauna, a 3,500-square-foot residents terrace, and many other amenities.

5

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$4,153,000

Average Asking Price

\$0

Average Asking Price

\$2,447,000

Average Asking Price

\$4,250,000

Median Asking Price

\$0

Median Asking Price

\$2,250,000

Median Asking Price

\$1,860

Average PPSF

N/A

Average PPSF

\$721

Average PPSF

2,312

Average SqFt

N/A

Average SqFt

3,458

Average SqFt



50 BRIDGE PARK DR #20A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$5,350,000
SqFt	2,487	Beds	4	Baths	3.5
PPSF	\$2,152	Fees	\$5,270	DOM	849



1 CLINTON ST #27B

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,465,000
SqFt	2,563	Beds	4	Baths	3.5
PPSF	\$1,743	Fees	\$7,209	DOM	108



243 4TH AVE #PH12

Park Slope

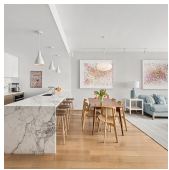
Type	Condo	Status	Contract	Ask	\$4,250,000
SqFt	3,235	Beds	5	Baths	4.5
PPSF	\$1,314	Fees	\$5,943	DOM	497



1 PROSPECT PARK WEST #PHE

Park Slope

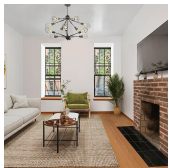
Type	Condo	Status	Contract	Ask	\$3,600,000
SqFt	1,711	Beds	3	Baths	2.5
PPSF	\$2,105	Fees	\$4,463	DOM	511



210 PACIFIC ST #3W

Cobble Hill

Type	Condo	Status	Contract	Ask	\$3,100,000
SqFt	1,563	Beds	3	Baths	2
PPSF	\$1,984	Fees	\$1,696	DOM	78



332 6TH AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,995,000
SqFt	3,709	Beds	6	Baths	3
PPSF	\$808	Fees	\$704	DOM	666

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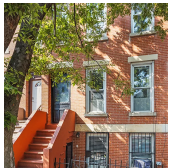


195 MCDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	5
PPSF	\$777	Fees	\$804

Ask	\$2,795,000
Baths	6
DOM	47

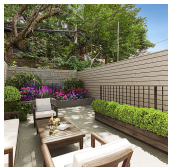


433 UNION ST

Carroll Gardens

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$364

Ask	\$2,250,000
Baths	2.5
DOM	86

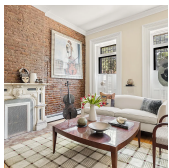


126 HART ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,645	Beds	5
PPSF	\$603	Fees	N/A

Ask	\$2,195,000
Baths	4.5
DOM	33



564 HANCOCK ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,876	Beds	5
PPSF	\$696	Fees	\$361

Ask	\$2,000,000
Baths	3.5
DOM	384

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