

OCT 09 - 15, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 7 condos, and 10 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$3,333,589

Average Asking Price

\$2,750,000

Median Asking Price

\$1,388

Average PPSF

2%

Average Discount

\$56,671,000

Total Volume

113

Average Days On Market

149 Kane Street in Cobble Hill entered contract this week, with a last asking price of \$6,995,000. This fully-renovated townhouse spans 5,055 square feet with 7 beds and 3 full baths. It features a 22-foot-wide footprint and 95-foot lot, heated floors, high ceilings, a chef's kitchen with high-end appliances, a dining room with floor-to-ceiling windows, a second-floor primary suite with a large balcony, a south-facing garden, a top-floor terrace, and much more.

Also signed this week was Unit S100 at 130 Furman Street in Brooklyn Heights, with a last asking price of \$5,990,000. Built in 2016, this condo unit spans 3,976 square feet with 4 beds and 2 full baths. It features 1,118 square feet of outdoor space, double-height ceilings, floor-to-ceiling glass panels, city and river views, a custom walnut kitchen with high-end appliances, a primary bedroom with landscaped terrace and en-suite bath, and much more. The building provides a 24-hour attended lobby, concierge services, valet parking, two fitness centers, and many other amenities.

7

Condo Deal(s)

0

Co-op Deal(s)

10

Townhouse Deal(s)

\$3,237,143

Average Asking Price

\$0

Average Asking Price

\$3,401,100

Average Asking Price

\$2,850,000

Median Asking Price

\$0

Median Asking Price

\$2,724,500

Median Asking Price

\$1,747

Average PPSF

N/A

Average PPSF

\$1,109

Average PPSF

1,913

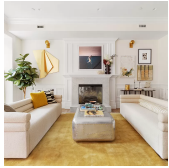
Average SqFt

N/A

Average SqFt

2,912

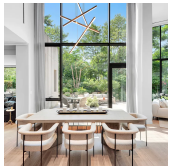
Average SqFt



149 KANE ST

Cobble Hill

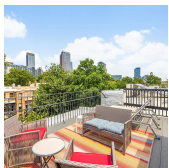
Type	Townhouse	Status	Contract	Ask	\$6,995,000
SqFt	5,055	Beds	7	Baths	3
PPSF	\$1,384	Fees	\$1,209	DOM	122



130 FURMAN ST #S100

Brooklyn Heights

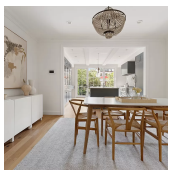
Type	Condo	Status	Contract	Ask	\$5,990,000
SqFt	3,976	Beds	4	Baths	2
PPSF	\$1,507	Fees	\$8,065	DOM	343



175 BERGEN ST

Boerum Hill

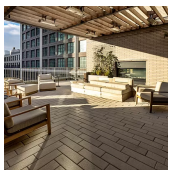
Type	Townhouse	Status	Contract	Ask	\$4,795,000
SqFt	N/A	Beds	5	Baths	5
PPSF	N/A	Fees	\$897	DOM	163



398 STATE ST

Boerum Hill

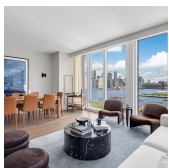
Type	Townhouse	Status	Contract	Ask	\$4,495,000
SqFt	2,954	Beds	4	Baths	3.5
PPSF	\$1,522	Fees	\$1,236	DOM	29



115 YORK ST #19E-YORK

Dumbo

Type	Condo	Status	Contract	Ask	\$3,450,000
SqFt	1,637	Beds	3	Baths	3
PPSF	\$2,108	Fees	\$4,297	DOM	N/A

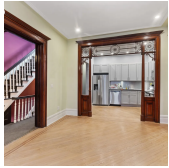


50 BRIDGE PARK DR #11C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,995,000
SqFt	1,786	Beds	3	Baths	3
PPSF	\$1,677	Fees	\$3,781	DOM	195

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.



508 7TH ST

Type	Townhouse	Status	Contract
Sqft	2,820	Beds	6
PPSF	\$1,062	Fees	N/A

Park Slope

Ask	\$2,995,000
Baths	5
DOM	37

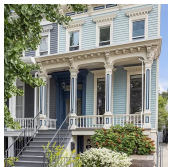


110 NORTH 1ST ST #5F

Type	Condo	Status	Contract
Sqft	1,554	Beds	3
PPSF	\$1,834	Fees	\$3,822

Williamsburg

Ask	\$2,850,000
Baths	3
DOM	141

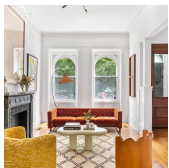


31 WEBSTER PL

Type	Townhouse	Status	Contract
Sqft	2,052	Beds	4
PPSF	\$1,340	Fees	\$544

Park Slope

Ask	\$2,750,000
Baths	2
DOM	25

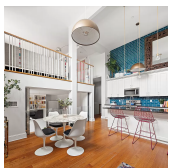


903 STERLING PL

Type	Townhouse	Status	Contract
Sqft	2,992	Beds	4
PPSF	\$903	Fees	\$600

Crown Heights

Ask	\$2,699,000
Baths	3
DOM	80

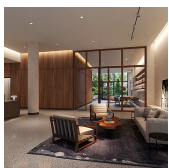


58 STRONG PL #1B

Type	Condo	Status	Contract
Sqft	1,855	Beds	3
PPSF	\$1,402	Fees	\$3,029

Cobble Hill

Ask	\$2,600,000
Baths	2
DOM	23



115 YORK ST #15A-YORK

Type	Condo	Status	Contract
Sqft	1,291	Beds	2
PPSF	\$1,859	Fees	\$3,390

Dumbo

Ask	\$2,400,000
Baths	2
DOM	N/A

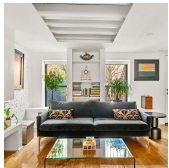
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



113 ALBANY AVE

Crown Heights

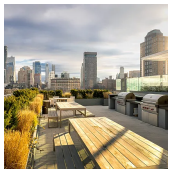
Type	Townhouse	Status	Contract	Ask	\$2,399,000
Sqft	3,248	Beds	7	Baths	4
PPSF	\$739	Fees	\$229	DOM	170



806 GREENE AVE

Bedford Stuyvesant

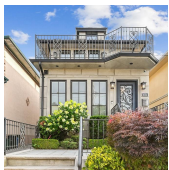
Type	Townhouse	Status	Contract	Ask	\$2,395,000
Sqft	2,892	Beds	6	Baths	4
PPSF	\$828	Fees	\$309	DOM	35



115 YORK ST #14A-YORK

Dumbo

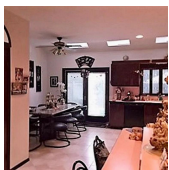
Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	1,291	Beds	2	Baths	2
PPSF	\$1,840	Fees	\$3,390	DOM	N/A



1024 82ND ST

Dyker Heights

Type	Townhouse	Status	Contract	Ask	\$2,288,000
Sqft	1,788	Beds	4	Baths	3.5
PPSF	\$1,280	Fees	\$708	DOM	82



1061 83RD ST

Dyker Heights

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	2,400	Beds	5	Baths	3.5
PPSF	\$917	Fees	\$428	DOM	132

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.