

APR 10 - 16, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 5 condos, 1 coop, and 8 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,333,143

Average Asking Price

\$3,275,000

Median Asking Price

\$1,384

Average PPSF

3%

Average Discount

\$46,664,000

Total Volume

101

Average Days On Market

625 2nd Street in Park Slope entered contract this week, with a last asking price of \$5,400,000. Originally built in 1910, this townhouse spans 3,680 square feet with 6 beds and 3 full baths. It features a 20-foot-wide footprint, landmark status, triple bay windows, high ceilings, parquet floors, decorative plaster, sawn oak wainscoting, French doors, a country-style kitchen with high-end appliances, a primary bedroom with walk-in closet, a brick patio and landscaped garden, and much more.

Also signed this week was 19 Saint Felix Street in Fort Greene, with a last asking price of \$4,475,000. This townhouse spans 3,133 square feet with 4 beds and 2 full baths. It features high ceilings, a finished basement, high-end appliances, a garden with new wooden fence, a primary bedroom with a custom closet/dressing room, multiple roof decks and terraces, and much more.

5

Condo Deal(s)

1

Co-op Deal(s)

8

Townhouse Deal(s)

\$2,999,000

Average Asking Price

\$2,800,000

Average Asking Price

\$3,608,625

Average Asking Price

\$2,650,000

Median Asking Price

\$2,800,000

Median Asking Price

\$3,424,500

Median Asking Price

\$1,738

Average PPSF

N/A

Average PPSF

\$1,162

Average PPSF

1,729

Average SqFt

N/A

Average SqFt

3,217

Average SqFt



625 2ND ST

Type	Townhouse	Status	Contract
SqFt	4,680	Beds	6
PPSF	\$1,154	Fees	\$1,406

Park Slope

Ask	\$5,400,000
Baths	3.5
DOM	66

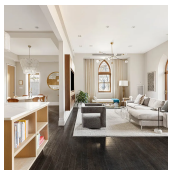


19 SAINT FELIX ST

Type	Townhouse	Status	Contract
SqFt	3,133	Beds	4
PPSF	\$1,429	Fees	\$949

Fort Greene

Ask	\$4,475,000
Baths	2
DOM	186



58 STRONG PL #1H

Type	Condo	Status	Contract
SqFt	2,160	Beds	3
PPSF	\$1,968	Fees	\$3,810

Cobble Hill

Ask	\$4,250,000
Baths	3
DOM	22

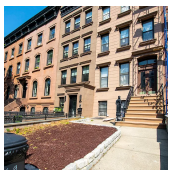


264 NORTH 9TH ST

Type	Townhouse	Status	Contract
SqFt	2,075	Beds	5
PPSF	\$1,831	Fees	\$313

Williamsburg

Ask	\$3,800,000
Baths	2
DOM	74

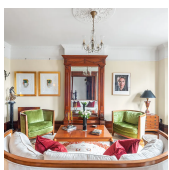


69 2ND PL

Type	Townhouse	Status	Contract
SqFt	3,150	Beds	4
PPSF	\$1,111	Fees	N/A

Carroll Gardens

Ask	\$3,499,000
Baths	4
DOM	214



277 WINDSOR PL

Type	Townhouse	Status	Contract
SqFt	3,084	Beds	6
PPSF	\$1,087	Fees	\$706

Windsor Terrace

Ask	\$3,350,000
Baths	3.5
DOM	314

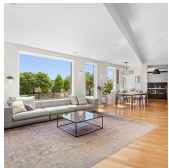
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190 PARK PL

Prospect Heights

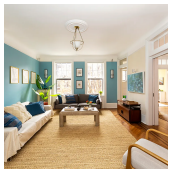
Type	Multihouse	Status	Contract	Ask	\$3,300,000
Sqft	2,928	Beds	5	Baths	3.5
PPSF	\$1,128	Fees	\$794	DOM	266



291 UNION ST #5E

Carroll Gardens

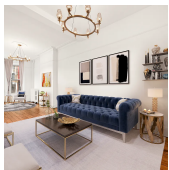
Type	Condo	Status	Contract	Ask	\$3,250,000
Sqft	1,731	Beds	3	Baths	2
PPSF	\$1,878	Fees	\$2,661	DOM	64



69 PIERREPONT ST #41

Brooklyn Heights

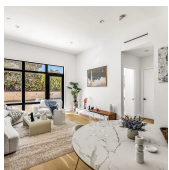
Type	Coop	Status	Contract	Ask	\$2,800,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$2,148	DOM	21



364 6TH AVE

Park Slope

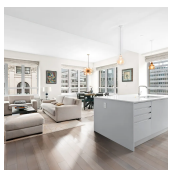
Type	Townhouse	Status	Contract	Ask	\$2,695,000
Sqft	2,880	Beds	5	Baths	2.5
PPSF	\$936	Fees	\$573	DOM	18



328 ATLANTIC AVE #2

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,650,000
Sqft	1,738	Beds	3	Baths	2.5
PPSF	\$1,525	Fees	\$2,180	DOM	28



265 STATE ST #907

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,595,000
Sqft	1,765	Beds	3	Baths	2.5
PPSF	\$1,515	Fees	\$3,622	DOM	67

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361 VAN BRUNT ST

Type	Comm/res House	Status	Contract
Sqft	3,800	Beds	6
PPSF	\$619	Fees	\$348

Red Hook

Ask	\$2,350,000
Baths	4.5
DOM	34



89 DOUGLASS ST #2

Type	Condo	Status	Contract
Sqft	1,250	Beds	3
PPSF	\$1,800	Fees	\$996

Boerum Hill

Ask	\$2,250,000
Baths	2
DOM	33

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