

APR 24 - 30, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 6 condos, 3 coops, and 11 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,029,375

Average Asking Price

\$2,783,750

Median Asking Price

\$1,276

Average PPSF

0%

Average Discount

\$60,587,499

Total Volume

160

Average Days On Market

547 3rd Street in Park Slope entered contract this week, with a last asking price of \$4,995,000. Originally built in 1892, this brownstone spans approximately 4,400 square feet with 5 beds and 2 full baths. It features a 20-foot-wide footprint, four floors and a finished basement, landmark status, original floors, mantles, and pocket doors throughout, stained glass transoms, a landscaped garden, and much more.

Also signed this week was Unit 6GH at 1 Main Street in DUMBO, with a last asking price of \$4,250,000. Originally built in 1916, this condo unit spans 3,354 square feet with 4 beds and 3 full baths. It features a home office, high ceilings, concrete cast columns, an open-concept kitchen with high-end appliances, a primary suite with abundant closet space and en-suite bath, and much more. The building provides a 24-hour doorman, a full-time super, a bike room, a roof deck, a windowed gym, and many other amenities.

6

Condo Deal(s)

3

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,910,417

Average Asking Price

\$2,516,667

Average Asking Price

\$3,234,091

Average Asking Price

\$2,683,750

Median Asking Price

\$2,500,000

Median Asking Price

\$2,995,000

Median Asking Price

\$1,624

Average PPSF

\$1,438

Average PPSF

\$1,056

Average PPSF

1,870

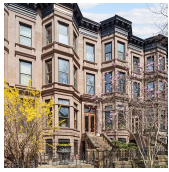
Average SqFt

1,688

Average SqFt

3,096

Average SqFt

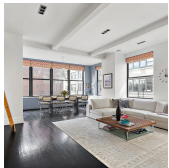


547 3RD ST

Type	Townhouse	Status	Contract
SqFt	4,400	Beds	5
PPSF	\$1,136	Fees	N/A

Park Slope

Ask	\$4,995,000
Baths	2
DOM	14



1 MAIN ST #6GH

Type	Condo	Status	Contract
SqFt	3,354	Beds	4
PPSF	\$1,268	Fees	\$3,906

Dumbo

Ask	\$4,250,000
Baths	3.5
DOM	450



442 STATE ST

Type	Townhouse	Status	Contract
SqFt	2,800	Beds	4
PPSF	\$1,465	Fees	\$695

Boerum Hill

Ask	\$4,100,000
Baths	3
DOM	77



286 STERLING PL

Type	Townhouse	Status	Contract
SqFt	4,100	Beds	5
PPSF	\$975	Fees	\$1,146

Prospect Heights

Ask	\$3,995,000
Baths	4.5
DOM	28

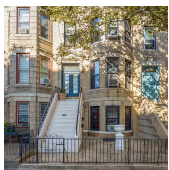


809 PRESIDENT ST

Type	Townhouse	Status	Contract
SqFt	3,150	Beds	4
PPSF	\$1,191	Fees	\$980

Park Slope

Ask	\$3,750,000
Baths	4
DOM	37



269 WINDSOR PL

Type	Townhouse	Status	Contract
SqFt	2,925	Beds	5
PPSF	\$1,060	Fees	\$670

Windsor Terrace

Ask	\$3,100,000
Baths	3
DOM	206

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.

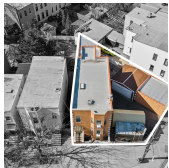


276 9TH ST

Type	Multihouse	Status	Contract
Sqft	2,856	Beds	5
PPSF	\$1,049	Fees	\$640

Park Slope

Ask	\$2,995,000
Baths	4
DOM	340



805 MEEKER AVE

Type	Multihouse	Status	Contract
Sqft	2,752	Beds	6
PPSF	\$1,089	Fees	\$572

Greenpoint

Ask	\$2,995,000
Baths	3
DOM	42

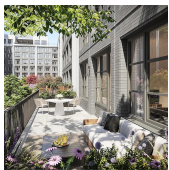


100 AMITY ST #4C

Type	Condo	Status	Contract
Sqft	1,616	Beds	2
PPSF	\$1,854	Fees	\$4,905

Cobble Hill

Ask	\$2,995,000
Baths	2.5
DOM	375

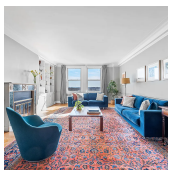


180 FRONT ST #2L-FRONT

Type	Condo	Status	Contract
Sqft	1,643	Beds	3
PPSF	\$1,715	Fees	\$4,165

Dumbo

Ask	\$2,817,500
Baths	2.5
DOM	932

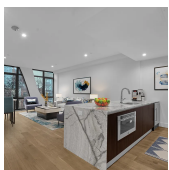


35 PROSPECT PARK WEST #13D

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	N/A

Park Slope

Ask	\$2,750,000
Baths	2.5
DOM	35



328 ATLANTIC AVE #4

Type	Condo	Status	Contract
Sqft	1,728	Beds	3
PPSF	\$1,476	Fees	\$2,063

Boerum Hill

Ask	\$2,550,000
Baths	2.5
DOM	16

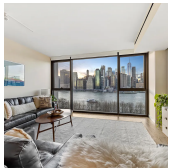
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal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



135 EASTERN PKWY #14I

Prospect Heights

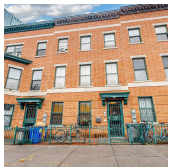
Type	Coop	Status	Contract	Ask	\$2,500,000
Sqft	1,900	Beds	3	Baths	3
PPSF	\$1,316	Fees	\$2,248	DOM	38



90 FURMAN ST #N1014

Brooklyn Heights

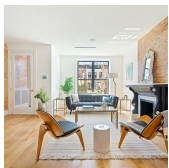
Type	Condo	Status	Contract	Ask	\$2,500,000
Sqft	1,281	Beds	1	Baths	1.5
PPSF	\$1,952	Fees	\$3,251	DOM	49



180 SOUTH OXFORD ST

Fort Greene

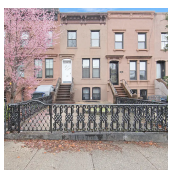
Type	Multihouse	Status	Contract	Ask	\$2,499,999
Sqft	2,700	Beds	7	Baths	4
PPSF	\$926	Fees	\$800	DOM	67



729 MACON ST

Bedford Stuyvesant

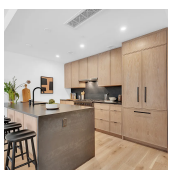
Type	Townhouse	Status	Contract	Ask	\$2,450,000
Sqft	2,708	Beds	5	Baths	3
PPSF	\$905	Fees	\$423	DOM	20



19 2ND ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$2,395,000
Sqft	2,025	Beds	4	Baths	2
PPSF	\$1,183	Fees	\$472	DOM	41



532 CLINTON AVE #3B

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,595	Beds	3	Baths	3
PPSF	\$1,474	Fees	\$1,638	DOM	317

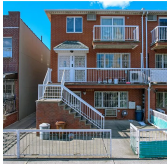
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal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



60 PINEAPPLE ST #4J

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,300,000
Sqft	1,475	Beds	3	Baths	2
PPSF	\$1,560	Fees	\$1,441	DOM	50



8660 21ST AVE

Bath Beach

Type	Townhouse	Status	Contract	Ask	\$2,300,000
Sqft	3,630	Beds	6	Baths	4
PPSF	\$634	Fees	\$1,365	DOM	55

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.