

**JUN 26 - JUL 2, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 23 contracts signed this week, made up of 6 condos, 1 coop, and 16 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$2,764,805**

Average Asking Price

**\$2,500,000**

Median Asking Price

**\$1,044**

Average PPSF

**1%**

Average Discount

**\$63,590,499**

Total Volume

**188**

Average Days On Market

608 3rd Street in Park Slope entered contract this week, with a last asking price of \$4,900,000. This townhouse spans 4,278 square feet with 6 beds and 2 full baths. It features a 21.5-foot-wide footprint, hardwood floors, wood-burning fireplaces, large windows, a rear garden, a basement with abundant storage and washer/dryer, an open living room with central staircase, a windowed kitchen with high-end appliances, a formal dining room, and much more.

Also signed this week was 367 Greene Avenue, with a last asking price of \$4,350,000. This townhouse spans approximately 3,600 square feet with 4 beds and 2 full baths. It features a 38-foot-deep rear garden with large patio, 4 stories, a recent full renovation, a professional-grade kitchen with abundant shelving and storage, high ceilings, a full-floor primary bedroom with a custom closeting system and en-suite bathroom, double-paned glass windows, and much more.

**6**

Condo Deal(s)

**1**

Co-op Deal(s)

**16**

Townhouse Deal(s)

**\$2,752,917**

Average Asking Price

**\$2,410,000**

Average Asking Price

**\$2,791,438**

Average Asking Price

**\$2,675,000**

Median Asking Price

**\$2,410,000**

Median Asking Price

**\$2,447,000**

Median Asking Price

**\$1,605**

Average PPSF

**\$1,389**

Average PPSF

**\$780**

Average PPSF

**1,811**

Average SqFt

**1,736**

Average SqFt

**3,382**

Average SqFt



### 608 3RD ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,270	<b>Beds</b>	6
<b>PPSF</b>	\$1,148	<b>Fees</b>	\$1,652

### Park Slope

<b>Ask</b>	\$4,900,000
<b>Baths</b>	2
<b>DOM</b>	386

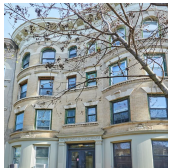


### 367 GREENE AVE

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$705

### Bedford Stuyvesant

<b>Ask</b>	\$4,350,000
<b>Baths</b>	2
<b>DOM</b>	34



### 515 8TH ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	19
<b>PPSF</b>	N/A	<b>Fees</b>	N/A

### Park Slope

<b>Ask</b>	\$3,999,999
<b>Baths</b>	8
<b>DOM</b>	N/A



### 280 SAINT MARKS AVE #3H

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	1,899	<b>Beds</b>	4
<b>PPSF</b>	\$1,844	<b>Fees</b>	\$3,596

### Prospect Heights

<b>Ask</b>	\$3,500,000
<b>Baths</b>	3
<b>DOM</b>	63

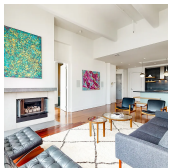


### 160 IMLAY ST #5B1

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,789	<b>Beds</b>	2
<b>PPSF</b>	\$1,067	<b>Fees</b>	\$4,147

### Red Hook

<b>Ask</b>	\$2,975,000
<b>Baths</b>	3
<b>DOM</b>	620



### 60 BROADWAY #10K

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,061	<b>Beds</b>	2
<b>PPSF</b>	\$1,383	<b>Fees</b>	\$3,822

### Williamsburg

<b>Ask</b>	\$2,850,000
<b>Baths</b>	2
<b>DOM</b>	497

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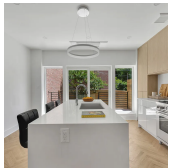


### 278 CLIFTON PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,404	<b>Beds</b>	6
<b>PPSF</b>	\$636	<b>Fees</b>	\$438

### Bedford Stuyvesant

<b>Ask</b>	\$2,800,000
<b>Baths</b>	4
<b>DOM</b>	30



### 711 6TH AVE

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,604	<b>Beds</b>	4
<b>PPSF</b>	\$1,035	<b>Fees</b>	\$405

### Greenwood

<b>Ask</b>	\$2,695,000
<b>Baths</b>	4.5
<b>DOM</b>	351

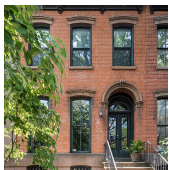


### 39 MAPLE ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,885	<b>Beds</b>	5
<b>PPSF</b>	\$683	<b>Fees</b>	\$667

### Prospect Lefferts Gardens

<b>Ask</b>	\$2,650,000
<b>Baths</b>	3
<b>DOM</b>	69

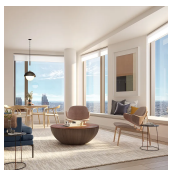


### 370 PACIFIC ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,876	<b>Beds</b>	4
<b>PPSF</b>	\$903	<b>Fees</b>	\$589

### Cobble Hill

<b>Ask</b>	\$2,595,000
<b>Baths</b>	2
<b>DOM</b>	18



### 11 HOYT ST #54C

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,554	<b>Beds</b>	3
<b>PPSF</b>	\$1,609	<b>Fees</b>	\$4,016

### Downtown Brooklyn

<b>Ask</b>	\$2,500,000
<b>Baths</b>	2.5
<b>DOM</b>	N/A



### 110 NORTH 1ST ST #PHA

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,162	<b>Beds</b>	2
<b>PPSF</b>	\$2,152	<b>Fees</b>	\$2,858

### Williamsburg

<b>Ask</b>	\$2,500,000
<b>Baths</b>	2
<b>DOM</b>	N/A

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### 1488 PACIFIC ST

#### Crown Heights

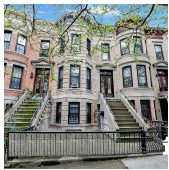
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,499,000
<b>Sqft</b>	3,020	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>PPSF</b>	\$828	<b>Fees</b>	\$606	<b>DOM</b>	66



### 401 EIGHTH AVE #55

#### Park Slope

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$2,410,000
<b>Sqft</b>	1,736	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,389	<b>Fees</b>	N/A	<b>DOM</b>	33



### 286 WINDSOR PL

#### Windsor Terrace

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,395,000
<b>Sqft</b>	2,940	<b>Beds</b>	6	<b>Baths</b>	2.5
<b>PPSF</b>	\$815	<b>Fees</b>	\$706	<b>DOM</b>	72



### 179 CROWN ST

#### Crown Heights

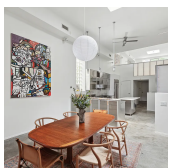
<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,395,000
<b>Sqft</b>	2,400	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$998	<b>Fees</b>	\$505	<b>DOM</b>	13



### 211 BEAUMONT ST

#### Manhattan Beach

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,285,000
<b>Sqft</b>	3,762	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$607	<b>Fees</b>	\$1,454	<b>DOM</b>	70



### 222 MADISON ST

#### Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,250,000
<b>Sqft</b>	3,000	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$750	<b>Fees</b>	\$809	<b>DOM</b>	18

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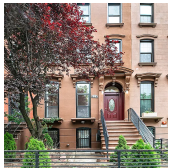


### 1063 STERLING PL

Crown Heights

Type	Townhouse	Status	Contract
Sqft	3,580	Beds	6
PPSF	\$629	Fees	\$524

Ask	\$2,250,000
Baths	3
DOM	29



### 654 LAFAYETTE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,648	Beds	6
PPSF	\$604	Fees	\$290

Ask	\$2,200,000
Baths	4
DOM	N/A

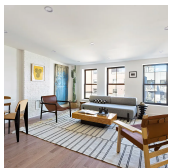


### 2667 EAST 66TH ST

Mill Basin

Type	Townhouse	Status	Contract
Sqft	3,700	Beds	5
PPSF	\$595	Fees	\$1,188

Ask	\$2,200,000
Baths	6
DOM	789

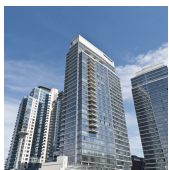


### 755 QUINCY ST

Bedford Stuyvesant

Type	Multihouse	Status	Contract
Sqft	3,253	Beds	7
PPSF	\$676	Fees	\$627

Ask	\$2,199,000
Baths	5
DOM	224



### 2 NORTHSIDE PIERS #20N

Williamsburg

Type	Condo	Status	Contract
Sqft	1,396	Beds	2
PPSF	\$1,571	Fees	\$1,304

Ask	\$2,192,500
Baths	2.5
DOM	N/A

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