

FEB 20 - 26, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 11 condos, 1 coop, and 3 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,134,770

Average Asking Price

\$2,650,000

Median Asking Price

\$1,657

Average PPSF

1%

Average Discount

\$47,021,545

Total Volume

127

Average Days On Market

Unit PH2A at Quay Tower, located at 50 Bridge Park Drive in Brooklyn Heights, entered contract this week, with a last asking price of \$10,000,000. Built in 2019, this penthouse condo spans 3,553 square feet with 4 beds and 3 full baths. It features private high-speed elevator access, a chef-inspired kitchen with seating, custom Italian cabinetry, floor-to-ceiling windows, a primary bedroom with en-suite bathroom and dual walk-in closets, and much more. The building provides a fitness center, a 24-hour concierge, storage, a rooftop lounge, and many other amenities.

Also signed this week was Unit 63D at Brooklyn Point, located at 1 City Point in Downtown Brooklyn, with a last asking price of \$3,727,545. Built in 2019, this condop spans 1,455 square feet with 3 beds and 3 full baths. It features wide-plank stained oak floors, floor-to-ceiling windows, panoramic views of Manhattan and Brooklyn, a kitchen with eat-in island, and much more. The building provides a 24-hour attended lobby, a concierge and doorman, a dry cleaning valet, storage, a landscaped terrace, and many other amenities.

11

Condo Deal(s)

1

Co-op Deal(s)

3

Townhouse Deal(s)

\$3,408,414

Average Asking Price

\$2,600,000

Average Asking Price

\$2,309,667

Average Asking Price

\$2,700,000

Median Asking Price

\$2,600,000

Median Asking Price

\$2,099,000

Median Asking Price

\$1,881

Average PPSF

N/A

Average PPSF

\$834

Average PPSF

1,741

Average SqFt

N/A

Average SqFt

2,859

Average SqFt



50 BRIDGE PARK DR #PH2A

Brooklyn Heights

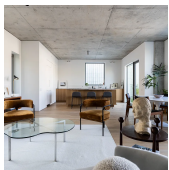
Type	Condo	Status	Contract	Ask	\$10,000,000
SqFt	3,553	Beds	4	Baths	3.5
PPSF	\$2,815	Fees	\$6,753	DOM	442



1 CITY POINT #63D

Downtown Brooklyn

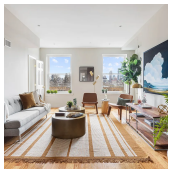
Type	Condo	Status	Contract	Ask	\$3,727,545
SqFt	1,455	Beds	3	Baths	3
PPSF	\$2,562	Fees	N/A	DOM	N/A



450 WARREN ST #PHC

Boerum Hill

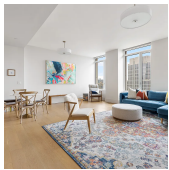
Type	Condo	Status	Contract	Ask	\$3,395,000
SqFt	1,982	Beds	3	Baths	2.5
PPSF	\$1,713	Fees	\$3,625	DOM	48



126 1ST PL #5

Carroll Gardens

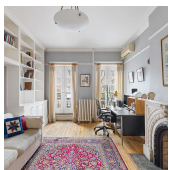
Type	Condo	Status	Contract	Ask	\$2,950,000
SqFt	1,617	Beds	3	Baths	2
PPSF	\$1,825	Fees	\$1,147	DOM	25



1 CLINTON ST #12C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,850,000
SqFt	1,456	Beds	2	Baths	2
PPSF	\$1,958	Fees	\$3,760	DOM	32



372 PACIFIC ST

Boerum Hill

Type	Townhouse	Status	Contract	Ask	\$2,750,000
SqFt	2,400	Beds	4	Baths	2.5
PPSF	\$1,146	Fees	\$434	DOM	25

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184 KENT AVE #C411

Williamsburg

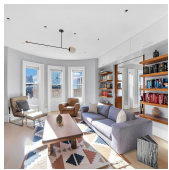
Type	Condo	Status	Contract	Ask	\$2,700,000
Sqft	1,429	Beds	3	Baths	3
PPSF	\$1,890	Fees	\$2,270	DOM	145



590 6TH ST #1R

Park Slope

Type	Condo	Status	Contract	Ask	\$2,650,000
Sqft	2,037	Beds	2	Baths	2.5
PPSF	\$1,301	Fees	\$1,867	DOM	N/A



187 HICKS ST #6D

Brooklyn Heights

Type	Coop	Status	Contract	Ask	\$2,600,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$2,299	DOM	50



710 METROPOLITAN AVE #PHE

Williamsburg

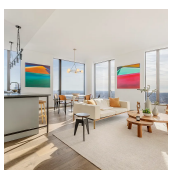
Type	Condo	Status	Contract	Ask	\$2,575,000
Sqft	1,424	Beds	3	Baths	2
PPSF	\$1,809	Fees	\$2,378	DOM	146



139 SKILLMAN AVE #PH

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,661	Beds	3	Baths	2
PPSF	\$1,415	Fees	\$1,875	DOM	39



11 HOYT ST #51G

Downtown Brooklyn

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	1,303	Beds	2	Baths	2
PPSF	\$1,651	Fees	\$3,280	DOM	305

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590 6TH ST #2R

Type Condo
Sqft 1,229
PPSF \$1,746

Status Contract
Beds 3
Fees \$1,532

Park Slope

Ask \$2,145,000
Baths 2
DOM N/A



48 HALSEY ST

Type Multihouse
Sqft 3,000
PPSF \$700

Status Contract
Beds 6
Fees \$457

Bedford Stuyvesant

Ask \$2,099,000
Baths 2
DOM 223



1766 80TH ST

Type Multihouse
Sqft 3,176
PPSF \$655

Status Contract
Beds 8
Fees \$922

Bensonhurst

Ask \$2,080,000
Baths 3
DOM 36

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