

FEB 27 - MAR 5, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 7 condos, and 11 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,389,056

Average Asking Price

\$3,124,000

Median Asking Price

\$1,252

Average PPSF

7%

Average Discount

\$61,002,999

Total Volume

155

Average Days On Market

77 Prospect Place in Park Slope entered contract this week, with a last asking price of \$5,999,999. This townhouse spans approximately 5,300 square feet with 3 beds and 3 full baths. It features over 1,000 square feet of outdoor space, heart of pine floors throughout, multiple exposures, 15-foot cedar ceilings, a 30-foot-long skylight, hand-carved floor-to-ceiling bookshelves, an eat-in kitchen with island and high-end appliances, a primary suite with a wall of windows and en-suite bath, and much more.

Also signed this week was 355 President Street in Carroll Gardens, with a last asking price of \$5,250,000. This recently renovated single-family townhouse spans approximately 3,800 square feet with 4 beds and 4 full baths. It features a newly-built carriage house, a chef's kitchen with open layout and custom stainless-fronted cabinetry, a 30-foot-deep front yard, multiple marble fireplaces, a private courtyard, and much more.

7

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,127,143

Average Asking Price

\$0

Average Asking Price

\$3,555,728

Average Asking Price

\$2,650,000

Median Asking Price

\$0

Median Asking Price

\$3,399,000

Median Asking Price

\$1,681

Average PPSF

N/A

Average PPSF

\$1,019

Average PPSF

1,818

Average SqFt

N/A

Average SqFt

3,427

Average SqFt

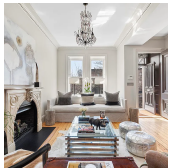


77 PROSPECT PL

Park Slope

Type	Townhouse	Status	Contract
SqFt	5,300	Beds	3
PPSF	\$1,133	Fees	\$858

Ask	\$5,999,999
Baths	3.5
DOM	314

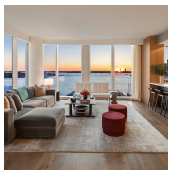


355 PRESIDENT ST

Carroll Gardens

Type	Townhouse	Status	Contract
SqFt	3,800	Beds	4
PPSF	\$1,382	Fees	\$1,194

Ask	\$5,250,000
Baths	4.5
DOM	N/A



50 BRIDGE PK DR #10A

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,439	Beds	4
PPSF	\$1,969	Fees	\$4,636

Ask	\$4,800,000
Baths	3.5
DOM	N/A



17 ST FELIX ST

Fort Greene

Type	Townhouse	Status	Contract
SqFt	3,750	Beds	5
PPSF	\$1,194	Fees	\$595

Ask	\$4,475,000
Baths	3
DOM	159

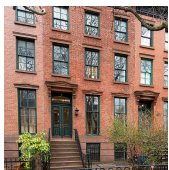


418 STATE ST

Boerum Hill

Type	Townhouse	Status	Contract
SqFt	3,800	Beds	4
PPSF	\$1,152	Fees	\$1,199

Ask	\$4,375,000
Baths	4
DOM	N/A



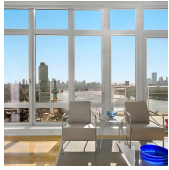
194 DEAN ST

Boerum Hill

Type	Townhouse	Status	Contract
SqFt	3,350	Beds	5
PPSF	\$1,193	Fees	\$656

Ask	\$3,995,000
Baths	3
DOM	31

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.

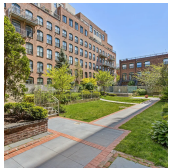


2 NORTHSIDE PIERS #PH2

Williamsburg

Type	Condo	Status	Contract
Sqft	1,916	Beds	3
PPSF	\$1,981	Fees	\$1,828

Ask	\$3,795,000
Baths	2
DOM	169



444 12TH ST #PHB

Park Slope

Type	Condo	Status	Listed
Sqft	N/A	Beds	3
PPSF	N/A	Fees	N/A

Ask	\$3,400,000
Baths	3
DOM	N/A

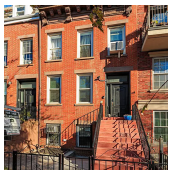


59 CHEEVER PL

Cobble Hill

Type	Townhouse	Status	Contract
Sqft	3,360	Beds	4
PPSF	\$1,012	Fees	\$613

Ask	\$3,399,000
Baths	4
DOM	378



173 12TH ST

Gowanus

Type	Townhouse	Status	Contract
Sqft	3,096	Beds	5
PPSF	\$921	Fees	\$820

Ask	\$2,849,000
Baths	4
DOM	309

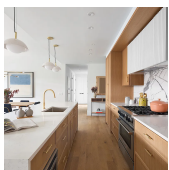


590 6TH ST #1L

Park Slope

Type	Condo	Status	Contract
Sqft	2,019	Beds	2
PPSF	\$1,313	Fees	\$1,864

Ask	\$2,650,000
Baths	2.5
DOM	120



533 PACIFIC ST #8A

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,419	Beds	3
PPSF	\$1,868	Fees	\$2,753

Ask	\$2,650,000
Baths	2
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.



533 PACIFIC ST #5B

Type	Condo	Status	Contract
Sqft	1,581	Beds	3
PPSF	\$1,579	Fees	N/A

Boerum Hill

Ask	\$2,495,000
Baths	2
DOM	N/A



29 DECATUR ST

Type	Townhouse	Status	Contract
Sqft	2,550	Beds	4
PPSF	\$940	Fees	\$465

Bedford Stuyvesant

Ask	\$2,395,000
Baths	3.5
DOM	23

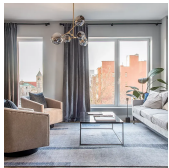


264 STUYVESANT AVE

Type	Multihouse	Status	Contract
Sqft	3,520	Beds	6
PPSF	\$654	Fees	\$3,342

Bedford Stuyvesant

Ask	\$2,300,000
Baths	5
DOM	57

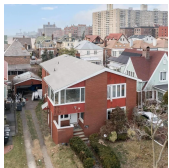


561 PACIFIC ST #409

Type	Condo	Status	Contract
Sqft	1,530	Beds	3
PPSF	\$1,373	Fees	\$3,388

Boerum Hill

Ask	\$2,100,000
Baths	2
DOM	N/A

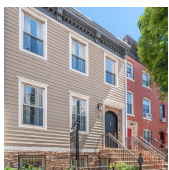


270 WEST END AVE

Type	Townhouse	Status	Contract
Sqft	3,009	Beds	6
PPSF	\$690	Fees	\$1,503

Manhattan Beach

Ask	\$2,075,000
Baths	4
DOM	57



67 ADELPHI ST

Type	Townhouse	Status	Contract
Sqft	2,156	Beds	4
PPSF	\$928	Fees	\$262

Fort Greene

Ask	\$2,000,000
Baths	3
DOM	177

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.