

AUG 14 - 20, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 5 condos, 1 coop, and 10 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$3,858,332

Average Asking Price

\$2,947,500

Median Asking Price

\$1,223

Average PPSF

4%

Average Discount

\$61,733,300

Total Volume

210

Average Days On Market

227 Clinton Street in Cobble Hill entered contract this week, with a last asking price of \$9,990,000. This townhouse spans approximately 5,700 square feet with 6 beds and 4 full baths. It features a 25-foot-wide footprint, floor-to-ceiling windows, a chef's kitchen with high-end appliances and custom white cabinetry, a primary floor featuring a lounge area with fireplace, a large walk-in closet, and an en-suite bath, custom-built home offices, multiple skylights, a private rear yard with endless pool and garden, and much more.

Also signed this week was 18 Remsen Street in Brooklyn Heights, with a last asking price of \$7,800,000. Built circa 1852, this townhouse spans 5,575 square feet with 7 beds and 4 full baths. It features a 25.5-foot-wide footprint, a red brick facade, a protected unobstructed view, high ceilings, original details including plaster crown moldings, fireplaces, and hardware, a front terrace, a landscaped garden, a full-height ceiling, and much more.

5

Condo Deal(s)

1

Co-op Deal(s)

10

Townhouse Deal(s)

\$3,162,060

Average Asking Price

\$2,850,000

Average Asking Price

\$4,307,300

Average Asking Price

\$2,900,000

Median Asking Price

\$2,850,000

Median Asking Price

\$2,995,000

Median Asking Price

\$1,688

Average PPSF

\$1,425

Average PPSF

\$942

Average PPSF

1,906

Average SqFt

2,000

Average SqFt

4,024

Average SqFt



227 CLINTON ST

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$9,990,000
SqFt	5,700	Beds	6	Baths	4
PPSF	\$1,753	Fees	\$3,163	DOM	300



18 REMSEN ST

Brooklyn Heights

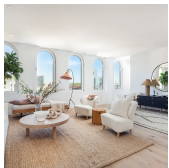
Type	Townhouse	Status	Contract	Ask	\$7,800,000
SqFt	N/A	Beds	7	Baths	4.5
PPSF	N/A	Fees	\$2,925	DOM	73



116 PIERREPONT ST

Brooklyn Heights

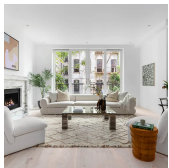
Type	Townhouse	Status	Contract	Ask	\$7,250,000
SqFt	5,000	Beds	6	Baths	3
PPSF	\$1,450	Fees	\$3,511	DOM	48



350 BUTLER ST #PH2

Park Slope

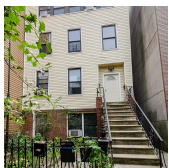
Type	Condo	Status	Contract	Ask	\$4,450,000
SqFt	2,535	Beds	3	Baths	3.5
PPSF	\$1,756	Fees	\$4,984	DOM	142



470 2ND ST #1

Park Slope

Type	Condo	Status	Contract	Ask	\$3,895,000
SqFt	2,713	Beds	3	Baths	2
PPSF	\$1,436	Fees	\$2,155	DOM	19



70 GREEN ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$3,000,000
SqFt	3,608	Beds	10	Baths	4
PPSF	\$832	Fees	\$397	DOM	50

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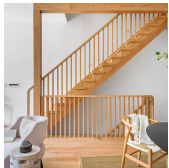


25 NORTH ELLIOTT PL

Fort Greene

Type	Townhouse	Status	Contract
Sqft	3,494	Beds	7
PPSF	\$858	Fees	\$533

Ask	\$2,995,000
Baths	6.5
DOM	387

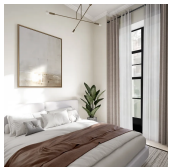


151 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,553	Beds	6
PPSF	\$843	Fees	\$201

Ask	\$2,995,000
Baths	4
DOM	77

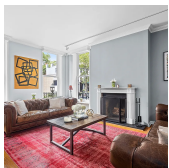


16 2ND PL #1

Carroll Gardens

Type	Condo	Status	Contract
Sqft	1,694	Beds	3
PPSF	\$1,712	Fees	\$1,141

Ask	\$2,900,000
Baths	2.5
DOM	49

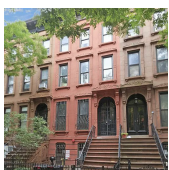


133 CLINTON ST #1

Brooklyn Heights

Type	Coop	Status	Contract
Sqft	2,000	Beds	2
PPSF	\$1,425	Fees	\$2,429

Ask	\$2,850,000
Baths	2.5
DOM	413

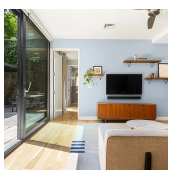


352 PUTNAM AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	3,152	Beds	7
PPSF	\$794	Fees	\$683

Ask	\$2,500,000
Baths	7
DOM	48



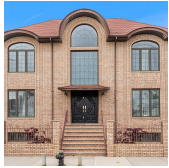
56 SOUTH 3RD ST #1A

Williamsburg

Type	Condo	Status	Contract
Sqft	1,417	Beds	3
PPSF	\$1,761	Fees	\$2,231

Ask	\$2,495,000
Baths	2
DOM	14

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5100 SURF AVE

Coney Island

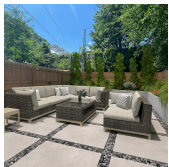
Type	Townhouse	Status	Contract	Ask	\$2,199,000
Sqft	5,106	Beds	5	Baths	3
PPSF	\$431	Fees	\$770	DOM	409



319 VAN BRUNT ST

Red Hook

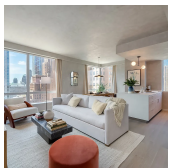
Type	Townhouse	Status	Contract	Ask	\$2,195,000
Sqft	4,500	Beds	8	Baths	4
PPSF	\$488	Fees	\$689	DOM	702



320 10TH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,149,000
Sqft	2,097	Beds	5	Baths	3
PPSF	\$1,025	Fees	\$440	DOM	485



1 CITY POINT #33L

Downtown Brooklyn

Type	Condom	Status	Contract	Ask	\$2,070,300
Sqft	1,167	Beds	2	Baths	2
PPSF	\$1,775	Fees	N/A	DOM	135

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