

OCT 02 - 08, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 11 contracts signed this week, made up of 6 condos, 2 coops, and 3 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$2,599,819

Average Asking Price

\$2,500,000

Median Asking Price

\$1,404

Average PPSF

2%

Average Discount

\$28,598,000

Total Volume

133

Average Days On Market

416 7th Street in Park Slope entered contract this week, with a last asking price of \$3,600,000. This three-story brownstone spans 2,224 square feet with 4 beds and 2 full baths. It features a first-floor garden space and open living room, original shutters and hardwood floors, an open eat-in kitchen with high-end appliances, a spacious backyard, a top-floor primary bedroom with multiple closets and en-suite bath, and much more.

Also signed this week was Unit PH2F at 22 North 6th Street in Williamsburg, with a last asking price of \$2,750,000. Built in 2008, this penthouse condo spans 1,459 square feet with 2 beds and 2 full baths. It features city views, a formal living room with built-in shelving and floor-to-ceiling windows, a "U"-shaped kitchen with high-end appliances and large countertops, a private balcony, a primary bedroom with en-suite bath, and much more. The building provides two fitness centers and indoor pool, a 24-hour doorman and staff, lounges, movie screening rooms, a parking garage, and many other amenities.

6

Condo Deal(s)

2

Co-op Deal(s)

3

Townhouse Deal(s)

\$2,587,167

Average Asking Price

\$2,175,000

Average Asking Price

\$2,908,334

Average Asking Price

\$2,550,000

Median Asking Price

\$2,175,000

Median Asking Price

\$2,625,000

Median Asking Price

\$1,549

Average PPSF

\$1,297

Average PPSF

\$1,184

Average PPSF

1,780

Average SqFt

1,680

Average SqFt

2,742

Average SqFt



416 7TH ST

Type	Townhouse	Status	Contract
SqFt	2,224	Beds	4
PPSF	\$1,619	Fees	\$535

Park Slope

Ask	\$3,600,000
Baths	2
DOM	108

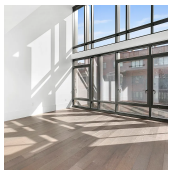


22 NORTH 6TH ST #PH2F

Type	Condo	Status	Contract
SqFt	1,459	Beds	2
PPSF	\$1,885	Fees	\$1,692

Williamsburg

Ask	\$2,750,000
Baths	2
DOM	163



429 KENT AVE #D720

Type	Condo	Status	Contract
SqFt	2,356	Beds	3
PPSF	\$1,157	Fees	\$4,325

Williamsburg

Ask	\$2,725,000
Baths	3
DOM	562

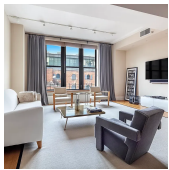


45 WINDSOR PL

Type	Townhouse	Status	Contract
SqFt	2,016	Beds	3
PPSF	\$1,303	Fees	\$483

Park Slope

Ask	\$2,625,000
Baths	2
DOM	27

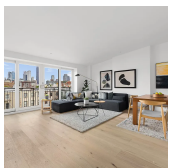


30 MAIN ST #5G

Type	Condo	Status	Contract
SqFt	2,556	Beds	1
PPSF	\$1,018	Fees	\$3,421

Dumbo

Ask	\$2,600,000
Baths	2.5
DOM	2



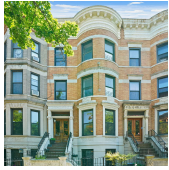
283 PRESIDENT ST #3

Type	Condo	Status	Contract
SqFt	1,290	Beds	3
PPSF	\$1,938	Fees	\$1,123

Carroll Gardens

Ask	\$2,500,000
Baths	2
DOM	18

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.

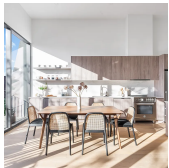


60 RUTLAND RD

Type	Townhouse	Status	Contract
Sqft	3,984	Beds	6
PPSF	\$628	Fees	\$757

Prospect Lefferts Gardens

Ask	\$2,500,000
Baths	3
DOM	122



217 FRANKLIN ST #PH

Type	Condo	Status	Contract
Sqft	1,419	Beds	3
PPSF	\$1,762	Fees	\$2,365

Greenpoint

Ask	\$2,499,000
Baths	2
DOM	258

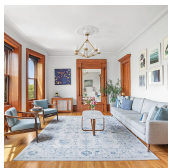


40 SKILLMAN AVE #3A

Type	Condo	Status	Contract
Sqft	1,600	Beds	3
PPSF	\$1,531	Fees	\$974

Williamsburg

Ask	\$2,449,000
Baths	3
DOM	N/A

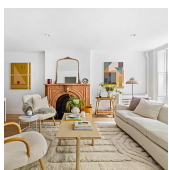


261 GARFIELD PL #4

Type	Coop	Status	Contract
Sqft	1,660	Beds	4
PPSF	\$1,416	Fees	\$850

Park Slope

Ask	\$2,350,000
Baths	2
DOM	29



193 CLINTON ST #GARDEN

Type	Coop	Status	Contract
Sqft	1,700	Beds	2
PPSF	\$1,177	Fees	\$990

Cobble Hill

Ask	\$2,000,000
Baths	2
DOM	33

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.