

OCT 23 - 29, 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, 1 coop, and 10 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$3,304,528

Average Asking Price

\$2,825,000

Median Asking Price

\$1,266

Average PPSF

1%

Average Discount

\$59,481,500

Total Volume

88

Average Days On Market

82 Dean Street in Boerum Hill entered contract this week, with a last asking price of \$6,999,000. Originally built in 1920, this gut-renovated home offers a 20-foot-wide footprint with 4 beds and 4 full baths. It features five full floors, a patio garden, a fourth-floor terrace, a rooftop deck, white oak herringbone floors, a marble wood-burning fireplace, a home automation system, a large primary suite with a dressing area, walk-in closet, and en-suite windowed bath, and much more.

Also signed this week was 236 Degraw Street in Carroll Gardens, with a last asking price of \$6,750,000. This home spans 5,435 square feet with 7 beds and 4 full baths. It features private outdoor space and a rear garden, high ceilings, radiant heated floors, central air, a playroom/library and home office, and much more.

7

Condo Deal(s)

1

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,715,358

Average Asking Price

\$2,100,000

Average Asking Price

\$3,837,400

Average Asking Price

\$2,950,000

Median Asking Price

\$2,100,000

Median Asking Price

\$3,225,000

Median Asking Price

\$1,668

Average PPSF

\$1,221

Average PPSF

\$921

Average PPSF

1,628

Average SqFt

1,720

Average SqFt

3,573

Average SqFt



82 DEAN ST

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	4
PPSF	N/A	Fees	\$1,401

Boerum Hill

Ask	\$6,999,000
Baths	4.5
DOM	186

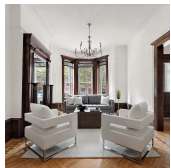


236 DEGRAW ST

Type	Townhouse	Status	Contract
SqFt	5,435	Beds	7
PPSF	\$1,242	Fees	\$1,825

Cobble Hill

Ask	\$6,750,000
Baths	4.5
DOM	230

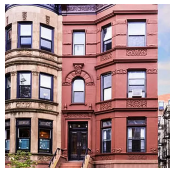


403 4TH ST

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	4
PPSF	N/A	Fees	\$1,207

Park Slope

Ask	\$4,995,000
Baths	4
DOM	39



280 PARK PL

Type	Townhouse	Status	Contract
SqFt	4,559	Beds	5
PPSF	\$943	Fees	\$1,383

Prospect Heights

Ask	\$4,295,000
Baths	4
DOM	72



142 BERGEN ST

Type	Townhouse	Status	Contract
SqFt	3,400	Beds	5
PPSF	\$1,103	Fees	\$873

Boerum Hill

Ask	\$3,750,000
Baths	3.5
DOM	30



191 BALTIC ST #2

Type	Condo	Status	Contract
SqFt	2,126	Beds	3
PPSF	\$1,593	Fees	\$1,307

Cobble Hill

Ask	\$3,385,000
Baths	3
DOM	25

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171 CALYER ST #4A

Greenpoint

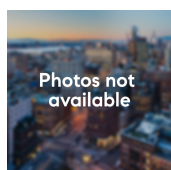
Type	Condo	Status	Contract	Ask	\$3,050,000
Sqft	1,645	Beds	3	Baths	3.5
PPSF	\$1,855	Fees	\$3,833	DOM	N/A



18 8TH AVE #PH

Park Slope

Type	Condo	Status	Contract	Ask	\$2,995,000
Sqft	1,816	Beds	4	Baths	2
PPSF	\$1,650	Fees	N/A	DOM	126



180 FRONT ST #14L-FRONT

Dumbo

Type	Condo	Status	Contract	Ask	\$2,950,000
Sqft	1,630	Beds	3	Baths	3
PPSF	\$1,809	Fees	\$6,211	DOM	N/A



195 HURON ST

Greenpoint

Type	Townhouse	Status	Contract	Ask	\$2,700,000
Sqft	3,998	Beds	5	Baths	7
PPSF	\$676	Fees	\$625	DOM	110



140 11TH ST

Gowanus

Type	Townhouse	Status	Contract	Ask	\$2,550,000
Sqft	2,155	Beds	3	Baths	2.5
PPSF	\$1,184	Fees	\$230	DOM	52

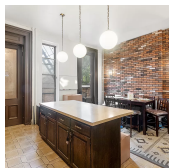


171 CALYER ST #3C

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,542,500
Sqft	1,531	Beds	3	Baths	2
PPSF	\$1,661	Fees	\$3,472	DOM	N/A

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79 WILLOUGHBY AVE

Fort Greene

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	7
PPSF	\$612	Fees	\$1,013

Ask	\$2,200,000
Baths	4
DOM	22



145 HICKS ST #A54

Brooklyn Heights

Type	Coop	Status	Contract
Sqft	1,720	Beds	3
PPSF	\$1,221	Fees	N/A

Ask	\$2,100,000
Baths	2
DOM	31

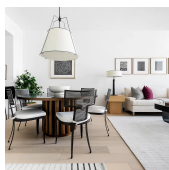


244 WINDSOR PL

Windsor Terrace

Type	Multihouse	Status	Contract
Sqft	2,135	Beds	4
PPSF	\$984	Fees	\$663

Ask	\$2,100,000
Baths	2
DOM	24



11 HOYT ST #55K

Downtown Brooklyn

Type	Condo	Status	Contract
Sqft	1,237	Beds	2
PPSF	\$1,682	Fees	\$3,197

Ask	\$2,080,000
Baths	2
DOM	N/A



1309 CARROLL ST

Crown Heights

Type	Townhouse	Status	Contract
Sqft	3,296	Beds	5
PPSF	\$618	Fees	N/A

Ask	\$2,035,000
Baths	2
DOM	23



180 FRONT ST #10F-FRONT

Dumbo

Type	Condo	Status	Contract
Sqft	1,409	Beds	2
PPSF	\$1,423	Fees	\$3,698

Ask	\$2,005,000
Baths	2
DOM	250

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