

NOV 28 - DEC 04, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 7 condos, 1 coop, and 7 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$2,960,398

Average Asking Price

\$2,495,000

Median Asking Price

\$1,370

Average PPSF

1%

Average Discount

\$44,405,970

Total Volume

160

Average Days On Market

28 Willow Street in Brooklyn Heights entered contract this week, with a last asking price of \$6,150,000. Originally built in 1858, this townhouse spans approximately 3,500 square feet with 4 beds and 4 full baths. It features a full restoration in 2009, an elevator accessing all floors, original details, a finished cellar, an lpe wood deck, a two-level backyard with a slate patio and tiered fountain, a wood-burning fireplace, built-in speakers, a primary bedroom with wall-to-wall closets, a roof deck with skyline and harbor views, and much more.

Also signed this week was 290 Park Place in Prospect Heights, with a last asking price of \$3,995,000. Built in the 1890s, this townhouse spans approximately 4,500 square feet with 5 beds and 3 full baths. It features oak and cherry wood throughout, an eat-in kitchen with stainless steel appliances, stained glass windows, a garden apartment, skylights, and much more.

7

Condo Deal(s)

1

Co-op Deal(s)

7

Townhouse Deal(s)

\$2,546,568

Average Asking Price

\$2,195,000

Average Asking Price

\$3,483,572

Average Asking Price

\$2,388,000

Median Asking Price

\$2,195,000

Median Asking Price

\$3,100,000

Median Asking Price

\$1,734

Average PPSF

\$998

Average PPSF

\$1,007

Average PPSF

1,482

Average SqFt

2,200

Average SqFt

3,680

Average SqFt



28 WILLOW ST

Brooklyn Heights

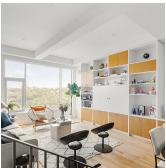
Type	Townhouse	Status	Contract	Ask	\$6,150,000
SqFt	3,500	Beds	5	Baths	4
PPSF	\$1,758	Fees	N/A	DOM	55



290 PARK PL

Prospect Heights

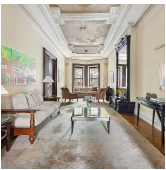
Type	Townhouse	Status	Contract	Ask	\$3,995,000
SqFt	4,500	Beds	5	Baths	3
PPSF	\$888	Fees	\$465	DOM	32



291 UNION ST #5C

Carroll Gardens

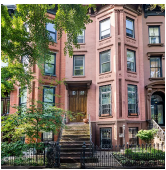
Type	Condo	Status	Contract	Ask	\$3,695,000
SqFt	1,873	Beds	3	Baths	3
PPSF	\$1,973	Fees	\$3,029	DOM	53



613 CARLTON AVE

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,645,000
SqFt	3,400	Beds	5	Baths	3
PPSF	\$1,073	Fees	\$361	DOM	N/A



200 PROSPECT PL

Prospect Heights

Type	Townhouse	Status	Contract	Ask	\$3,100,000
SqFt	3,500	Beds	6	Baths	3
PPSF	\$886	Fees	\$250	DOM	93

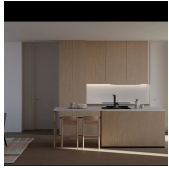


504 10TH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,750,000
SqFt	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	\$536	DOM	42

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.



98 FRONT ST #9B

Type	Condo	Status	Contract
Sqft	1,519	Beds	2
PPSF	\$1,702	Fees	\$3,417

Dumbo

Ask	\$2,585,000
Baths	2
DOM	502



983 BEDFORD AVE

Type	Multihouse	Status	Contract
Sqft	4,680	Beds	12
PPSF	\$534	Fees	\$262

Bedford Stuyvesant

Ask	\$2,495,000
Baths	4
DOM	8

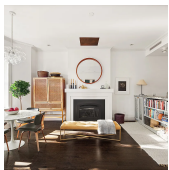


1 CITY POINT #62C

Type	Condop	Status	Contract
Sqft	1,445	Beds	2
PPSF	\$1,666	Fees	N/A

Downtown

Ask	\$2,405,970
Baths	2
DOM	N/A

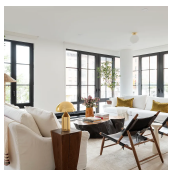


393 4TH ST #4

Type	Condo	Status	Contract
Sqft	1,487	Beds	3
PPSF	\$1,606	Fees	\$486

Park Slope

Ask	\$2,388,000
Baths	2
DOM	20

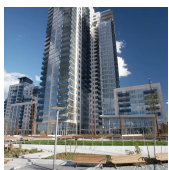


137 4TH AVE #2

Type	Condo	Status	Contract
Sqft	1,764	Beds	3
PPSF	\$1,353	Fees	\$2,546

Park Slope

Ask	\$2,385,000
Baths	2.5
DOM	437



22 NORTH 6TH ST #26C

Type	Condo	Status	Contract
Sqft	1,118	Beds	2
PPSF	\$2,035	Fees	\$1,169

Williamsburg

Ask	\$2,275,000
Baths	2
DOM	N/A

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.



256 VAN BRUNT ST

Red Hook

Type	Townhouse	Status	Contract
Sqft	2,500	Beds	3
PPSF	\$900	Fees	\$268

Ask	\$2,250,000
Baths	2.5
DOM	73

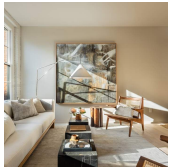


135 EASTERN PKWY #6C

Prospect Heights

Type	Coop	Status	Contract
Sqft	2,200	Beds	3
PPSF	\$998	Fees	N/A

Ask	\$2,195,000
Baths	2.5
DOM	258



168 PLYMOUTH ST #3D

Dumbo

Type	Condo	Status	Contract
Sqft	1,163	Beds	1
PPSF	\$1,799	Fees	\$2,469

Ask	\$2,092,000
Baths	2
DOM	340

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.