

DEC 12 - 18, 2022

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 4 condos, 1 coop, and 7 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

**\$2,836,500**

Average Asking Price

**\$2,322,500**

Median Asking Price

**\$1,197**

Average PPSF

**6%**

Average Discount

**\$34,038,000**

Total Volume

**127**

Average Days On Market

39 Willow Place in Brooklyn Heights entered contract this week, with a last asking price of \$5,995,000. Originally built in 1930, this townhouse spans approximately 4,800 square feet with 8 beds and 4 full baths. It features a 25-foot-wide footprint, the original red brick facade, hard-carved plaster moldings, black and gold marble fireplace mantels, high ceilings, large windows, a rear garden with natural grass, flowers, and trees, and much more.

Also signed this week was Unit 23AB at 75 Livingston Street in Brooklyn Heights, with a last asking price of \$4,195,000. Originally built in 1927, this co-op unit offers 3 beds and 3 full baths. It features 360-degree views of multiple landmarks, more than 30 windows, concrete flooring, white plaster walls and ceilings, a media room/den, a large entrance gallery, an all-stainless-steel eat-in kitchen, two terraces, and much more. The building provides a 24-hour doorman, a live-in super, and many other amenities.

**4**

Condo Deal(s)

**1**

Co-op Deal(s)

**7**

Townhouse Deal(s)

**\$2,530,000**

Average Asking Price

**\$4,195,000**

Average Asking Price

**\$2,817,572**

Average Asking Price

**\$2,385,000**

Median Asking Price

**\$4,195,000**

Median Asking Price

**\$2,250,000**

Median Asking Price

**\$1,697**

Average PPSF

**\$1,399**

Average PPSF

**\$882**

Average PPSF

**1,489**

Average SqFt

**3,000**

Average SqFt

**3,150**

Average SqFt



**39 WILLOW PL**

**Brooklyn Heights**

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000
<b>SqFt</b>	4,800	<b>Beds</b>	8	<b>Baths</b>	4
<b>PPSF</b>	\$1,249	<b>Fees</b>	\$1,721	<b>DOM</b>	230



**75 LIVINGSTON ST #23AB**

**Brooklyn Heights**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,195,000
<b>SqFt</b>	3,000	<b>Beds</b>	3	<b>Baths</b>	3
<b>PPSF</b>	\$1,399	<b>Fees</b>	\$4,655	<b>DOM</b>	246



**510 DRIGGS AVE #3D**

**Williamsburg**

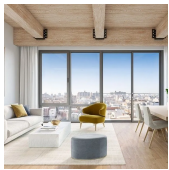
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,100,000
<b>SqFt</b>	1,759	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,763	<b>Fees</b>	\$3,089	<b>DOM</b>	N/A



**1247 UNION ST**

**Crown Heights**

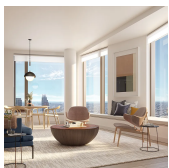
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,749,000
<b>SqFt</b>	4,014	<b>Beds</b>	6	<b>Baths</b>	4
<b>PPSF</b>	\$685	<b>Fees</b>	\$553	<b>DOM</b>	157



**710 METROPOLITAN AVE #4E**

**Williamsburg**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,425,000
<b>SqFt</b>	1,371	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$1,769	<b>Fees</b>	\$2,343	<b>DOM</b>	99



**11 HOYT ST #48C**

**Downtown**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,345,000
<b>SqFt</b>	1,378	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,702	<b>Fees</b>	\$3,468	<b>DOM</b>	N/A

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**243 MACDONOUGH ST**

**Bedford Stuyvesant**

**Type** Multihouse      **Status** Contract  
**Sqft** 3,248              **Beds** 6  
**PPSF** \$709                **Fees** \$5,488

**Ask** \$2,300,000  
**Baths** 4  
**DOM** 66



**324 CATON AVE**

**Kensington**

**Type** Townhouse      **Status** Contract  
**Sqft** 2,280              **Beds** 3  
**PPSF** \$987                **Fees** \$589

**Ask** \$2,250,000  
**Baths** 3  
**DOM** 57

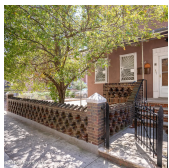


**340 METROPOLITAN AVE #2A**

**Williamsburg**

**Type** Condo              **Status** Contract  
**Sqft** 1,448              **Beds** 3  
**PPSF** \$1,554              **Fees** \$2,141

**Ask** \$2,250,000  
**Baths** 2  
**DOM** 81

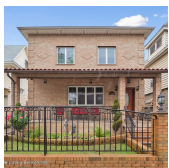


**1030 59TH ST**

**Borough Park**

**Type** Townhouse      **Status** Contract  
**Sqft** 2,480              **Beds** 6  
**PPSF** \$887                **Fees** \$829

**Ask** \$2,199,000  
**Baths** 2  
**DOM** 122



**1405 73RD ST**

**Bensonhurst**

**Type** Townhouse      **Status** Contract  
**Sqft** 3,000              **Beds** 6  
**PPSF** \$717                **Fees** \$991

**Ask** \$2,150,000  
**Baths** 3  
**DOM** 97



**1572 85TH ST**

**Bensonhurst**

**Type** Multihouse      **Status** Contract  
**Sqft** 2,226              **Beds** 7  
**PPSF** \$935                **Fees** \$622

**Ask** \$2,080,000  
**Baths** 5  
**DOM** 109

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