

**DEC 19 - 25, 2022**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 9 contracts signed this week, made up of 3 condos, and 6 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

**\$3,554,889**

Average Asking Price

**\$2,495,000**

Median Asking Price

**\$1,376**

Average PPSF

**2%**

Average Discount

**\$31,994,000**

Total Volume

**72**

Average Days On Market

282 Garfield Place in Park Slope entered contract this week, with a last asking price of \$8,450,000. This five-story townhouse spans 4,640 square feet with 6 beds and 5 full baths. It features a 20-foot-wide footprint, over 1,250 square feet of outdoor space, a 24-hour monitored alarm system, heating and cooling on all floors, high ceilings, wide European white oak flooring throughout, bay windows, a gas fireplace, a gourmet kitchen with walnut cabinetry and high-end appliances, two landscaped terraces, and much more.

Also signed this week was 29 Prospect Place in Park Slope, with a last asking price of \$4,750,000. Built in 1920, this fully-renovated, five-story brick townhouse spans approximately 3,200 square feet with 5 beds and 5 full baths. It features a finished roof deck, a chef's kitchen with custom white cabinetry, a full-width terrace overlooking the garden, a motorized skylight, a primary suite with an oversized custom-outfitted walk-in closet, and much more.

**3**

Condo Deal(s)

**0**

Co-op Deal(s)

**6**

Townhouse Deal(s)

**\$3,083,000**

Average Asking Price

**\$0**

Average Asking Price

**\$3,790,834**

Average Asking Price

**\$2,450,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,497,500**

Median Asking Price

**\$1,798**

Average PPSF

**N/A**

Average PPSF

**\$1,123**

Average PPSF

**1,689**

Average SqFt

**N/A**

Average SqFt

**3,509**

Average SqFt



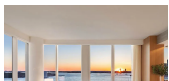
### 282 GARFIELD PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Park Slope</b>	
<b>SqFt</b>	5,003	<b>Beds</b>	6	<b>Ask</b>	\$8,450,000
<b>PPSF</b>	\$1,689	<b>Fees</b>	\$1,130	<b>Baths</b>	4
				<b>DOM</b>	95



### 29 PROSPECT PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Park Slope</b>	
<b>SqFt</b>	3,062	<b>Beds</b>	5	<b>Ask</b>	\$4,750,000
<b>PPSF</b>	\$1,552	<b>Fees</b>	\$1,067	<b>Baths</b>	5.5
				<b>DOM</b>	35



### 50 BRIDGE PK DR #8A

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Brooklyn Heights</b>	
<b>SqFt</b>	2,439	<b>Beds</b>	4	<b>Ask</b>	\$4,700,000
<b>PPSF</b>	\$1,928	<b>Fees</b>	\$4,636	<b>Baths</b>	3.5
				<b>DOM</b>	56



### 118 CLIFTON PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Bedford Stuyvesant</b>	
<b>SqFt</b>	2,760	<b>Beds</b>	5	<b>Ask</b>	\$2,500,000
<b>PPSF</b>	\$906	<b>Fees</b>	\$39	<b>Baths</b>	2.5
				<b>DOM</b>	99



### 336 PARK PL

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Prospect Heights</b>	
<b>SqFt</b>	3,120	<b>Beds</b>	5	<b>Ask</b>	\$2,495,000
<b>PPSF</b>	\$800	<b>Fees</b>	\$857	<b>Baths</b>	3
				<b>DOM</b>	55



### 184 KENT AVE #C311

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Williamsburg</b>	
<b>SqFt</b>	1,429	<b>Beds</b>	3	<b>Ask</b>	\$2,450,000
<b>PPSF</b>	\$1,715	<b>Fees</b>	\$1,947	<b>Baths</b>	3
				<b>DOM</b>	61

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### 195 SOUTH PORTLAND AVE

Fort Greene

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,600	<b>Beds</b>	7
<b>PPSF</b>	\$667	<b>Fees</b>	\$772

<b>Ask</b>	\$2,400,000
<b>Baths</b>	4
<b>DOM</b>	105



### 410 DECATUR ST

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$517

<b>Ask</b>	\$2,150,000
<b>Baths</b>	3.5
<b>DOM</b>	83



### 23 WYCKOFF ST #PH

Boerum Hill

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,199	<b>Beds</b>	2
<b>PPSF</b>	\$1,751	<b>Fees</b>	\$1,140

<b>Ask</b>	\$2,099,000
<b>Baths</b>	2
<b>DOM</b>	55

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