

JAN 30 - FEB 5, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 9 contracts signed this week, made up of 2 condos, and 7 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$2,745,889

Average Asking Price

\$2,499,000

Median Asking Price

\$1,134

Average PPSF

3%

Average Discount

\$24,713,000

Total Volume

105

Average Days On Market

418 State Street in Boerum Hill entered contract this week, with a last asking price of \$4,375,000. Built in 2005, this 20-foot-wide townhouse spans approximately 3,800 square feet with 4 beds and 4 full baths. It features four above-ground floors and a lower level, a private roof deck, a landscaped, south-facing yard, a modern kitchen and dining room with a two-story glass wall, a full-width primary bedroom with walk-in closet and a five-fixture marble bath with Jacuzzi tub, mahogany floors, central air, oversized windows, and much more.

Also signed this week was 191 Lefferts Place in Bedford Stuyvesant, with a last asking price of \$2,950,000. Originally built in 1899 and renovated in 2022, this brownstone spans 4,511 square feet with 5 beds and 4 full baths. It features double-pane glazed thermal windows, high ceilings, a chef's kitchen, a metal deck overlooking the private backyard, high-end appliances, a primary bedroom with a walk-in closet and bathroom with double vanities and a deep-soaking tub, and much more.

2

Condo Deal(s)

0

Co-op Deal(s)

7

Townhouse Deal(s)

\$2,872,500

Average Asking Price

\$0

Average Asking Price

\$2,709,715

Average Asking Price

\$2,872,500

Median Asking Price

\$0

Median Asking Price

\$2,495,000

Median Asking Price

\$1,758

Average PPSF

N/A

Average PPSF

\$927

Average PPSF

1,639

Average SqFt

N/A

Average SqFt

3,148

Average SqFt



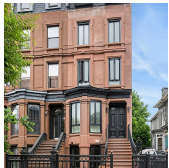
418 STATE ST

Type Townhouse
SqFt 3,800
PPSF \$1,151

Status Contract
Beds 4
Fees \$1,141

Boerum Hill

Ask \$4,375,000
Baths 4
DOM N/A



191 LEFFERTS PL

Type Townhouse
SqFt 4,511
PPSF \$654

Status Contract
Beds 5
Fees \$555

Bedford Stuyvesant

Ask \$2,950,000
Baths 4
DOM N/A



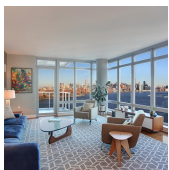
11 HOYT ST #42F

Type Condo
SqFt 1,722
PPSF \$1,685

Status Contract
Beds 3
Fees \$4,334

Downtown Brooklyn

Ask \$2,900,000
Baths 3
DOM N/A



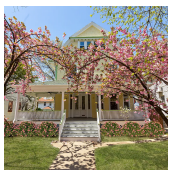
2 NORTHSIDE PIERS #24P

Type Condo
SqFt 1,555
PPSF \$1,830

Status Contract
Beds 2
Fees \$1,251

Williamsburg

Ask \$2,845,000
Baths 2
DOM N/A



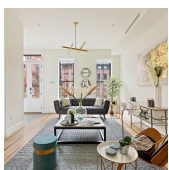
540 EAST 23RD ST

Type Townhouse
SqFt 2,592
PPSF \$965

Status Contract
Beds 5
Fees \$705

Ditmas Park

Ask \$2,499,000
Baths 3
DOM 258



612 HANCOCK ST

Type Townhouse
SqFt 3,388
PPSF \$737

Status Contract
Beds 7
Fees \$466

Bedford Stuyvesant

Ask \$2,495,000
Baths 4
DOM 86

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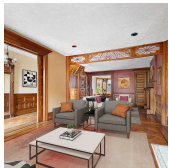


25 1ST ST

Type	Townhouse	Status	Contract
Sqft	1,836	Beds	3
PPSF	\$1,307	Fees	N/A

Carroll Gardens

Ask	\$2,399,000
Baths	2
DOM	121



160 MIDWOOD ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$261

Prospect Lefferts Gardens

Ask	\$2,200,000
Baths	2
DOM	24



1098 CARROLL ST

Type	Townhouse	Status	Contract
Sqft	2,760	Beds	5
PPSF	\$743	Fees	N/A

Crown Heights

Ask	\$2,050,000
Baths	2.5
DOM	33

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