

**FEB 6 - 12, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 7 condos, and 14 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

**\$3,091,096**

Average Asking Price

**\$2,895,000**

Median Asking Price

**\$1,176**

Average PPSF

**3%**

Average Discount

**\$64,913,000**

Total Volume

**161**

Average Days On Market

33 Garden Place in Brooklyn Heights entered contract this week, with a last asking price of \$9,750,000. Renovated in 2005, this 25-foot-wide townhouse spans approximately 5,500 square feet over 5 stories, with 6 beds and 3 full baths. It features 10-foot ceilings, multiple gas fireplaces with original marble mantels, a floor-to-ceiling window wall, a landscaped garden, a large kitchen and dining room, a primary bedroom with a walk-in dressing room and a windowed bathroom with marble mosaic tile floor, climate-controlled wine storage, and much more.

Also signed this week was Unit 3H at 9 College Place in Brooklyn Heights, with a last asking price of \$3,850,000. Originally built in 1905 and converted in 2012, this top-floor condo unit spans 1,905 square feet with 3 beds and 3 full baths. It features a chef's kitchen with high-end appliances, a home automation system and built-in speakers, custom millwork throughout, recessed lighting, and much more. The building provides a 24-hour doorman, a live-in superintendent, a fully-equipped fitness center, bike storage, indoor parking, and many other amenities.

**7**

Condo Deal(s)

**0**

Co-op Deal(s)

**14**

Townhouse Deal(s)

**\$2,812,143**

Average Asking Price

**\$0**

Average Asking Price

**\$3,230,572**

Average Asking Price

**\$2,800,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,922,500**

Median Asking Price

**\$1,634**

Average PPSF

**N/A**

Average PPSF

**\$909**

Average PPSF

**1,721**

Average SqFt

**N/A**

Average SqFt

**3,473**

Average SqFt

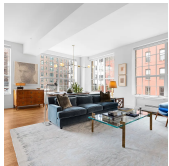


### 33 GARDEN PL

Brooklyn Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	5,500	<b>Beds</b>	6
<b>PPSF</b>	\$1,773	<b>Fees</b>	\$2,512

<b>Ask</b>	\$9,750,000
<b>Baths</b>	3
<b>DOM</b>	241

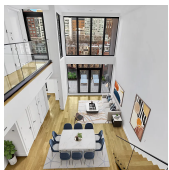


### 9 COLLEGE PL #3H

Brooklyn Heights

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	1,905	<b>Beds</b>	3
<b>PPSF</b>	\$2,021	<b>Fees</b>	\$3,952

<b>Ask</b>	\$3,850,000
<b>Baths</b>	3
<b>DOM</b>	21



### 328 ATLANTIC AVE #PH

Boerum Hill

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>SqFt</b>	2,213	<b>Beds</b>	4
<b>PPSF</b>	\$1,582	<b>Fees</b>	\$2,427

<b>Ask</b>	\$3,500,000
<b>Baths</b>	3
<b>DOM</b>	40

### 260 CLIFTON PL

Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	N/A	<b>Beds</b>	6
<b>PPSF</b>	N/A	<b>Fees</b>	\$309

<b>Ask</b>	\$3,400,000
<b>Baths</b>	4
<b>DOM</b>	N/A

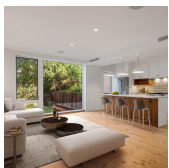


### 416A GRAND AVE

Clinton Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,200	<b>Beds</b>	5
<b>PPSF</b>	\$786	<b>Fees</b>	\$450

<b>Ask</b>	\$3,300,000
<b>Baths</b>	4
<b>DOM</b>	273



### 371 VAN BRUNT ST

Red Hook

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>SqFt</b>	4,019	<b>Beds</b>	5
<b>PPSF</b>	\$820	<b>Fees</b>	\$523

<b>Ask</b>	\$3,295,000
<b>Baths</b>	3
<b>DOM</b>	149

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.



### 416 MADISON ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	4,343	<b>Beds</b>	5
<b>PPSF</b>	\$690	<b>Fees</b>	\$467

### Bedford Stuyvesant

<b>Ask</b>	\$2,995,000
<b>Baths</b>	5.5
<b>DOM</b>	271



### 173 AMITY ST #4E

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,510	<b>Beds</b>	2
<b>PPSF</b>	\$1,984	<b>Fees</b>	\$1,302

### Cobble Hill

<b>Ask</b>	\$2,995,000
<b>Baths</b>	2
<b>DOM</b>	112



### 278 17TH ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,048	<b>Beds</b>	4
<b>PPSF</b>	\$968	<b>Fees</b>	\$592

### Greenwood

<b>Ask</b>	\$2,950,000
<b>Baths</b>	3.5
<b>DOM</b>	27



### 355 HOYT ST

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$500

### Carroll Gardens

<b>Ask</b>	\$2,950,000
<b>Baths</b>	2
<b>DOM</b>	103

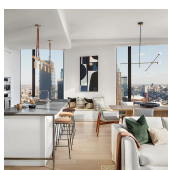


### 296 STRATFORD RD

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,275	<b>Beds</b>	4
<b>PPSF</b>	\$1,273	<b>Fees</b>	\$795

### Ditmas Park

<b>Ask</b>	\$2,895,000
<b>Baths</b>	3.5
<b>DOM</b>	95



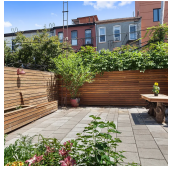
### 11 HOYT ST #37F

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,706	<b>Beds</b>	3
<b>PPSF</b>	\$1,642	<b>Fees</b>	\$4,295

### Downtown Brooklyn

<b>Ask</b>	\$2,800,000
<b>Baths</b>	3
<b>DOM</b>	873

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.

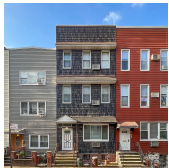


### 211A 9TH ST #1

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	3,660	<b>Beds</b>	8
<b>PPSF</b>	\$711	<b>Fees</b>	\$575

#### Gowanus

<b>Ask</b>	\$2,600,000
<b>Baths</b>	7
<b>DOM</b>	275



### 947 LORIMER ST

<b>Type</b>	Multihouse	<b>Status</b>	Contract
<b>Sqft</b>	3,465	<b>Beds</b>	5
<b>PPSF</b>	\$664	<b>Fees</b>	\$198

#### Greenpoint

<b>Ask</b>	\$2,298,000
<b>Baths</b>	4
<b>DOM</b>	28

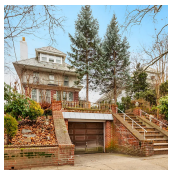


### 137 4TH AVE #5

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,764	<b>Beds</b>	3
<b>PPSF</b>	\$1,302	<b>Fees</b>	\$2,399

#### Park Slope

<b>Ask</b>	\$2,295,000
<b>Baths</b>	2.5
<b>DOM</b>	205

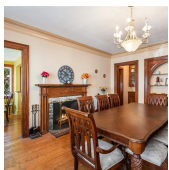


### 8015 NARROWS AVE

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,420	<b>Beds</b>	6
<b>PPSF</b>	\$939	<b>Fees</b>	\$692

#### Bay Ridge

<b>Ask</b>	\$2,270,000
<b>Baths</b>	3.5
<b>DOM</b>	22

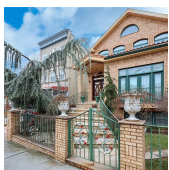


### 167 76TH ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,900	<b>Beds</b>	3
<b>PPSF</b>	\$776	<b>Fees</b>	\$1,298

#### Bay Ridge

<b>Ask</b>	\$2,250,000
<b>Baths</b>	2
<b>DOM</b>	272



### 1338 73RD ST

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,440	<b>Beds</b>	4
<b>PPSF</b>	\$634	<b>Fees</b>	\$1,250

#### Dyker Heights

<b>Ask</b>	\$2,180,000
<b>Baths</b>	2
<b>DOM</b>	7

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.



### 373 PROSPECT PL # 4B

#### Prospect Heights

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,609	<b>Beds</b>	4
<b>PPSF</b>	\$1,337	<b>Fees</b>	\$2,133

<b>Ask</b>	\$2,150,000
<b>Baths</b>	3
<b>DOM</b>	17

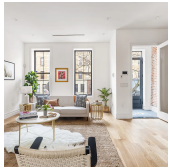


### 89 SOUTH 4TH ST # 4

#### Williamsburg

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	1,340	<b>Beds</b>	3
<b>PPSF</b>	\$1,564	<b>Fees</b>	\$1,293

<b>Ask</b>	\$2,095,000
<b>Baths</b>	2
<b>DOM</b>	N/A



### 65 PATCHEN AVE

#### Bedford Stuyvesant

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	2,400	<b>Beds</b>	5
<b>PPSF</b>	\$873	<b>Fees</b>	\$302

<b>Ask</b>	\$2,095,000
<b>Baths</b>	3
<b>DOM</b>	27

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.