

**MAR 13 - 19, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 13 condos, 1 coop, and 14 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$3,295,556**

Average Asking Price

**\$2,597,500**

Median Asking Price

**\$1,355**

Average PPSF

**3%**

Average Discount

**\$92,275,560**

Total Volume

**115**

Average Days On Market

312 Garfield Place in Park Slope entered contract this week, with a last asking price of \$8,895,000. Built in 1901, this brownstone spans approximately 6,500 square feet with 5 beds and 4 full baths. It features a 22-foot-wide footprint, a complete renovation and restoration, a roof deck with city, park, and harbor views, a spa with jacuzzi and sauna, a home gym, eight working fireplaces, oversized windows, a large chef's kitchen with custom cabinetry, a full-width primary bedroom with a walk-in closet and en-suite bath, and much more.

Also signed this week was Unit 2C at 133 Sterling Place in Park Slope, with a last asking price of \$5,995,000. Built in 2007, this condo unit spans 3,610 square feet with 5 beds and 4 full baths. It features a private underground parking space, a rear yard, hardwood flooring, oversized windows, a double-height living room with a wall of windows, a top floor primary suite, and much more. The building provides storage, a bike room, a furnished roof deck, and many other amenities.

**13**

Condo Deal(s)

**1**

Co-op Deal(s)

**14**

Townhouse Deal(s)

**\$2,804,428**

Average Asking Price

**\$3,950,000**

Average Asking Price

**\$3,704,858**

Average Asking Price

**\$2,350,000**

Median Asking Price

**\$3,950,000**

Median Asking Price

**\$3,167,500**

Median Asking Price

**\$1,768**

Average PPSF

**\$1,062**

Average PPSF

**\$1,022**

Average PPSF

**1,651**

Average SqFt

**3,721**

Average SqFt

**3,710**

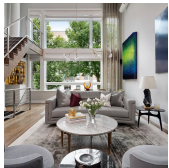
Average SqFt



### 312 GARFIELD PL

Park Slope

Type	Townhouse	Status	Contract	Ask	\$8,895,000
SqFt	6,500	Beds	5	Baths	4
PPSF	\$1,369	Fees	\$1,579	DOM	615



### 133 STERLING PL #2C

Park Slope

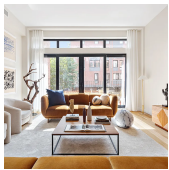
Type	Condo	Status	Contract	Ask	\$5,995,000
SqFt	3,610	Beds	5	Baths	4
PPSF	\$1,661	Fees	\$3,928	DOM	37



### 855 CARROLL ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$5,750,000
SqFt	5,051	Beds	5	Baths	4
PPSF	\$1,139	Fees	\$1,158	DOM	34



### 434 CLINTON AVE

Clinton Hill

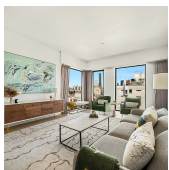
Type	Townhouse	Status	Contract	Ask	\$4,795,000
SqFt	3,314	Beds	4	Baths	4.5
PPSF	\$1,447	Fees	\$1,565	DOM	N/A



### 419 GRAND ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$4,400,000
SqFt	4,043	Beds	3	Baths	2
PPSF	\$1,089	Fees	N/A	DOM	28



### 269 4TH AVE #PH1202

Park Slope

Type	Condo	Status	Contract	Ask	\$4,250,000
SqFt	2,230	Beds	4	Baths	3
PPSF	\$1,906	Fees	\$5,489	DOM	40

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### 28 SOUTH PORTLAND AVE

Fort Greene

Type	Multihouse	Status	Contract	Ask	\$4,000,000
Sqft	4,805	Beds	7	Baths	8
PPSF	\$833	Fees	\$1,539	DOM	28



### 61A SUMMIT ST #1

Columbia Street Waterfront District

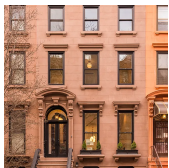
Type	Townhouse	Status	Contract	Ask	\$3,995,000
Sqft	3,557	Beds	4	Baths	4.5
PPSF	\$1,124	Fees	\$688	DOM	103



### 266 HENRY ST #B

Brooklyn Heights

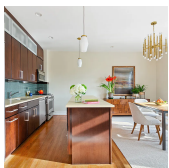
Type	Coop	Status	Contract	Ask	\$3,950,000
Sqft	3,721	Beds	5	Baths	3.5
PPSF	\$1,062	Fees	N/A	DOM	249



### 273 MADISON ST

Bedford Stuyvesant

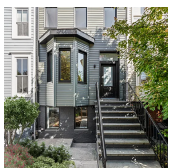
Type	Townhouse	Status	Contract	Ask	\$3,385,000
Sqft	4,320	Beds	5	Baths	6.5
PPSF	\$784	Fees	\$425	DOM	46



### 444 12TH ST #5D

Park Slope

Type	Condo	Status	Contract	Ask	\$2,950,000
Sqft	1,660	Beds	4	Baths	3
PPSF	\$1,778	Fees	\$2,563	DOM	35



### 437 10TH ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$2,950,000
Sqft	1,608	Beds	3	Baths	2
PPSF	\$1,835	Fees	\$429	DOM	126

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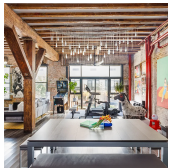


### 462 16TH ST

Type	Townhouse	Status	Contract
Sqft	2,430	Beds	6
PPSF	\$1,153	Fees	\$648

### Windsor Terrace

Ask	\$2,800,000
Baths	3.5
DOM	210



### 85-101 NORTH 3RD ST #209

Type	Condo	Status	Contract
Sqft	1,797	Beds	2
PPSF	\$1,500	Fees	\$1,840

### Williamsburg

Ask	\$2,695,000
Baths	2
DOM	35

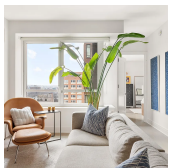


### 480 DEGRAW ST #3A

Type	Condo	Status	Contract
Sqft	1,600	Beds	4
PPSF	\$1,563	Fees	\$1,986

### Carroll Gardens

Ask	\$2,500,000
Baths	2.5
DOM	465

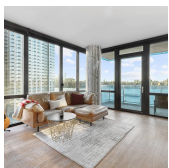


### 265 STATE ST #1109

Type	Condo	Status	Contract
Sqft	1,553	Beds	3
PPSF	\$1,594	Fees	\$3,704

### Boerum Hill

Ask	\$2,475,000
Baths	2.5
DOM	65

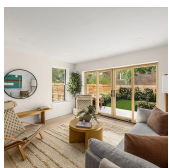


### 22 NORTH 6TH ST #12C

Type	Condo	Status	Contract
Sqft	1,110	Beds	2
PPSF	\$2,118	Fees	\$1,291

### Williamsburg

Ask	\$2,350,000
Baths	2
DOM	56



### 84 6TH AVE #1

Type	Condo	Status	Contract
Sqft	1,695	Beds	2
PPSF	\$1,354	Fees	\$1,300

### Park Slope

Ask	\$2,295,000
Baths	2.5
DOM	17

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### 1 CITY POINT #49H

Downtown Brooklyn

Type	Condominium	Status	Contract
Sqft	1,175	Beds	2
PPSF	\$1,930	Fees	N/A

Ask	\$2,267,265
Baths	2
DOM	42



### 734 LAFAYETTE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,159	Beds	5
PPSF	\$1,043	Fees	\$385

Ask	\$2,250,000
Baths	4
DOM	27

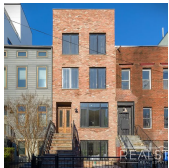


### 22 NORTH 6TH ST #6D

Williamsburg

Type	Condo	Status	Contract
Sqft	1,156	Beds	2
PPSF	\$1,947	Fees	\$1,314

Ask	\$2,250,000
Baths	2
DOM	23

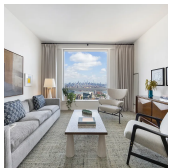


### 525A QUINCY ST

Bedford Stuyvesant

Type	Multihouse	Status	Contract
Sqft	3,500	Beds	6
PPSF	\$643	Fees	\$200

Ask	\$2,249,000
Baths	4
DOM	92



### 1 CITY POINT #59B

Downtown Brooklyn

Type	Condominium	Status	Contract
Sqft	1,058	Beds	2
PPSF	\$2,089	Fees	N/A

Ask	\$2,209,995
Baths	2
DOM	N/A



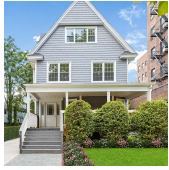
### 198 WITHERS ST

Williamsburg

Type	Multihouse	Status	Contract
Sqft	2,914	Beds	3
PPSF	\$755	Fees	\$251

Ask	\$2,200,000
Baths	2
DOM	218

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### 856 EAST 18TH ST

Midwood

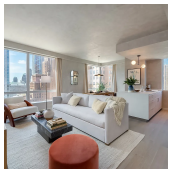
<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,199,000
<b>Sqft</b>	4,245	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$519	<b>Fees</b>	\$756	<b>DOM</b>	210



### 22 NORTH 6TH ST #4C

Williamsburg

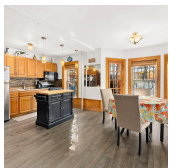
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$2,150,000
<b>Sqft</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	N/A	<b>Fees</b>	\$1,630	<b>DOM</b>	42



### 1 CITY POINT #34L

Downtown Brooklyn

<b>Type</b>	Condom	<b>Status</b>	Contract	<b>Ask</b>	\$2,070,300
<b>Sqft</b>	1,167	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,775	<b>Fees</b>	N/A	<b>DOM</b>	N/A



### 658 EASTERN PKWY

Crown Heights

<b>Type</b>	Multihouse	<b>Status</b>	Contract	<b>Ask</b>	\$2,000,000
<b>Sqft</b>	3,492	<b>Beds</b>	6	<b>Baths</b>	3
<b>PPSF</b>	\$573	<b>Fees</b>	\$605	<b>DOM</b>	18

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