

MAR 20 - 26, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 13 condos, 1 coop, and 11 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$2,838,313

Average Asking Price

\$2,750,000

Median Asking Price

\$1,392

Average PPSF

0%

Average Discount

\$70,957,815

Total Volume

55

Average Days On Market

Unit 31B at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$4,750,000. Built in 2021, this corner condo unit spans approximately 1,700 square feet with 2 beds and 2 full baths. It features light ash flooring throughout, a custom-designed kitchen with stone slab and raked maple cabinetry, a primary bedroom with a large walk-in closet and en-suite bathroom, a laundry room, and much more. The building provides a state-of-the-art fitness center, a 24-hour doorman and concierge, a package room, a large outdoor pool with cabanas, a full-size tennis court, and many other amenities.

Also signed this week was 632 2nd Street in Park Slope, with a last asking price of \$4,650,000. This four-story brownstone spans 3,860 square feet with 5 beds and 3 full baths. It features stained glass transom windows, pier mirrors, ribboned parquet floors, high coffered ceilings, a kitchen with floor-to-ceiling cabinets and large countertop, a windowed eat-in nook, a large deck overlooking the rear garden, a primary bedroom with walkthrough closets and windowed bathroom, and much more.

13

Condo Deal(s)

1

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,741,371

Average Asking Price

\$2,550,000

Average Asking Price

\$2,979,091

Average Asking Price

\$2,575,815

Median Asking Price

\$2,550,000

Median Asking Price

\$2,875,000

Median Asking Price

\$1,712

Average PPSF

\$1,215

Average PPSF

\$894

Average PPSF

1,632

Average SqFt

2,100

Average SqFt

3,694

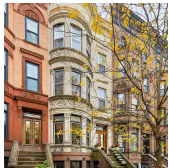
Average SqFt



30 FRONT ST #31B

Dumbo

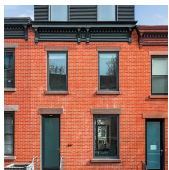
Type	Condo	Status	Contract	Ask	\$4,750,000
SqFt	1,700	Beds	2	Baths	2
PPSF	\$2,795	Fees	\$3,144	DOM	N/A



632 2ND ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,650,000
SqFt	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	\$1,233	DOM	142



319 CARROLL ST

Carroll Gardens

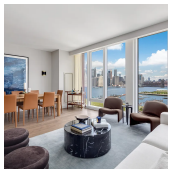
Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	2,124	Beds	4	Baths	3.5
PPSF	\$1,646	Fees	\$510	DOM	15



34 7TH AVE

Park Slope

Type	Townhouse	Status	Contract	Ask	\$3,470,000
SqFt	4,000	Beds	6	Baths	4.5
PPSF	\$868	Fees	\$1,571	DOM	N/A



50 BRIDGE PARK DR #18C

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$3,425,000
SqFt	1,786	Beds	3	Baths	3
PPSF	\$1,918	Fees	\$3,391	DOM	N/A



550 VANDERBILT AVE #1119

Prospect Heights

Type	Condo	Status	Contract	Ask	\$3,100,000
SqFt	1,919	Beds	3	Baths	3.5
PPSF	\$1,616	Fees	\$2,494	DOM	49

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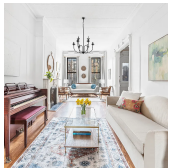


582 2ND ST #2

Type	Condo	Status	Contract
Sqft	1,623	Beds	4
PPSF	\$1,846	Fees	\$986

Park Slope

Ask	\$2,995,000
Baths	3
DOM	N/A



342 4TH ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$572

Park Slope

Ask	\$2,995,000
Baths	3
DOM	31

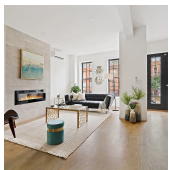


2318 AVE P

Type	Townhouse	Status	Contract
Sqft	2,944	Beds	5
PPSF	\$986	Fees	\$1,152

Sheepshead Bay

Ask	\$2,900,000
Baths	4.5
DOM	104

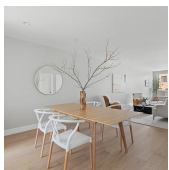


689 STERLING PL

Type	Townhouse	Status	Contract
Sqft	2,891	Beds	5
PPSF	\$995	Fees	\$298

Crown Heights

Ask	\$2,875,000
Baths	3.5
DOM	25

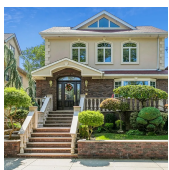


316 21ST ST

Type	Townhouse	Status	Contract
Sqft	2,750	Beds	4
PPSF	\$1,017	Fees	\$342

Greenwood

Ask	\$2,795,000
Baths	3.5
DOM	N/A



64 87TH ST

Type	Townhouse	Status	Contract
Sqft	3,600	Beds	4
PPSF	\$777	Fees	\$1,368

Bay Ridge

Ask	\$2,795,000
Baths	3.5
DOM	190

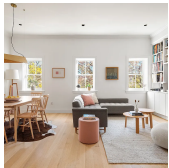
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4 LEFFERTS PL # 2

Clinton Hill

Type	Condo	Status	Contract	Ask	\$2,750,000
Sqft	2,048	Beds	3	Baths	2.5
PPSF	\$1,343	Fees	\$963	DOM	27



242 ADELPHI ST # 4

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,650,000
Sqft	1,747	Beds	4	Baths	2
PPSF	\$1,517	Fees	\$1,945	DOM	23



1 CITY POINT # 67H

Downtown Brooklyn

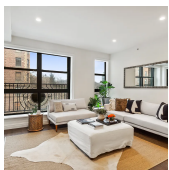
Type	Condo	Status	Contract	Ask	\$2,575,815
Sqft	1,189	Beds	2	Baths	2
PPSF	\$2,167	Fees	N/A	DOM	49



645 CARLTON AVE # 1

Prospect Heights

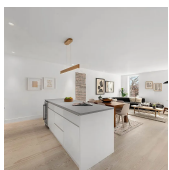
Type	Coop	Status	Contract	Ask	\$2,550,000
Sqft	2,100	Beds	3	Baths	2
PPSF	\$1,215	Fees	\$938	DOM	9



910 UNION ST # 4 A

Park Slope

Type	Condo	Status	Contract	Ask	\$2,495,000
Sqft	1,515	Beds	3	Baths	2
PPSF	\$1,647	Fees	\$1,803	DOM	22

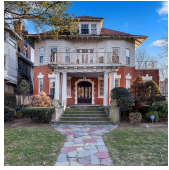


89 DOUGLASS ST # 3

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,375,000
Sqft	1,242	Beds	3	Baths	2
PPSF	\$1,913	Fees	\$1,162	DOM	N/A

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1100 ALBEMARLE RD

Prospect Park South

Type	Townhouse	Status	Contract	Ask	\$2,300,000
Sqft	7,164	Beds	11	Baths	4.5
PPSF	\$322	Fees	\$1,243	DOM	45



485 MONROE ST

Bedford-Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,295,000
Sqft	N/A	Beds	3	Baths	2.5
PPSF	N/A	Fees	\$220	DOM	24



58 MAPLE ST

Prospect Lefferts Gardens

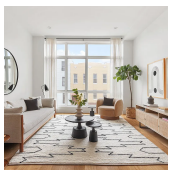
Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	4,073	Beds	4	Baths	3.5
PPSF	\$541	Fees	\$741	DOM	22



440 KENT AVE #21B

Williamsburg

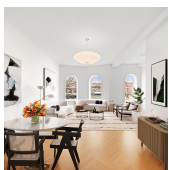
Type	Condo	Status	Contract	Ask	\$2,198,000
Sqft	1,460	Beds	3	Baths	2
PPSF	\$1,506	Fees	\$1,630	DOM	22



332 21ST ST #1A

Greenwood

Type	Condo	Status	Contract	Ask	\$2,150,000
Sqft	2,065	Beds	2	Baths	2.5
PPSF	\$1,042	Fees	\$1,780	DOM	15



590 6TH ST #3R

Park Slope

Type	Condo	Status	Contract	Ask	\$2,125,000
Sqft	1,229	Beds	3	Baths	2
PPSF	\$1,730	Fees	\$1,545	DOM	22

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76 ROEBLING ST #1B

Type Condo
Sqft 1,693
PPSF \$1,211

Status Contract
Beds 3
Fees \$1,943

Williamsburg

Ask \$2,049,000
Baths 2.5
DOM 192

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