

MAY 15 - 21, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 32 contracts signed this week, made up of 10 condos, and 22 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$2,998,500

Average Asking Price

\$2,624,500

Median Asking Price

\$1,267

Average PPSF

1%

Average Discount

\$95,952,000

Total Volume

85

Average Days On Market

82 Amity Street in Cobble Hill entered contract this week, with a last asking price of \$6,250,000. This 20-foot-wide townhouse spans approximately 4,200 square feet with 5 beds and 4 full baths. It features a recent gut renovation, exposed white brick, white oak floors, modern steel casement doors and windows, a chef's kitchen with custom cabinetry and an oversized island, a landscaped garden, a finished cellar, a full-floor primary bedroom with deep walk-through closet and en-suite bath, a roof deck with skyline and water views, and much more.

Also signed this week was Unit 21B at 30 Front Street in DUMBO, with a last asking price of \$5,350,000. Built in 2021, this condo unit spans 2,217 square feet with 3 beds and 2 full baths. It features floor-to-ceiling windows, an open living and kitchen area, a primary bedroom with a walk-in closet and en-suite bathroom, expansive views, and much more. The building provides a private garden lounge, a state-of-the-art fitness center, a bowling alley, an indoor lap pool and outdoor pool, a juice bar, a 24-hour doorman and concierge, storage, and many other amenities.

10

Condo Deal(s)

0

Co-op Deal(s)

22

Townhouse Deal(s)

\$2,819,000

Average Asking Price

\$0

Average Asking Price

\$3,080,091

Average Asking Price

\$2,550,000

Median Asking Price

\$0

Median Asking Price

\$2,624,500

Median Asking Price

\$1,579

Average PPSF

N/A

Average PPSF

\$1,083

Average PPSF

1,795

Average SqFt

N/A

Average SqFt

3,034

Average SqFt



82 AMITY ST

Type Townhouse
SqFt 4,200
PPSF \$1,489

Status Contract
Beds 5
Fees \$893

Cobble Hill

Ask \$6,250,000
Baths 4.5
DOM 37



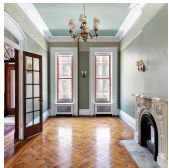
30 FRONT ST #21B

Type Condo
SqFt 2,217
PPSF \$2,414

Status Contract
Beds 3
Fees \$4,124

Dumbo

Ask \$5,350,000
Baths 2
DOM N/A



101 6TH AVE

Type Townhouse
SqFt 3,228
PPSF \$1,364

Status Contract
Beds 6
Fees \$718

Park Slope

Ask \$4,400,000
Baths 4
DOM 28



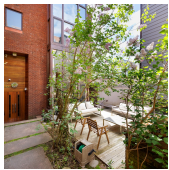
111 SAINT JAMES PL

Type Townhouse
SqFt 3,100
PPSF \$1,321

Status Contract
Beds 5
Fees \$730

Clinton Hill

Ask \$4,095,000
Baths 3
DOM 35



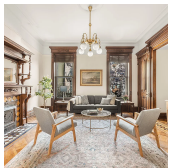
266 15TH ST

Type Townhouse
SqFt 3,154
PPSF \$1,269

Status Contract
Beds 4
Fees \$126

Park Slope

Ask \$4,000,000
Baths 3
DOM 17



671 10TH ST

Type Townhouse
SqFt N/A
PPSF N/A

Status Contract
Beds 5
Fees \$788

Park Slope

Ask \$3,995,000
Baths 3
DOM 34

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924 PACIFIC ST

Type	Townhouse	Status	Contract
Sqft	4,000	Beds	6
PPSF	\$999	Fees	\$788

Crown Heights

Ask	\$3,995,000
Baths	3.5
DOM	21



112 INDIA ST #1

Type	Condo	Status	Contract
Sqft	2,341	Beds	3
PPSF	\$1,493	Fees	\$3,208

Greenpoint

Ask	\$3,495,000
Baths	2.5
DOM	125



283 DECATUR ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	6
PPSF	N/A	Fees	\$505

Bedford Stuyvesant

Ask	\$3,300,000
Baths	3
DOM	20

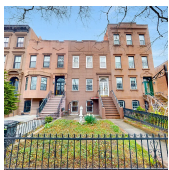


148 WARREN ST

Type	Townhouse	Status	Contract
Sqft	1,696	Beds	2
PPSF	\$1,766	Fees	\$755

Cobble Hill

Ask	\$2,995,000
Baths	2.5
DOM	23



29 3RD PL

Type	Townhouse	Status	Contract
Sqft	3,040	Beds	5
PPSF	\$954	Fees	N/A

Carroll Gardens

Ask	\$2,899,000
Baths	2
DOM	38



110 NORTH 1ST ST #4F

Type	Condo	Status	Contract
Sqft	1,534	Beds	3
PPSF	\$1,826	Fees	\$3,773

Williamsburg

Ask	\$2,800,000
Baths	3
DOM	N/A

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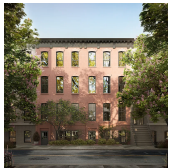
181 15TH ST

Type Townhouse
Sqft 1,675
PPSF \$1,657

Status Contract
Beds 4
Fees \$349

Park Slope

Ask \$2,775,000
Baths 2
DOM 59



123 6TH AVE #PH2

Type Condo
Sqft 1,567
PPSF \$1,755

Status Contract
Beds 3
Fees \$1,721

Park Slope

Ask \$2,750,000
Baths 2.5
DOM 15



110 NORTH 1ST ST #2E

Type Condo
Sqft 1,685
PPSF \$1,633

Status Contract
Beds 3
Fees \$4,145

Williamsburg

Ask \$2,750,000
Baths 3
DOM N/A



52 IRVING PL

Type Townhouse
Sqft N/A
PPSF N/A

Status Contract
Beds 5
Fees \$281

Clinton Hill

Ask \$2,649,000
Baths 3
DOM 30



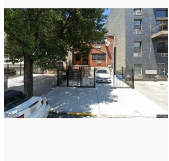
55 DOUGLASS ST

Type Townhouse
Sqft 2,880
PPSF \$903

Status Contract
Beds 5
Fees \$620

Carroll Gardens

Ask \$2,600,000
Baths 3
DOM N/A



117 HART ST

Type Multihouse
Sqft N/A
PPSF N/A

Status Contract
Beds 6
Fees \$830

Bedford Stuyvesant

Ask \$2,599,000
Baths 4
DOM 23

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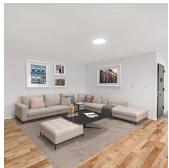


172 MAC DONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	6
PPSF	N/A	Fees	\$791

Ask	\$2,495,000
Baths	5
DOM	16

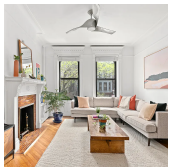


341 TOMPKINS AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	4,649	Beds	9
PPSF	\$537	Fees	\$1,021

Ask	\$2,495,000
Baths	6
DOM	168

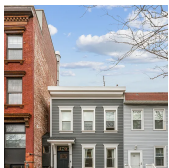


831 LINCOLN PL

Crown Heights

Type	Townhouse	Status	Contract
Sqft	3,410	Beds	6
PPSF	\$719	Fees	\$504

Ask	\$2,450,000
Baths	4
DOM	27



176 ECKFORD ST

Greenpoint

Type	Townhouse	Status	Contract
Sqft	1,680	Beds	3
PPSF	\$1,429	Fees	\$378

Ask	\$2,400,000
Baths	2
DOM	39

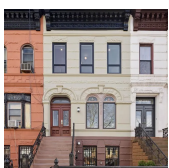


1044 EAST 10TH ST

Midwood

Type	Multihouse	Status	Contract
Sqft	3,000	Beds	4
PPSF	\$800	Fees	N/A

Ask	\$2,400,000
Baths	2.5
DOM	N/A



626 MACDONOUGH ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,300	Beds	4
PPSF	\$1,041	Fees	\$433

Ask	\$2,395,000
Baths	3
DOM	70

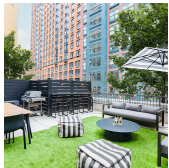
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11 HOYT ST #37G

Downtown Brooklyn

Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,410	Beds	3	Baths	2
PPSF	\$1,667	Fees	\$3,549	DOM	726



76 SCHERMERHORN ST #2A

Boerum Hill

Type	Condo	Status	Contract	Ask	\$2,300,000
Sqft	1,429	Beds	3	Baths	2
PPSF	\$1,610	Fees	\$3,806	DOM	48



143 POWERS ST #1R

Williamsburg

Type	Condo	Status	Contract	Ask	\$2,295,000
Sqft	2,022	Beds	2	Baths	2.5
PPSF	\$1,136	Fees	\$2,381	DOM	N/A



2365 83RD ST

Bensonhurst

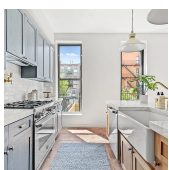
Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	3,150	Beds	8	Baths	3
PPSF	\$699	Fees	\$809	DOM	127



1219 DEAN ST

Crown Heights

Type	Townhouse	Status	Contract	Ask	\$2,200,000
Sqft	4,000	Beds	5	Baths	3.5
PPSF	\$550	Fees	\$526	DOM	17



230 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,175,000
Sqft	2,400	Beds	5	Baths	3
PPSF	\$907	Fees	\$300	DOM	158

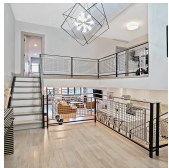
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150 MYRTLE AVE # 3603

Fort Greene

Type	Condo	Status	Contract	Ask	\$2,100,000
Sqft	1,600	Beds	2	Baths	2.5
PPSF	\$1,313	Fees	\$1,790	DOM	218



535 DEAN ST # 311

Prospect Heights

Type	Condo	Status	Contract	Ask	\$2,000,000
Sqft	2,140	Beds	2	Baths	2
PPSF	\$935	Fees	\$2,052	DOM	66

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