

JUN 5 - 11, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 7 condos, and 9 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,949,000

Average Asking Price

\$3,050,000

Median Asking Price

\$1,477

Average PPSF

0%

Average Discount

\$63,184,000

Total Volume

147

Average Days On Market

Unit 37A at 1 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$8,950,000. Built in 2020, this penthouse condo unit spans 4,099 square feet with 4 beds and 3 full baths. It features 20-foot ceilings, double-height windows, north, east, and west views, a custom white oak and iron staircase, a primary bedroom with harbor views and a windowed en-suite bathroom, and much more. The building provides a large fitness center, full-time staff, a residents' terrace, a sky lounge, parking, storage, and many other amenities.

Also signed this week was 287 Union Street in Carroll Gardens, with a last asking price of \$5,500,000. Built in 2013, this 20-foot-wide townhouse spans 4,790 square feet with 6 beds and 4 full baths. It features a full basement, 1,500 square feet of private outdoor space, including a panoramic roof deck and landscaped garden, indoor parking, a chef's kitchen with high-end appliances, a full wall of windows, a primary bedroom with en-suite bath, solid concrete floors, and much more.

7

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$3,866,429

Average Asking Price

\$0

Average Asking Price

\$4,013,223

Average Asking Price

\$2,900,000

Median Asking Price

\$0

Median Asking Price

\$3,200,000

Median Asking Price

\$1,755

Average PPSF

N/A

Average PPSF

\$1,234

Average PPSF

2,131

Average SqFt

N/A

Average SqFt

3,400

Average SqFt



1 CLINTON ST #37A

Brooklyn Heights

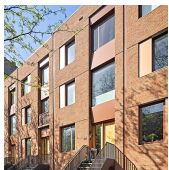
| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$8,950,000 |
| SqFt | 4,099 | Beds | 4 | Baths | 3.5 |
| PPSF | \$2,184 | Fees | \$13,079 | DOM | 140 |



94 3RD PL

Carroll Gardens

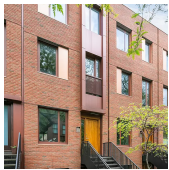
| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$7,500,000 |
| SqFt | 3,864 | Beds | 5 | Baths | 5.5 |
| PPSF | \$1,941 | Fees | \$710 | DOM | N/A |



287 UNION ST

Carroll Gardens

| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$5,500,000 |
| SqFt | 4,790 | Beds | 6 | Baths | 4 |
| PPSF | \$1,149 | Fees | \$1,570 | DOM | 41 |



294 SACKETT ST

Carroll Gardens

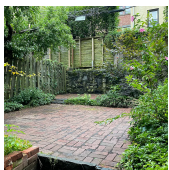
| | | | | | |
|-------------|-----------|---------------|----------|--------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,995,000 |
| SqFt | 4,358 | Beds | 5 | Baths | 5.5 |
| PPSF | \$1,147 | Fees | \$1,329 | DOM | 35 |



1 CLINTON ST #31B

Brooklyn Heights

| | | | | | |
|-------------|---------|---------------|----------|--------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,600,000 |
| SqFt | 2,563 | Beds | 4 | Baths | 3 |
| PPSF | \$1,795 | Fees | \$7,287 | DOM | N/A |



540 2ND ST

Park Slope

| | | | | | |
|-------------|------------|---------------|----------|--------------|-------------|
| Type | Multihouse | Status | Contract | Ask | \$4,595,000 |
| SqFt | 4,000 | Beds | 6 | Baths | 3.5 |
| PPSF | \$1,149 | Fees | \$910 | DOM | 52 |

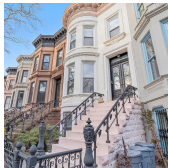
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



11 HOYT ST #5D

Downtown Brooklyn

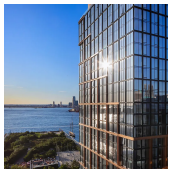
| | | | | | |
|------|---------|--------|----------|-------|-------------|
| Type | Condo | Status | Contract | Ask | \$3,700,000 |
| Sqft | 2,232 | Beds | 3 | Baths | 3 |
| PPSF | \$1,658 | Fees | \$6,433 | DOM | 503 |



473 13TH ST

Park Slope

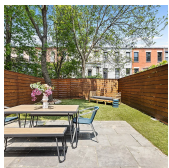
| | | | | | |
|------|------------|--------|----------|-------|-------------|
| Type | Multihouse | Status | Contract | Ask | \$3,200,000 |
| Sqft | 3,042 | Beds | 4 | Baths | 3 |
| PPSF | \$1,052 | Fees | N/A | DOM | 120 |



50 BRIDGE PARK DR #22D

Brooklyn Heights

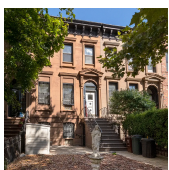
| | | | | | |
|------|---------|--------|----------|-------|-------------|
| Type | Condo | Status | Contract | Ask | \$2,900,000 |
| Sqft | 1,489 | Beds | 2 | Baths | 2.5 |
| PPSF | \$1,948 | Fees | \$3,157 | DOM | 424 |



127 RUTLAND RD

Prospect Lefferts Gardens

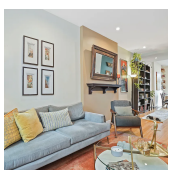
| | | | | | |
|------|-----------|--------|----------|-------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$2,750,000 |
| Sqft | 2,700 | Beds | 4 | Baths | 3.5 |
| PPSF | \$1,019 | Fees | \$790 | DOM | 22 |



3 3RD PL

Carroll Gardens

| | | | | | |
|------|------------|--------|----------|-------|-------------|
| Type | Multihouse | Status | Contract | Ask | \$2,750,000 |
| Sqft | 2,400 | Beds | 5 | Baths | 2.5 |
| PPSF | \$1,146 | Fees | \$189 | DOM | 242 |



143 NELSON ST

Carroll Gardens

| | | | | | |
|------|------------|--------|----------|-------|-------------|
| Type | Multihouse | Status | Contract | Ask | \$2,579,000 |
| Sqft | 2,040 | Beds | 3 | Baths | 2.5 |
| PPSF | \$1,265 | Fees | \$449 | DOM | 23 |

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.



2 NORTHSIDE PIERS #16A

Williamsburg

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 1,376 | Beds | 2 |
| PPSF | \$1,781 | Fees | \$1,314 |

| | |
|--------------|-------------|
| Ask | \$2,450,000 |
| Baths | 2 |
| DOM | 29 |



108 KING ST #1

Red Hook

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 1,876 | Beds | 3 |
| PPSF | \$1,221 | Fees | \$1,485 |

| | |
|--------------|-------------|
| Ask | \$2,290,000 |
| Baths | 2.5 |
| DOM | 228 |

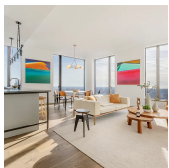


639 HENRY ST

Carroll Gardens

| | | | |
|-------------|------------|---------------|----------|
| Type | Multihouse | Status | Contract |
| Sqft | N/A | Beds | 4 |
| PPSF | N/A | Fees | N/A |

| | |
|--------------|-------------|
| Ask | \$2,250,000 |
| Baths | 3.5 |
| DOM | 40 |



11 HOYT ST #55G

Downtown Brooklyn

| | | | |
|-------------|---------|---------------|----------|
| Type | Condo | Status | Contract |
| Sqft | 1,281 | Beds | 2 |
| PPSF | \$1,698 | Fees | \$3,311 |

| | |
|--------------|-------------|
| Ask | \$2,175,000 |
| Baths | 2 |
| DOM | N/A |

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.