

JULY 3 - 9, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 4 condos, 2 coops, and 8 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$2,603,565

Average Asking Price

\$2,497,450

Median Asking Price

\$1,105

Average PPSF

2%

Average Discount

\$36,449,898

Total Volume

61

Average Days On Market

Unit 28A at 1 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$4,495,000. Built in 2020, this condo unit spans 2,308 square feet with 4 beds and 3 full baths. It features triple exposures, large windows, a 26-foot living space with open kitchen, a primary bedroom with windowed, marble-clad en-suite bath and walk-in closet, and much more. The building provides a residents terrace, a sky lounge, a fitness center with sauna and yoga, full-time staff, and many other amenities.

Also signed this week was 645 Carroll Street in Park Slope, with a last asking price of \$2,999,999. This brownstone spans 3,565 square feet with 4 beds and 3 full baths. It features a front garden and outdoor seating area, hardwood and tile floors, a backyard with deck, a partially finished basement, an open kitchen with abundant cabinet space, and much more.

4

Condo Deal(s)

2

Co-op Deal(s)

8

Townhouse Deal(s)

\$2,906,250

Average Asking Price

\$2,247,500

Average Asking Price

\$2,541,238

Average Asking Price

\$2,490,000

Median Asking Price

\$2,247,500

Median Asking Price

\$2,537,450

Median Asking Price

\$1,528

Average PPSF

\$1,050

Average PPSF

\$901

Average PPSF

1,873

Average SqFt

2,000

Average SqFt

2,955

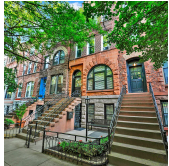
Average SqFt



1 CLINTON ST #28A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$4,495,000
SqFt	2,308	Beds	4	Baths	3.5
PPSF	\$1,948	Fees	\$6,565	DOM	N/A



645 CARROLL ST

Park Slope

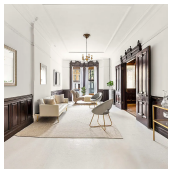
Type	Townhouse	Status	Contract	Ask	\$2,999,999
SqFt	3,565	Beds	4	Baths	3.5
PPSF	\$842	Fees	N/A	DOM	45



354A GATES AVE

Bedford Stuyvesant

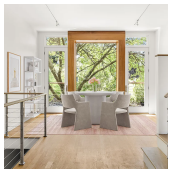
Type	Townhouse	Status	Contract	Ask	\$2,695,000
SqFt	3,024	Beds	6	Baths	5
PPSF	\$892	Fees	\$426	DOM	53



494 9TH ST

Park Slope

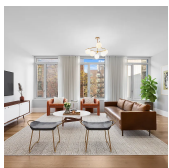
Type	Townhouse	Status	Contract	Ask	\$2,675,000
SqFt	2,700	Beds	5	Baths	3
PPSF	\$991	Fees	\$747	DOM	20



322 23RD ST

Greenwood

Type	Townhouse	Status	Contract	Ask	\$2,575,000
SqFt	4,285	Beds	4	Baths	2.5
PPSF	\$601	Fees	\$743	DOM	31



1 CLINTON ST #4E

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$2,530,000
SqFt	1,637	Beds	2	Baths	2
PPSF	\$1,546	Fees	\$4,273	DOM	N/A

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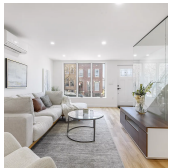


462A QUINCY ST

Type	Townhouse	Status	Contract
Sqft	3,300	Beds	6
PPSF	\$758	Fees	\$477

Bedford Stuyvesant

Ask	\$2,499,900
Baths	4.5
DOM	102

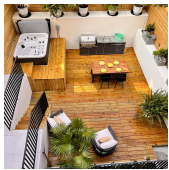


339 20TH ST

Type	Townhouse	Status	Contract
Sqft	2,430	Beds	4
PPSF	\$1,027	Fees	\$313

Greenwood

Ask	\$2,495,000
Baths	3.5
DOM	86

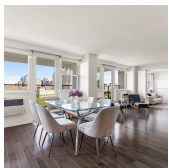


151 NEWEL ST #1

Type	Condo	Status	Contract
Sqft	1,998	Beds	2
PPSF	\$1,227	Fees	\$1,669

Greenpoint

Ask	\$2,450,000
Baths	2.5
DOM	6



75 HENRY ST #12EF

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	N/A

Brooklyn Heights

Ask	\$2,395,000
Baths	3
DOM	36

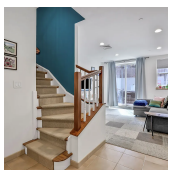


314 16TH ST

Type	Townhouse	Status	Contract
Sqft	1,810	Beds	3
PPSF	\$1,244	Fees	\$461

Park Slope

Ask	\$2,250,000
Baths	2.5
DOM	47



346 2ND ST #5B

Type	Condo	Status	Contract
Sqft	1,548	Beds	3
PPSF	\$1,389	Fees	\$1,874

Park Slope

Ask	\$2,150,000
Baths	2
DOM	97

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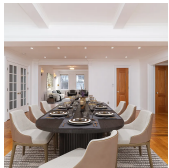


432 DECATUR ST

Type	Townhouse	Status	Temp Off
Sqft	2,525	Beds	5
PPSF	\$848	Fees	\$354

Bedford Stuyvesant

Ask	\$2,140,000
Baths	3
DOM	80



41 EASTERN PKWY #2A

Type	Coop	Status	Contract
Sqft	2,000	Beds	3
PPSF	\$1,050	Fees	\$2,457

Prospect Heights

Ask	\$2,099,999
Baths	2.5
DOM	119

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