

SEP 11 - 17, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 5 condos, 1 coop, and 6 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

\$2,782,661

Average Asking Price

\$2,499,465

Median Asking Price

\$1,377

Average PPSF

1%

Average Discount

\$33,391,929

Total Volume

161

Average Days On Market

Unit 1016 at 90 Furman Street in Brooklyn Heights entered contract this week, with a last asking price of \$4,999,999. Built in 2015, this condo unit spans 2,082 square feet with 3 beds and 2 full baths. It features an 866-square-foot outdoor terrace, views of Manhattan and the East River, floor-to-ceiling windows, hardwood floors, and much more. The building provides two fitness centers, a yoga and meditation room, on-site valet and private parking garage, concierge services, storage, and many other amenities.

Also signed this week was 109 Cambridge Place in Clinton Hill, with a last asking price of \$3,675,000. Originally built in 1873, this Italianate townhouse spans approximately 3,500 square feet with 5 beds and 4 full baths. It features high ceilings, a fully landscaped garden with koi pond, hardwood floors throughout, a fireplace with original details, walk-in closets, and much more.

5

Condo Deal(s)

1

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,873,786

Average Asking Price

\$2,349,000

Average Asking Price

\$2,779,000

Average Asking Price

\$2,400,000

Median Asking Price

\$2,349,000

Median Asking Price

\$2,675,000

Median Asking Price

\$1,866

Average PPSF

\$1,305

Average PPSF

\$981

Average PPSF

1,518

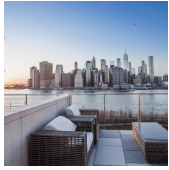
Average SqFt

1,800

Average SqFt

3,373

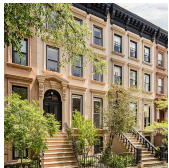
Average SqFt



90 FURMAN ST #N1016

Brooklyn Heights

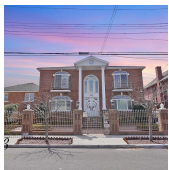
Type	Condo	Status	Contract	Ask	\$4,999,999
SqFt	2,082	Beds	3	Baths	2.5
PPSF	\$2,402	Fees	\$3,083	DOM	17



109 CAMBRIDGE PL

Clinton Hill

Type	Townhouse	Status	Contract	Ask	\$3,675,000
SqFt	3,500	Beds	5	Baths	4
PPSF	\$1,050	Fees	\$379	DOM	116



2330 EAST 74TH ST

Bergen Beach

Type	Townhouse	Status	Contract	Ask	\$2,950,000
SqFt	7,485	Beds	6	Baths	5
PPSF	\$395	Fees	N/A	DOM	152



430 VAN BRUNT ST

Red Hook

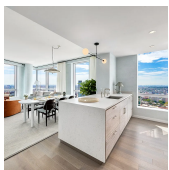
Type	Townhouse	Status	Contract	Ask	\$2,700,000
SqFt	2,250	Beds	4	Baths	3
PPSF	\$1,200	Fees	\$6,375	DOM	118



652 1/2 LAFAYETTE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,650,000
SqFt	2,915	Beds	5	Baths	3
PPSF	\$910	Fees	\$221	DOM	22



1 CITY POINT #48A

Downtown Brooklyn

Type	Condo	Status	Contract	Ask	\$2,598,930
SqFt	1,183	Beds	2	Baths	2
PPSF	\$2,197	Fees	N/A	DOM	N/A

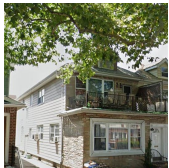
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50 BRIDGE PARK DR #12D

Brooklyn Heights

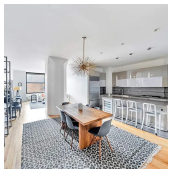
Type	Condo	Status	Contract	Ask	\$2,400,000
Sqft	1,441	Beds	2	Baths	2.5
PPSF	\$1,666	Fees	\$3,057	DOM	863



2200 EAST 7TH ST

Sheepshead Bay

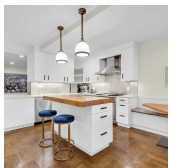
Type	Townhouse	Status	Contract	Ask	\$2,400,000
Sqft	2,286	Beds	4	Baths	2
PPSF	\$1,050	Fees	\$728	DOM	24



1 MAIN ST #3L

Dumbo

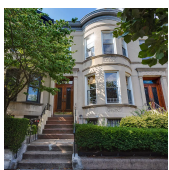
Type	Condo	Status	Contract	Ask	\$2,350,000
Sqft	1,655	Beds	1	Baths	2
PPSF	\$1,420	Fees	\$2,222	DOM	183



135 EASTERN PKWY #7E

Prospect Heights

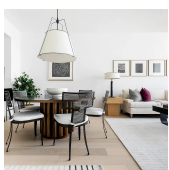
Type	Coop	Status	Contract	Ask	\$2,349,000
Sqft	1,800	Beds	3	Baths	2.5
PPSF	\$1,305	Fees	N/A	DOM	82



209 MIDWOOD ST

Prospect Lefferts Gardens

Type	Townhouse	Status	Contract	Ask	\$2,299,000
Sqft	1,800	Beds	3	Baths	2
PPSF	\$1,278	Fees	\$643	DOM	28



11 HOYT ST #49K

Downtown Brooklyn

Type	Condo	Status	Contract	Ask	\$2,020,000
Sqft	1,229	Beds	2	Baths	2
PPSF	\$1,644	Fees	\$3,176	DOM	N/A

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