

**OCT 16 - 22, 2023**

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 11 contracts signed this week, made up of 5 condos, and 6 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$2,833,546**

Average Asking Price

**\$2,795,000**

Median Asking Price

**\$1,335**

Average PPSF

**5%**

Average Discount

**\$31,169,000**

Total Volume

**204**

Average Days On Market

Unit 3B at 291 Union Street in Carroll Gardens entered contract this week, with a last asking price of \$3,995,000. Built in 2013, this duplex condo unit spans 1,912 square feet with 3 beds and 3 full baths. It features a 2,000 square feet of terrace space and mature landscaping, a home office, a chef's kitchen with high-end appliances, 18-foot ceilings, a wall of west-facing windows, and much more. The building provides a 24-hour doorman, a state-of-the-art fitness center, on-site parking, a roof deck with panoramic views, and many other amenities.

Also signed this week was 117 2nd Street in Carroll Gardens, with a last asking price of \$3,500,000. This townhouse spans 2,025 square feet with 4 beds and 3 full baths. It features a recent gut renovation, a chef's kitchen, a rooftop deck with built-in gas grill and sink, a backyard with paver patio, a front patio, hardwood floors, abundant closet space, an integrated intercom and security system, electronic window treatments, and much more.

**5**

Condo Deal(s)

**0**

Co-op Deal(s)

**6**

Townhouse Deal(s)

**\$2,900,800**

Average Asking Price

**\$0**

Average Asking Price

**\$2,777,500**

Average Asking Price

**\$2,895,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,735,000**

Median Asking Price

**\$1,545**

Average PPSF

**N/A**

Average PPSF

**\$1,126**

Average PPSF

**2,050**

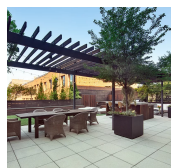
Average SqFt

**N/A**

Average SqFt

**2,660**

Average SqFt

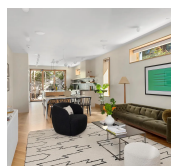


### 291 UNION ST #3B

Carroll Gardens

Type	Condo	Status	Contract
SqFt	1,912	Beds	3
PPSF	\$2,090	Fees	\$4,358

Ask	\$3,995,000
Baths	3
DOM	406



### 117 2ND ST

Carroll Gardens

Type	Townhouse	Status	Contract
SqFt	2,025	Beds	4
PPSF	\$1,728	Fees	\$358

Ask	\$3,500,000
Baths	3.5
DOM	26

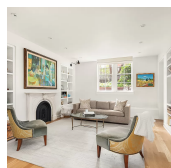


### 714 STERLING PL

Crown Heights

Type	Townhouse	Status	Contract
SqFt	3,000	Beds	5
PPSF	\$1,067	Fees	\$489

Ask	\$3,200,000
Baths	4
DOM	83

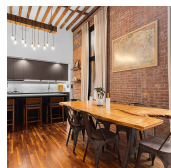


### 101 WARREN ST #A1E

Cobble Hill

Type	Condo	Status	Contract
SqFt	2,351	Beds	3
PPSF	\$1,244	Fees	\$3,245

Ask	\$2,924,000
Baths	2.5
DOM	19



### 533 LEONARD ST #1B

Greenpoint

Type	Condo	Status	Contract
SqFt	1,413	Beds	3
PPSF	\$2,049	Fees	\$1,952

Ask	\$2,895,000
Baths	3
DOM	56



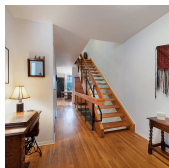
### 88 PROSPECT PARK SW

Windsor Terrace

Type	Townhouse	Status	Contract
SqFt	2,200	Beds	4
PPSF	\$1,271	Fees	\$730

Ask	\$2,795,000
Baths	3
DOM	33

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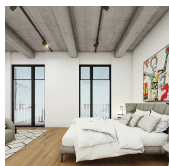


### 69 HENRY ST #1

Brooklyn Heights

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$2,410

Ask	\$2,675,000
Baths	2.5
DOM	134



### 160 IMLAY ST #6C1

Red Hook

Type	Condo	Status	Contract
Sqft	3,155	Beds	3
PPSF	\$791	Fees	\$4,576

Ask	\$2,495,000
Baths	3
DOM	730

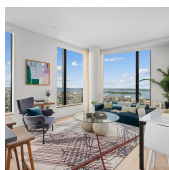


### 354 16TH ST

Park Slope

Type	Multihouse	Status	Contract
Sqft	2,448	Beds	6
PPSF	\$981	Fees	\$594

Ask	\$2,400,000
Baths	3
DOM	65

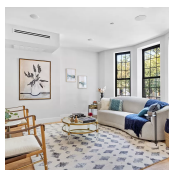


### 11 HOYT ST #39G

Downtown Brooklyn

Type	Condo	Status	Contract
Sqft	1,417	Beds	3
PPSF	\$1,550	Fees	\$3,662

Ask	\$2,195,000
Baths	2
DOM	650



### 268 ELDERT ST

Bushwick

Type	Townhouse	Status	Contract
Sqft	3,624	Beds	6
PPSF	\$579	Fees	\$254

Ask	\$2,095,000
Baths	3
DOM	35

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