

MAR 6 - 12, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 8 condos, 2 coops, and 8 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$2,961,945

Average Asking Price

\$2,700,000

Median Asking Price

\$1,216

Average PPSF

1%

Average Discount

\$53,315,000

Total Volume

147

Average Days On Market

451A Degraw Street in Boerum Hill entered contract this week, with a last asking price of \$5,496,000. This townhouse spans approximately 3,800 square feet with 4 beds and 3 full baths. It features multiple outdoor spaces, an open floor plan, a large dining area with fireplace, a chef's kitchen with center island and high-end appliances, a south-facing primary suite with a walk-in closet and skylit en-suite bath, solid wood heated floors, custom cabinetry, wainscoting, and much more.

Also signed this week was Unit 516 at 58 Saint Marks Place in Boerum Hill, with a last asking price of \$4,650,000. Built in 2020, this duplex condo unit spans 2,334 square feet with 3 beds and 2 full baths. It features a 717-square-foot landscaped terrace with built-in outdoor kitchen, high ceilings, 7-inch white oak floors, solid-core doors, custom-made white oak cabinetry, and much more. The building provides a full-time attended lobby, a live-in resident manager, wellness and health facilities, and many other amenities.

8

Condo Deal(s)

2

Co-op Deal(s)

8

Townhouse Deal(s)

\$3,040,000

Average Asking Price

\$2,902,000

Average Asking Price

\$2,898,875

Average Asking Price

\$2,862,500

Median Asking Price

\$2,902,000

Median Asking Price

\$2,350,000

Median Asking Price

\$1,387

Average PPSF

\$1,266

Average PPSF

\$971

Average PPSF

2,345

Average SqFt

2,320

Average SqFt

3,210

Average SqFt



451A DEGRAW ST

Gowanus

Type	Townhouse	Status	Contract
SqFt	3,800	Beds	4
PPSF	\$1,447	Fees	\$1,813

Ask	\$5,496,000
Baths	3
DOM	N/A



58 SAINT MARKS PL #516

Boerum Hill

Type	Condo	Status	Contract
SqFt	2,334	Beds	3
PPSF	\$1,993	Fees	\$6,510

Ask	\$4,650,000
Baths	2.5
DOM	292



168 DEAN ST

Boerum Hill

Type	Townhouse	Status	Contract
SqFt	3,916	Beds	9
PPSF	\$1,009	Fees	\$1,708

Ask	\$3,950,000
Baths	4
DOM	32



47 PLAZA ST WEST #15C

Park Slope

Type	Coop	Status	Contract
SqFt	2,770	Beds	3
PPSF	\$1,192	Fees	N/A

Ask	\$3,300,000
Baths	4
DOM	25

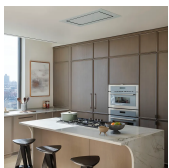


429 KENT AVE #TH1

Williamsburg

Type	Condo	Status	Contract
SqFt	3,301	Beds	4
PPSF	\$985	Fees	\$6,316

Ask	\$3,250,000
Baths	4.5
DOM	320



58 SAINT MARKS PL #PH1105

Boerum Hill

Type	Condo	Status	Contract
SqFt	1,736	Beds	3
PPSF	\$1,815	Fees	\$4,531

Ask	\$3,150,000
Baths	2.5
DOM	427

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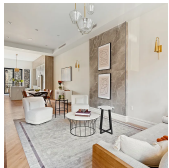


160 IMLAY ST #5C1

Type	Condo	Status	Contract
Sqft	3,169	Beds	3
PPSF	\$939	Fees	\$5,037

Red Hook

Ask	\$2,975,000
Baths	3.5
DOM	129

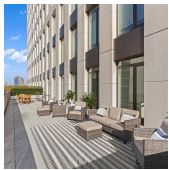


10 ARLINGTON PL

Type	Townhouse	Status	Contract
Sqft	3,300	Beds	5
PPSF	\$847	Fees	\$429

Bedford Stuyvesant

Ask	\$2,795,000
Baths	5
DOM	24

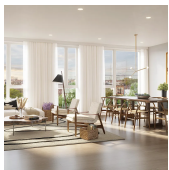


1 CLINTON ST #6E

Type	Condo	Status	Contract
Sqft	1,597	Beds	2
PPSF	\$1,722	Fees	\$4,274

Brooklyn Heights

Ask	\$2,750,000
Baths	2
DOM	115

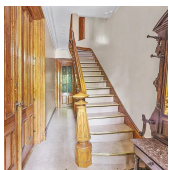


373 PROSPECT PL #2F

Type	Condo	Status	Contract
Sqft	2,280	Beds	3
PPSF	\$1,163	Fees	\$2,523

Prospect Heights

Ask	\$2,650,000
Baths	3.5
DOM	217

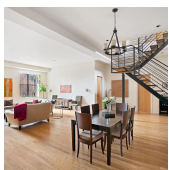


428 VANDERBILT AVE

Type	Townhouse	Status	Contract
Sqft	3,360	Beds	5
PPSF	\$774	Fees	\$461

Fort Greene

Ask	\$2,600,000
Baths	3
DOM	13



626 DEAN ST #2A

Type	Condo	Status	Contract
Sqft	2,874	Beds	3
PPSF	\$905	Fees	\$3,668

Prospect Heights

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

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688 6TH AVE #3

Type	Coop	Status	Contract
Sqft	1,870	Beds	3
PPSF	\$1,340	Fees	N/A

Greenwood Heights

Ask	\$2,504,000
Baths	3
DOM	N/A



98 FRONT ST #8B

Type	Condo	Status	Contract
Sqft	1,464	Beds	3
PPSF	\$1,568	Fees	\$3,416

Dumbo

Ask	\$2,295,000
Baths	2
DOM	175



120 CLIFTON PL

Type	Townhouse	Status	Contract
Sqft	2,070	Beds	4
PPSF	\$1,015	Fees	\$333

Clinton Hill

Ask	\$2,100,000
Baths	2
DOM	N/A

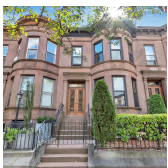


1885 EAST 13TH ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	5
PPSF	N/A	Fees	N/A

Homecrest

Ask	\$2,100,000
Baths	4.5
DOM	58

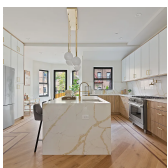


194 MIDWOOD ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$472

Prospect Lefferts Gardens

Ask	\$2,100,000
Baths	2
DOM	163



251 WINTHROP ST

Type	Multihouse	Status	Contract
Sqft	2,812	Beds	4
PPSF	\$730	Fees	\$184

Prospect Lefferts Gardens

Ask	\$2,050,000
Baths	2
DOM	64

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