

APR 03 - 09, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 6 condos, and 12 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$3,448,167

Average Asking Price

\$2,747,000

Median Asking Price

\$1,310

Average PPSF

3%

Average Discount

\$62,067,000

Total Volume

147

Average Days On Market

Unit PHB at 11 Hoyt Street in Downtown Brooklyn entered contract this week, with a last asking price of \$6,085,000. Built in 2020, this corner penthouse condo spans 2,618 square feet with 3 beds and 3 full baths. It features high ceilings, northern and western views, large bay windows, a chef's kitchen with lava stone countertops and high-end appliances, spa-like bathrooms with oak vanities and marble floors, and much more. The building provides a full-time doorman, a gym, a media and recreation room, parking, and many other amenities.

Also signed this week was 854 President Street in Park Slope, with a last asking price of \$5,600,000. Originally built in 1888, this brownstone spans approximately 4,200 square feet with 6 beds and 3 full baths. It features a 20-foot-wide footprint, a large eat-in kitchen and mud room, restored woodwork, inlaid mother of pearl detailing, stained glass, original mahogany dressing rooms with working sinks, high ceilings, oversized bay windows, parquet floors, a wood-burning brick fireplace, and much more.

6

Condo Deal(s)

0

Co-op Deal(s)

12

Townhouse Deal(s)

\$3,355,000

Average Asking Price

\$0

Average Asking Price

\$3,494,750

Average Asking Price

\$2,722,500

Median Asking Price

\$0

Median Asking Price

\$2,747,000

Median Asking Price

\$1,782

Average PPSF

N/A

Average PPSF

\$1,052

Average PPSF

1,819

Average SqFt

N/A

Average SqFt

3,395

Average SqFt

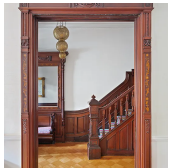


11 HOYT ST #PHB

Downtown Brooklyn

Type	Condo	Status	Contract
SqFt	2,618	Beds	3
PPSF	\$2,325	Fees	\$5,231

Ask	\$6,085,000
Baths	3
DOM	N/A

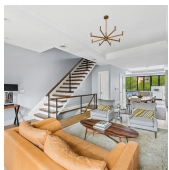


854 PRESIDENT ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	4,200	Beds	6
PPSF	\$1,334	Fees	\$1,180

Ask	\$5,600,000
Baths	3.5
DOM	75



373 BERGEN ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	4,076	Beds	5
PPSF	\$1,350	Fees	\$934

Ask	\$5,500,000
Baths	4
DOM	23

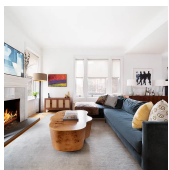


18 1ST PL

Carroll Gardens

Type	Townhouse	Status	Contract
SqFt	4,700	Beds	7
PPSF	\$1,170	Fees	\$1,400

Ask	\$5,499,000
Baths	4
DOM	116

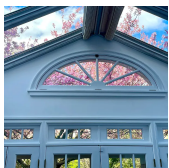


24 REMSEN ST #1

Brooklyn Heights

Type	Condo	Status	Contract
SqFt	2,185	Beds	4
PPSF	\$1,946	Fees	\$4,094

Ask	\$4,250,000
Baths	2.5
DOM	22



179 GARFIELD PL

Park Slope

Type	Townhouse	Status	Contract
SqFt	3,504	Beds	4
PPSF	\$1,199	Fees	\$691

Ask	\$4,200,000
Baths	3
DOM	N/A

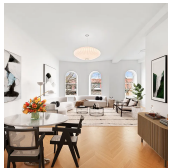
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16 STRONG PL

Cobble Hill

Type	Townhouse	Status	Contract	Ask	\$3,650,000
Sqft	3,303	Beds	8	Baths	4
PPSF	\$1,106	Fees	\$1,008	DOM	367



590 6TH ST #PHR

Park Slope

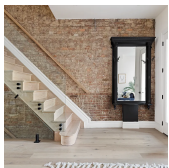
Type	Condo	Status	Contract	Ask	\$2,845,000
Sqft	1,626	Beds	3	Baths	3
PPSF	\$1,750	Fees	\$2,135	DOM	58



312 22ND ST

Greenwood

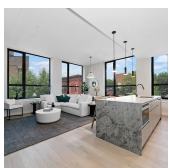
Type	Townhouse	Status	Contract	Ask	\$2,795,000
Sqft	2,687	Beds	4	Baths	3
PPSF	\$1,041	Fees	\$296	DOM	238



950A GREENE AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,699,000
Sqft	3,426	Beds	7	Baths	4
PPSF	\$788	Fees	\$234	DOM	N/A



1080 LORIMER ST #PHB

Greenpoint

Type	Condo	Status	Contract	Ask	\$2,600,000
Sqft	1,588	Beds	3	Baths	2
PPSF	\$1,638	Fees	\$4,584	DOM	387



252 CUMBERLAND ST

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$2,499,000
Sqft	3,280	Beds	5	Baths	3
PPSF	\$762	Fees	\$643	DOM	381

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664 VANDERBILT ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$462

Windsor Terrace

Ask	\$2,495,000
Baths	3
DOM	27

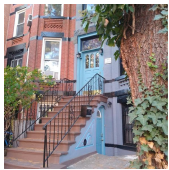


238 DECATUR ST

Type	Multihouse	Status	Contract
Sqft	4,000	Beds	5
PPSF	\$600	Fees	\$631

Bedford Stuyvesant

Ask	\$2,400,000
Baths	3.5
DOM	66



278 11TH ST

Type	Townhouse	Status	Contract
Sqft	2,068	Beds	4
PPSF	\$1,161	Fees	\$536

Park Slope

Ask	\$2,400,000
Baths	3
DOM	127

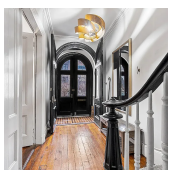


575 4TH AVE #PHB

Type	Condo	Status	Contract
Sqft	1,594	Beds	3
PPSF	\$1,381	Fees	\$3,188

Park Slope

Ask	\$2,200,000
Baths	2
DOM	N/A

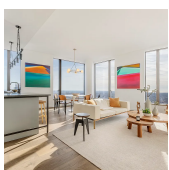


281 SKILLMAN ST

Type	Townhouse	Status	Contract
Sqft	2,093	Beds	4
PPSF	\$1,052	Fees	\$227

Bedford Stuyvesant

Ask	\$2,200,000
Baths	3.5
DOM	22



11 HOYT ST #53G

Type	Condo	Status	Contract
Sqft	1,303	Beds	2
PPSF	\$1,651	Fees	\$3,279

Downtown Brooklyn

Ask	\$2,150,000
Baths	2
DOM	N/A

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