

JUN 12 - 18, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 8 condos, 1 coop, and 11 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$2,960,750

Average Asking Price

\$2,850,000

Median Asking Price

\$1,386

Average PPSF

3%

Average Discount

\$59,214,999

Total Volume

93

Average Days On Market

107 Kent Street in Greenpoint entered contract this week, with a last asking price of \$4,850,000. Originally built at the turn of the century, this townhouse spans 4,780 square feet with 8 beds and 4 full baths. It features a 25-foot-wide footprint, an enormous kitchen with high-end appliances, high ceilings, hardwood floors, original moldings, a private outdoor yard, a large basement, and much more.

Also signed this week was 628 3rd Street in Park Slope, with a last asking price of \$4,650,000. Originally completed in 1910, this townhouse spans 4,161 square feet with 6 beds and 4 full baths. It features south-facing glass doors leading to a side and back yards, a bluestone garden patio, mid-century modern staircases, hardwood floors, a blond brick and limestone facade, original details, and much more.

8

Condo Deal(s)

1

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,581,875

Average Asking Price

\$2,350,000

Average Asking Price

\$3,291,819

Average Asking Price

\$2,437,500

Median Asking Price

\$2,350,000

Median Asking Price

\$2,999,999

Median Asking Price

\$1,601

Average PPSF

N/A

Average PPSF

\$1,171

Average PPSF

1,692

Average SqFt

N/A

Average SqFt

3,168

Average SqFt



107 KENT ST

Greenpoint

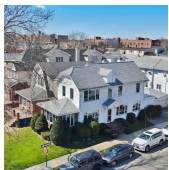
Type	Townhouse	Status	Contract	Ask	\$4,850,000
SqFt	4,780	Beds	8	Baths	4
PPSF	\$1,015	Fees	\$759	DOM	76



628 3RD ST

Park Slope

Type	Townhouse	Status	Contract	Ask	\$4,650,000
SqFt	4,161	Beds	6	Baths	4
PPSF	\$1,118	Fees	\$1,516	DOM	13



921 AVENUE R

Sheepshead Bay

Type	Townhouse	Status	Contract	Ask	\$3,800,000
SqFt	1,858	Beds	5	Baths	2
PPSF	\$2,045	Fees	\$894	DOM	217



116 LINCOLN PL

Park Slope

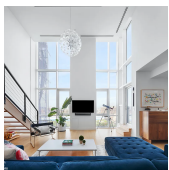
Type	Townhouse	Status	Contract	Ask	\$3,495,000
SqFt	N/A	Beds	4	Baths	2
PPSF	N/A	Fees	\$364	DOM	35



470 2ND ST #2

Park Slope

Type	Condo	Status	Contract	Ask	\$3,395,000
SqFt	2,046	Beds	3	Baths	2.5
PPSF	\$1,660	Fees	\$1,980	DOM	9



34 NORTH 7TH ST #PH1E

Williamsburg

Type	Condo	Status	Contract	Ask	\$3,250,000
SqFt	1,669	Beds	2	Baths	2.5
PPSF	\$1,948	Fees	\$1,939	DOM	29

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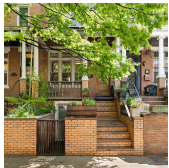


665 BERGEN ST

Type	Multihouse	Status	Contract
Sqft	3,528	Beds	7
PPSF	\$851	Fees	\$945

Prospect Heights

Ask	\$3,000,000
Baths	3
DOM	23



43 HOWARD PL

Type	Townhouse	Status	Contract
Sqft	2,200	Beds	3
PPSF	\$1,364	Fees	\$642

Windsor Terrace

Ask	\$2,999,999
Baths	2
DOM	29



599 CARROLL ST

Type	Multihouse	Status	Contract
Sqft	2,764	Beds	9
PPSF	\$1,068	Fees	\$172

Park Slope

Ask	\$2,950,000
Baths	4
DOM	66

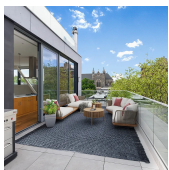


81 WOODHULL ST

Type	Townhouse	Status	Contract
Sqft	2,464	Beds	4
PPSF	\$1,177	Fees	\$636

Carroll Gardens

Ask	\$2,900,000
Baths	4
DOM	97

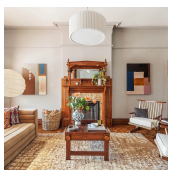


480 DEGRAW ST #PHB

Type	Condo	Status	Contract
Sqft	1,543	Beds	3
PPSF	\$1,815	Fees	\$1,926

Carroll Gardens

Ask	\$2,800,000
Baths	2.5
DOM	455



575 MACON ST

Type	Townhouse	Status	Contract
Sqft	3,585	Beds	4
PPSF	\$724	Fees	\$527

Bedford Stuyvesant

Ask	\$2,595,000
Baths	3
DOM	57

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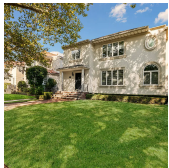


33 FULLER PL

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$633

Windsor Terrace

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



1671 EAST 27TH ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	6
PPSF	N/A	Fees	\$966

Homecrest

Ask	\$2,475,000
Baths	3.5
DOM	N/A

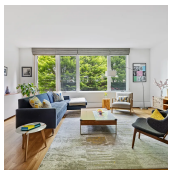


388 BRIDGE ST #37A

Type	Condo	Status	Contract
Sqft	1,771	Beds	3
PPSF	\$1,398	Fees	\$2,017

Downtown Brooklyn

Ask	\$2,475,000
Baths	3
DOM	58

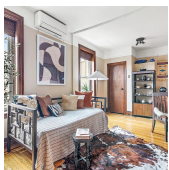


111 3RD ST #1

Type	Condo	Status	Contract
Sqft	1,905	Beds	3
PPSF	\$1,260	Fees	\$1,196

Carroll Gardens

Ask	\$2,400,000
Baths	3
DOM	43

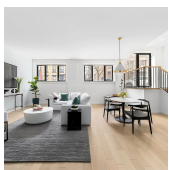


80 GARFIELD PL #2FR

Type	Coop	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	N/A

Park Slope

Ask	\$2,350,000
Baths	2
DOM	45



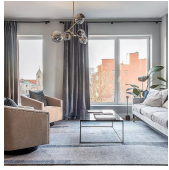
1080 LORIMER ST #1B

Type	Condo	Status	Contract
Sqft	2,206	Beds	4
PPSF	\$998	Fees	\$4,156

Greenpoint

Ask	\$2,200,000
Baths	3
DOM	290

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561 PACIFIC ST #309

Type	Condo	Status	Contract
Sqft	1,530	Beds	3
PPSF	\$1,373	Fees	\$3,388

Boerum Hill

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



30 FRONT ST #10C

Type	Condo	Status	Contract
Sqft	866	Beds	1
PPSF	\$2,350	Fees	\$1,589

Dumbo

Ask	\$2,035,000
Baths	1
DOM	N/A

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