

JULY 10 - 16, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 7 condos, 3 coops, and 9 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,123,230

Average Asking Price

\$2,690,000

Median Asking Price

\$1,284

Average PPSF

1%

Average Discount

\$59,341,355

Total Volume

80

Average Days On Market

Unit PH4 at 172 North 10th Street in Williamsburg entered contract this week, with a last asking price of \$4,995,000. Built in 2014, this penthouse condo unit spans 2,318 square feet with 3 beds and 3 full baths. It features high ceilings, 360 degree views, custom shaand curtains, a terrace with foldable glass wall, a large dining space with gas fireplace, an open kitchen, floor-to-ceiling windows, a private roof terrace, and much more.

Also signed this week was 448 6th Street in Park Slope, with last asking price of \$4,995,000. Originally built in 1901, this townhouse spans approximately 3,500 square feet with 4 beds and 2 full baths. It features four floors, a large south-facing garden, a finished roof deck, bay windows, a brick facade, an open parlor floor with high ceilings, custom millwork, coffered ceilings, a kitchen with high-end appliances and a massive island, a full-floor primary suite, and much more.

7

Condo Deal(s)

3

Co-op Deal(s)

9

Townhouse Deal(s)

\$3,238,337

Average Asking Price

\$2,511,667

Average Asking Price

\$3,237,556

Average Asking Price

\$3,500,000

Median Asking Price

\$2,495,000

Median Asking Price

\$3,078,000

Median Asking Price

\$1,566

Average PPSF

\$1,166

Average PPSF

\$1,067

Average PPSF

2,111

Average SqFt

2,285

Average SqFt

3,110

Average SqFt

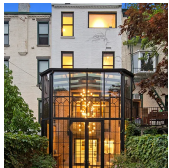


172 NORTH 10TH ST #PH4

Williamsburg

Type	Condo	Status	Contract
SqFt	2,318	Beds	3
PPSF	\$2,155	Fees	\$3,437

Ask	\$4,995,000
Baths	3.5
DOM	38

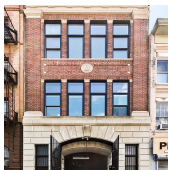


448 6TH ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	2,880	Beds	4
PPSF	\$1,735	Fees	\$692

Ask	\$4,995,000
Baths	2
DOM	22

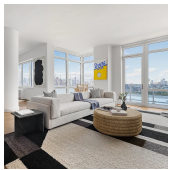


124 DEKALB AVE

Fort Greene

Type	Townhouse	Status	Contract
SqFt	5,121	Beds	4
PPSF	\$850	Fees	\$2,737

Ask	\$4,350,000
Baths	3
DOM	23



34 NORTH 7TH ST #PH2E

Williamsburg

Type	Condo	Status	Contract
SqFt	2,030	Beds	2
PPSF	\$1,919	Fees	\$2,467

Ask	\$3,895,000
Baths	2.5
DOM	41

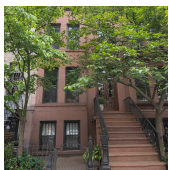


200 WATER ST #GARDEN B

Dumbo

Type	Condo	Status	Contract
SqFt	2,300	Beds	4
PPSF	\$1,631	Fees	\$4,520

Ask	\$3,750,000
Baths	3
DOM	433



746 UNION ST

Park Slope

Type	Townhouse	Status	Contract
SqFt	3,240	Beds	4
PPSF	\$1,081	Fees	N/A

Ask	\$3,500,000
Baths	3
DOM	29

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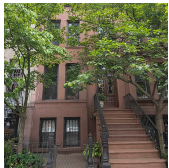


123 6TH AVE #GARDEN

Type	Condo	Status	Contract
Sqft	2,950	Beds	3
PPSF	\$1,187	Fees	\$2,066

Park Slope

Ask	\$3,500,000
Baths	2
DOM	58



746 UNION ST

Type	Townhouse	Status	Contract
Sqft	3,240	Beds	4
PPSF	\$1,081	Fees	\$752

Park Slope

Ask	\$3,500,000
Baths	3
DOM	29



408 BERGEN ST

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$515

Park Slope

Ask	\$3,078,000
Baths	2
DOM	27

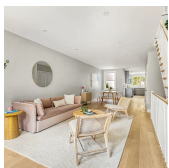


20 PLAZA ST EAST # B2

Type	Coop	Status	Contract
Sqft	2,700	Beds	5
PPSF	\$997	Fees	N/A

Prospect Heights

Ask	\$2,690,000
Baths	3
DOM	273

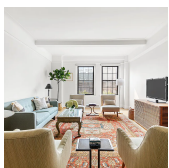


327 21ST ST

Type	Multihouse	Status	Contract
Sqft	2,300	Beds	4
PPSF	\$1,142	Fees	\$283

Greenwood

Ask	\$2,625,000
Baths	3.5
DOM	N/A



90 EIGHTH AVE # 6 B

Type	Coop	Status	Contract
Sqft	1,870	Beds	3
PPSF	\$1,335	Fees	\$1,409

Park Slope

Ask	\$2,495,000
Baths	2
DOM	34

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59 SEELEY ST

Type	Multihouse	Status	Contract
Sqft	2,910	Beds	4
PPSF	\$825	Fees	\$748

Windsor Terrace

Ask	\$2,400,000
Baths	2.5
DOM	23

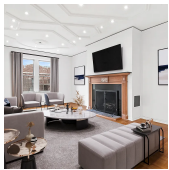


1654 GLENWOOD RD

Type	Townhouse	Status	Contract
Sqft	2,835	Beds	7
PPSF	\$847	Fees	\$967

Flatbush

Ask	\$2,400,000
Baths	4
DOM	68



19 GRACE CT #6B

Type	Coop	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	N/A

Brooklyn Heights

Ask	\$2,350,000
Baths	2
DOM	N/A

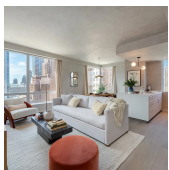


180 TERRACE PL

Type	Townhouse	Status	Contract
Sqft	2,352	Beds	6
PPSF	\$974	Fees	N/A

Windsor Terrace

Ask	\$2,290,000
Baths	3
DOM	56

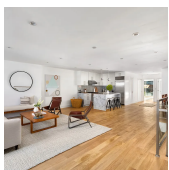


1 CITY POINT #46H

Type	Condop	Status	Contract
Sqft	1,175	Beds	2
PPSF	\$1,940	Fees	N/A

Downtown Brooklyn

Ask	\$2,278,355
Baths	2
DOM	57



116 2ND PL #G

Type	Condo	Status	Contract
Sqft	2,169	Beds	2
PPSF	\$1,038	Fees	\$1,500

Carroll Gardens

Ask	\$2,250,000
Baths	2.5
DOM	79

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480 STATE ST #4S

Type Condo
Sqft 1,835
PPSF \$1,090

Status Contract
Beds 3
Fees \$1,949

Boerum Hill

Ask \$2,000,000
Baths 2
DOM 68

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