

SEP 18 - 24, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 9 condos, and 5 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$2,955,643

Average Asking Price

\$2,562,500

Median Asking Price

\$1,496

Average PPSF

0%

Average Discount

\$41,379,000

Total Volume

142

Average Days On Market

44 Joralemon Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,675,000. Recently renovated, this townhouse spans 1,785 square feet with 4 beds and 3 full baths. It features wide-plank white oak floors, a new roof and rear wall, a large living room with custom marble fireplace, a chef's kitchen with high-end appliances and custom cabinetry, a full-width primary bedroom with marble bath and enormous walk-in closet, and much more.

Also signed this week was Unit 12B at 30 Front Street in DUMBO, with a last asking price of \$4,695,000. Built in 2021, this condo unit spans 1,965 square feet with 3 beds and 3 full baths. It features high ceilings, an 845-square-foot terrace, harbor and city views, floor-to-ceiling windows, a custom kitchen with abundant cabinetry and high-end appliances, an upper-level primary bedroom with en-suite bath, and much more. The building provides multiple lap pools, a state-of-the-art fitness center, a game lounge, a tennis court, a 24-hour doorman and concierge, and many other amenities.

9

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,770,445

Average Asking Price

\$0

Average Asking Price

\$3,289,000

Average Asking Price

\$2,400,000

Median Asking Price

\$0

Median Asking Price

\$2,625,000

Median Asking Price

\$1,665

Average PPSF

N/A

Average PPSF

\$1,158

Average PPSF

1,782

Average SqFt

N/A

Average SqFt

3,162

Average SqFt



44 JORALEMON ST

Brooklyn Heights

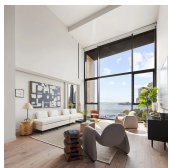
Type	Townhouse	Status	Contract	Ask	\$5,675,000
SqFt	2,627	Beds	4	Baths	3
PPSF	\$2,161	Fees	\$1,375	DOM	60



30 FRONT ST #12B

Dumbo

Type	Condo	Status	Contract	Ask	\$4,695,000
SqFt	1,965	Beds	3	Baths	3.5
PPSF	\$2,390	Fees	\$5,475	DOM	697



90 FURMAN ST #N803

Brooklyn Heights

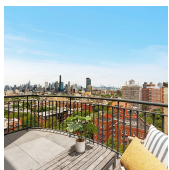
Type	Condo	Status	Contract	Ask	\$3,595,000
SqFt	1,793	Beds	2	Baths	2
PPSF	\$2,006	Fees	\$4,504	DOM	15



173 LAFAYETTE AVE

Fort Greene

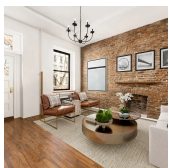
Type	Townhouse	Status	Contract	Ask	\$3,395,000
SqFt	3,826	Beds	6	Baths	2
PPSF	\$888	Fees	\$692	DOM	49



939 UNION ST #PHB

Park Slope

Type	Condo	Status	Contract	Ask	\$3,195,000
SqFt	2,339	Beds	4	Baths	2
PPSF	\$1,366	Fees	\$5,068	DOM	94



160 HUNTINGTON ST

Carroll Gardens

Type	Townhouse	Status	Contract	Ask	\$2,625,000
SqFt	N/A	Beds	4	Baths	3
PPSF	N/A	Fees	\$364	DOM	70

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554 ARGYLE RD

Ditmas Park

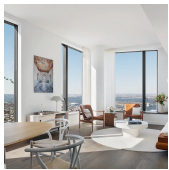
Type	Townhouse	Status	Contract	Ask	\$2,600,000
Sqft	3,792	Beds	7	Baths	3
PPSF	\$686	Fees	\$871	DOM	17



115 YORK ST #3E-YORK

Dumbo

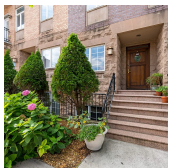
Type	Condo	Status	Contract	Ask	\$2,525,000
Sqft	1,629	Beds	3	Baths	2.5
PPSF	\$1,551	Fees	\$4,277	DOM	125



11 HOYT ST #48H

Downtown Brooklyn

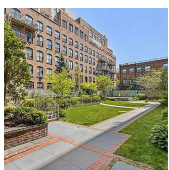
Type	Condo	Status	Contract	Ask	\$2,400,000
Sqft	1,570	Beds	3	Baths	3
PPSF	\$1,529	Fees	\$4,058	DOM	N/A



306 2ND ST #1B

Park Slope

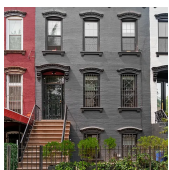
Type	Condo	Status	Contract	Ask	\$2,249,000
Sqft	2,323	Beds	4	Baths	1.5
PPSF	\$969	Fees	\$893	DOM	116



438 12TH ST #2D

Park Slope

Type	Condo	Status	Contract	Ask	\$2,200,000
Sqft	N/A	Beds	3	Baths	2
PPSF	N/A	Fees	\$2,105	DOM	N/A



315 MONROE ST

Bedford Stuyvesant

Type	Townhouse	Status	Contract	Ask	\$2,150,000
Sqft	2,400	Beds	5	Baths	3.5
PPSF	\$896	Fees	\$300	DOM	N/A

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30 FRONT ST #20D

Type	Condo	Status	Contract
Sqft	877	Beds	1
PPSF	\$2,367	Fees	\$2,190

Dumbo

Ask	\$2,075,000
Baths	1.5
DOM	N/A



669 SAINT MARKS AVE #1B

Type	Condo	Status	Contract
Sqft	1,756	Beds	3
PPSF	\$1,139	Fees	\$1,407

Crown Heights

Ask	\$2,000,000
Baths	2.5
DOM	177

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