

OCT 30 - NOV 5, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 7 condos, 1 coop, and 13 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,411,572

Average Asking Price

\$3,000,000

Median Asking Price

\$1,352

Average PPSF

2%

Average Discount

\$71,642,999

Total Volume

130

Average Days On Market

96 Fort Greene Place entered contract this week, with a last asking price of \$5,495,000. Originally built in approximately 1853, this 22-foot-wide townhouse spans 3,578 square feet with 5 beds and 5 full baths. It features four stories and a basement, abundant natural lighting, high ceilings, herringbone wood flooring, oversized windows, original working fireplaces, a blue stone patio and turf yard, an extra-large primary suite with en-suite bath, and much more.

Also signed this week was Unit 19A at 50 Bridge Park Drive in Brooklyn Heights, with a last asking price of \$5,300,000. Built in 2019, this condo unit spans 2,487 square feet with 4 beds and 3 full baths. It features private elevator access, a chef-inspired kitchen, wide-plank oak flooring, custom Italian cabinetry, floor-to-ceiling windows, double exposures, a primary bedroom with walk-in closet and en-suite bath, and much more. The building provides a rooftop lounge and outdoor area, a fitness center, a children's center, a 24-hour concierge, storage, and many other amenities.

7

Condo Deal(s)

1

Co-op Deal(s)

13

Townhouse Deal(s)

\$3,066,429

Average Asking Price

\$2,250,000

Average Asking Price

\$3,686,770

Average Asking Price

\$2,750,000

Median Asking Price

\$2,250,000

Median Asking Price

\$3,495,000

Median Asking Price

\$1,750

Average PPSF

\$1,500

Average PPSF

\$1,085

Average PPSF

1,721

Average SqFt

1,500

Average SqFt

3,265

Average SqFt



96 FORT GREENE PL

Fort Greene

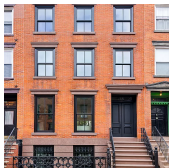
Type	Townhouse	Status	Contract	Ask	\$5,495,000
SqFt	3,578	Beds	5	Baths	5.5
PPSF	\$1,536	Fees	\$1,056	DOM	139



50 BRIDGE PARK DR #19A

Brooklyn Heights

Type	Condo	Status	Contract	Ask	\$5,300,000
SqFt	2,478	Beds	4	Baths	3.5
PPSF	\$2,139	Fees	\$5,273	DOM	55



18 FILLMORE PL

Williamsburg

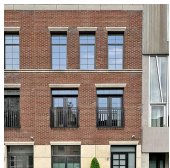
Type	Townhouse	Status	Contract	Ask	\$5,250,000
SqFt	N/A	Beds	4	Baths	4
PPSF	N/A	Fees	\$251	DOM	21



8002 HARBOR VIEW TERRACE

Bay Ridge

Type	Townhouse	Status	Contract	Ask	\$4,999,999
SqFt	4,342	Beds	4	Baths	4
PPSF	\$1,152	Fees	\$1,908	DOM	46



131 SOUTH 1ST ST

Williamsburg

Type	Townhouse	Status	Contract	Ask	\$4,999,000
SqFt	4,545	Beds	5	Baths	4
PPSF	\$1,100	Fees	\$1,691	DOM	170



306 CLERMONT AVE

Fort Greene

Type	Townhouse	Status	Contract	Ask	\$4,350,000
SqFt	3,888	Beds	4	Baths	5
PPSF	\$1,119	Fees	\$1,179	DOM	11

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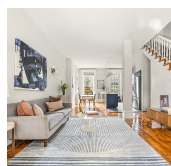


242 GATES AVE

Bedford Stuyvesant

Type	Townhouse	Status	Contract
Sqft	2,912	Beds	6
PPSF	\$1,201	Fees	\$347

Ask	\$3,495,000
Baths	4.5
DOM	177

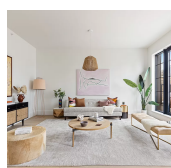


357 11TH ST

Park Slope

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$538

Ask	\$3,495,000
Baths	3
DOM	43



533 PACIFIC ST #9B

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,870	Beds	3
PPSF	\$1,845	Fees	\$3,656

Ask	\$3,450,000
Baths	2.5
DOM	180



469 6TH AVE

Park Slope

Type	Townhouse	Status	Contract
Sqft	3,003	Beds	4
PPSF	\$1,083	Fees	\$620

Ask	\$3,250,000
Baths	3
DOM	18

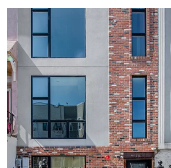


415 DEGRAW ST #FOUR

Boerum Hill

Type	Condo	Status	Contract
Sqft	1,619	Beds	3
PPSF	\$1,853	Fees	\$1,786

Ask	\$3,000,000
Baths	2
DOM	33



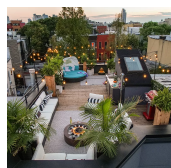
1137 JEFFERSON AVE

Bushwick

Type	Townhouse	Status	Contract
Sqft	3,750	Beds	6
PPSF	\$734	Fees	\$654

Ask	\$2,750,000
Baths	6
DOM	211

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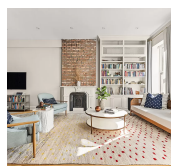


687 HUMBOLDT ST

Type	Townhouse	Status	Contract
Sqft	2,602	Beds	4
PPSF	\$1,057	Fees	\$686

Greenpoint

Ask	\$2,750,000
Baths	4
DOM	469

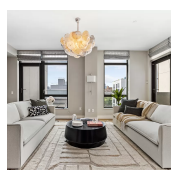


1113 BERGEN ST

Type	Townhouse	Status	Contract
Sqft	3,024	Beds	5
PPSF	\$910	Fees	\$472

Crown Heights

Ask	\$2,750,000
Baths	4.5
DOM	17

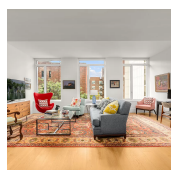


147 HOPE ST #6A

Type	Condo	Status	Contract
Sqft	1,744	Beds	4
PPSF	\$1,577	Fees	\$3,741

Williamsburg

Ask	\$2,750,000
Baths	3
DOM	515



1 CLINTON ST #5E

Type	Condo	Status	Contract
Sqft	1,637	Beds	2
PPSF	\$1,586	Fees	\$4,080

Brooklyn Heights

Ask	\$2,595,000
Baths	2
DOM	43

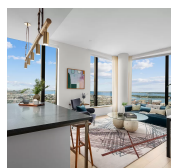


187 HICKS ST #5D

Type	Coop	Status	Contract
Sqft	1,500	Beds	3
PPSF	\$1,500	Fees	\$1,923

Brooklyn Heights

Ask	\$2,250,000
Baths	2
DOM	38



11 HOYT ST #40G

Type	Condo	Status	Contract
Sqft	1,417	Beds	3
PPSF	\$1,550	Fees	\$3,662

Downtown Brooklyn

Ask	\$2,195,000
Baths	2
DOM	N/A

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223A WINDSOR PL

Windsor Terrace

Type	Townhouse	Status	Contract
Sqft	2,220	Beds	3
PPSF	\$989	Fees	\$619

Ask	\$2,195,000
Baths	3
DOM	50



11 HOYT ST #54G

Downtown Brooklyn

Type	Condo	Status	Contract
Sqft	1,281	Beds	2
PPSF	\$1,698	Fees	\$3,311

Ask	\$2,175,000
Baths	2
DOM	252



1097 EAST 3RD ST

Midwood

Type	Townhouse	Status	Contract
Sqft	2,048	Beds	7
PPSF	\$1,050	Fees	N/A

Ask	\$2,149,000
Baths	2
DOM	112

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