

THE REAL DEAL

NEW YORK REAL ESTATE NEWS

Brooklyn's luxury market rebounds from Thanksgiving dip

Buyers signed contracts for 20 homes asking \$2M+

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Impressions: 1,403,226



Nest Seekers' John Bataille, Sotheby's Karen and Casey Heyman, Douglas Elliman's Maggie Leigh Marshall and Lindsay Barton Barrett with 566 Henry Street (Nest Seekers, Sotheby's International, Douglas Elliman, Google Maps, Olympia Dumbo)

Brooklyn's luxury market is back in full swing after a Thanksgiving week slump.

Twenty contracts were signed for homes in the borough asking \$2 million last week, after just 7 found buyers in the previous period, according to Compass' weekly report.

A townhouse in Carroll Gardens was the priciest home to find a buyer, with an asking price of \$7 million. The renovated property at 566 Henry Street spans 3,500 square feet and has six bedrooms and five bathrooms.

The 20-foot-wide brick home also features white oak flooring, gas fireplace, four private outdoor spaces and metal roof deck with views of the city and harbor.

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Nest Seekers' John Bataille had the listing.

Homes in Carroll Gardens are often among the most expensive recorded in the brokerage's weekly reports. A townhouse at 355 President Street, last asking \$5.3 million, was the second priciest home to find a buyer in the borough in the first week of March.

Carroll Gardens has also been considered one of the most expensive neighborhoods in the borough, according to previous analyses by The Real Deal. The neighborhood ranked third in sales volume in quarter three of last year with \$164.3 million across 63 transactions.

Unit 26B at Fortis' Olympia Dumbo, last asking \$6.5 million, was the second most expensive home to enter contract. The 2,700-square-foot condo, built in 2021, has three bedrooms and three bathrooms.

The apartment also features harbor and city views and a primary suite with walk-in closets and an en-suite bathroom.

The 76-unit previously appeared at the top of the report just last month, when Unit 22B at the 33-story tower on 30 Front Street entered contract with an asking price of \$5.4 million.

Sotheby's International's Karen and Casey Heyman head sales at the building along with Douglas Elliman's Lindsay Barton Barrett and Maggie Leigh Marshall.

Of the 20 contracts signed, nine were for condos and 11 were for townhouses.

The average asking price was \$3.3 million, or \$1,365 per square foot. On average, the homes spent 162 days on the market and were priced at 6 percent less than their original listing price.

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