

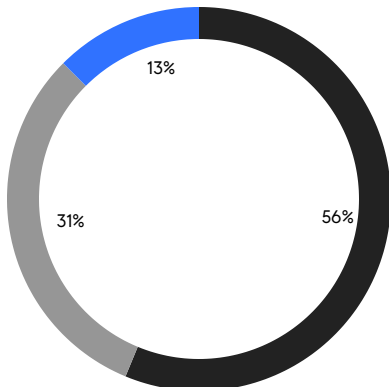
BROOKLYN WEEKLY LUXURY REPORT



326 LEONARD STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- EAST BROOKLYN
- NORTH BROOKLYN



16
CONTRACTS SIGNED
THIS WEEK

\$53,077,000
TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 4 condos, and 12 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$3,317,313

AVERAGE ASKING PRICE

\$2,485,000

MEDIAN ASKING PRICE

\$1,165

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$53,077,000

TOTAL VOLUME

127

AVERAGE DAYS ON MARKET

416 Pacific Street in Boerum Hill entered contract this week, with a last asking price of \$8,350,000. Originally built in 1915, this townhouse spans approximately 4,000 square feet with 5 beds and 4 full baths. It features a 22-foot-wide footprint, a full renovation in 2013, high ceilings, a wood-burning fireplace, a spacious primary bedroom with en-suite bath, a rear garden with deck and bluestone pavers, a full basement, and much more.

Also signed this week was 568 1st Street in Park Slope, with a last asking price of \$8,250,000. Originally built in 1910, this townhouse spans 5,777 square feet with 7 beds and 4 full baths. It features a 20.5-foot-wide footprint, a full renovation/restoration in 2021, a primary bedroom with bay windows, dressing room, and en-suite bath, multi-zone air conditioning, an eat-in kitchen with custom cabinetry, two offices, a south-facing terrace, an English basement with a media/playroom, and much more.

4

CONDO DEAL(S)

0

CO-OP DEAL(S)

12

TOWNHOUSE DEAL(S)

\$2,396,250

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,624,334

AVERAGE ASKING PRICE

\$2,297,500

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,485,000

MEDIAN ASKING PRICE

\$1,587

AVERAGE PPSF

\$1,011

AVERAGE PPSF

1,560

AVERAGE SQFT

3,569

AVERAGE SQFT



416 PACIFIC ST

Boerum Hill

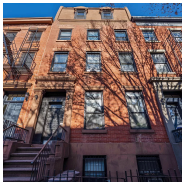
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,350,000	INITIAL	\$8,350,000
SQFT	4,000	PPSF	\$2,088	BEDS	5	BATHS	4.5
FEES	\$1,487	DOM	110				



568 1ST ST

Park Slope

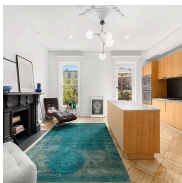
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,250,000
SQFT	5,777	PPSF	\$1,428	BEDS	7	BATHS	4.5
FEES	\$1,417	DOM	44				



151 KANE ST

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,499,000	INITIAL	\$5,400,000
SQFT	5,184	PPSF	\$868	BEDS	8	BATHS	5
FEES	\$791	DOM	235				



360 HANCOCK ST

Bedford Stuyvesant

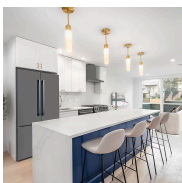
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,000	INITIAL	\$3,275,000
SQFT	3,100	PPSF	\$968	BEDS	5	BATHS	3
FEES	\$499	DOM	634				



142 PROSPECT PARK W #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,895,000	INITIAL	\$2,895,000
SQFT	1,765	PPSF	\$1,641	BEDS	3	BATHS	2.5
FEES	\$3,090	DOM	51				

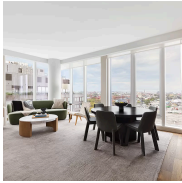


707 HUMBOLDT ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,995,000
SQFT	3,200	PPSF	\$860	BEDS	6	BATHS	4.5
FEES	\$495	DOM	114				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



50 BRIDGE PARK DR #14D

Brooklyn Heights

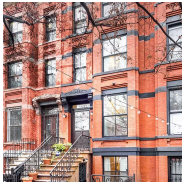
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,441	PPSF	\$1,732	BEDS	2	BATHS	2.5
FEES	\$3,048	DOM	26				



366 5TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$489	DOM	39				



351 QUINCY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,475,000	INITIAL	\$2,475,000
SQFT	3,375	PPSF	\$734	BEDS	5	BATHS	3.5
FEES	\$791	DOM	37				



723 HUMBOLDT ST

Greenpoint

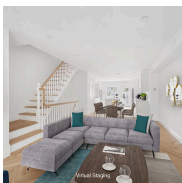
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,399,000	INITIAL	\$2,399,000
SQFT	3,384	PPSF	\$709	BEDS	6	BATHS	3
FEES	\$678	DOM	55				



267 NEW YORK AVE

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	3,294	PPSF	\$714	BEDS	6	BATHS	3.5
FEES	\$1,039	DOM	54				



278 18TH ST

Greenwood Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,495,000
SQFT	2,000	PPSF	\$1,175	BEDS	3	BATHS	3.5
FEES	\$376	DOM	303				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



867 STERLING PL

Crown Heights

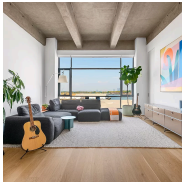
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,550,000
SQFT	3,424	PPSF	\$672	BEDS	4	BATHS	3.5
FEES	\$460	DOM	132				



45 STERLING ST

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,275,000	INITIAL	\$2,275,000
SQFT	2,520	PPSF	\$903	BEDS	4	BATHS	2
FEES	\$526	DOM	17				



160 IMLAY ST #5D2

Red Hook

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,250,000
SQFT	1,917	PPSF	\$1,096	BEDS	2	BATHS	2.5
FEES	\$3,095	DOM	174				



538 HENRY ST #4

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,075,000
SQFT	1,116	PPSF	\$1,878	BEDS	3	BATHS	2
FEES	\$1,311	DOM	7				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.