

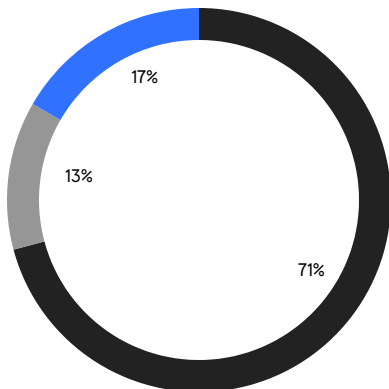
# BROOKLYN WEEKLY LUXURY REPORT



413 DEGRAW ST

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- SOUTH BROOKLYN



24

CONTRACTS SIGNED  
THIS WEEK

\$70,248,880

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 24 contracts signed this week, made up of 13 condos, and 11 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$2,927,037**

AVERAGE ASKING PRICE

**\$2,616,500**

MEDIAN ASKING PRICE

**\$1,484**

AVERAGE PPSF

**1%**

AVERAGE DISCOUNT

**\$70,248,880**

TOTAL VOLUME

**138**

AVERAGE DAYS ON MARKET

50 Garden Place in Brooklyn Heights entered contract this week, with a last asking price of \$6,500,000. Built circa 1885, this 5-story townhouse spans 4,352 square feet with 6 beds and 4 full baths. It features a large private garden, a 95-foot lot, wood floors, high ceilings, wood-burning fireplaces, central air throughout, an open kitchen with abundant cabinet space, and much more.

Also signed this week was Unit PHA at 11 Hoyt Street in Downtown Brooklyn, with a last asking price of \$5,500,000. Built in 2020, this penthouse condo spans 2,727 square feet with 3 beds and 3 full baths. It features high ceilings, a corner living and dining room, southern and western views, large bay windows, an open chef's kitchen with dark oak floors and custom cabinetry, a primary bedroom with dual walk-in closets and en-suite bath, and much more. The building provides a full-time doorman, a fitness center and lap pool, a squash court, a spa, co-working space, and many other amenities.

**13**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**11**

TOWNHOUSE DEAL(S)

**\$2,675,991**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$3,223,728**

AVERAGE ASKING PRICE

**\$2,400,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,795,000**

MEDIAN ASKING PRICE

**\$1,704**

AVERAGE PPSF

**\$1,224**

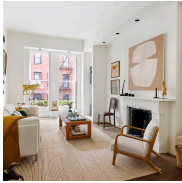
AVERAGE PPSF

**1,603**

AVERAGE SQFT

**2,761**

AVERAGE SQFT



### 50 GARDEN PL

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	4,936	PPSF	\$1,317	BEDS	6	BATHS	4.5
FEES	\$2,396	DOM	31				



### 11 HOYT ST #PHA

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,550,000
SQFT	2,727	PPSF	\$2,017	BEDS	3	BATHS	3.5
FEES	\$5,885	DOM	532				



### 597 5TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,450,000	INITIAL	\$4,450,000
SQFT	2,995	PPSF	\$1,486	BEDS	5	BATHS	2.5
FEES	\$1,338	DOM	41				



### 233 12TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,395,000	INITIAL	\$3,395,000
SQFT	2,910	PPSF	\$1,167	BEDS	4	BATHS	4
FEES	\$648	DOM	35				



### 1 CITY POINT #55E

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$3,264,240	INITIAL	\$2,675,000
SQFT	1,499	PPSF	\$2,178	BEDS	3	BATHS	2
FEES	N/A	DOM	728				



### 29 HURON ST #8CW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,160,000	INITIAL	\$3,160,000
SQFT	1,582	PPSF	\$1,998	BEDS	3	BATHS	2.5
FEES	\$3,498	DOM	147				

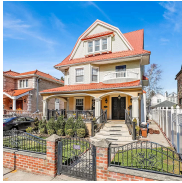
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### 228 7TH ST

Gowanus

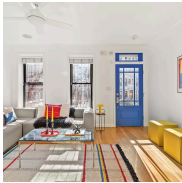
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	2,190	PPSF	\$1,368	BEDS	4	BATHS	3
FEES	\$336	DOM	19				



### 147 80TH ST

Bay Ridge

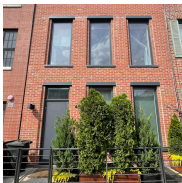
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,799,000	INITIAL	\$2,799,000
SQFT	2,644	PPSF	\$1,059	BEDS	5	BATHS	4.5
FEES	\$1,179	DOM	32				



### 1216 8TH AVE

Park Slope

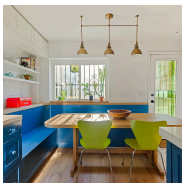
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,795,000
SQFT	1,920	PPSF	\$1,456	BEDS	3	BATHS	2.5
FEES	\$547	DOM	18				



### 467 CARROLL ST

Gowanus

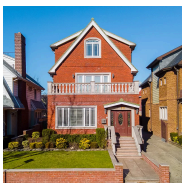
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	N/A
SQFT	1,616	PPSF	\$1,730	BEDS	3	BATHS	3
FEES	\$289	DOM	N/A				



### 344A 13TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	1,872	PPSF	\$1,440	BEDS	4	BATHS	2
FEES	\$328	DOM	27				



### 141 83RD ST

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,638,000	INITIAL	\$2,688,000
SQFT	2,846	PPSF	\$927	BEDS	5	BATHS	4.5
FEES	N/A	DOM	51				

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### 561 PACIFIC ST #506

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,523	PPSF	\$1,704	BEDS	3	BATHS	2.5
FEES	\$4,212	DOM	82				



### 96 KING ST #2

Red Hook

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,950,000
SQFT	1,800	PPSF	\$1,362	BEDS	3	BATHS	2.5
FEES	\$1,309	DOM	399				



### 661 DRIGGS AVE #PHB

Williamsburg

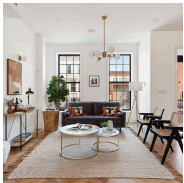
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,700,000
SQFT	1,257	PPSF	\$1,910	BEDS	2	BATHS	2
FEES	\$2,292	DOM	199				



### 170 HICKS ST #1

Brooklyn Heights

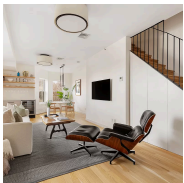
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	1,633	PPSF	\$1,470	BEDS	3	BATHS	2
FEES	\$2,882	DOM	22				



### 156 22ND ST

Greenwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,299,000	INITIAL	N/A
SQFT	2,302	PPSF	\$999	BEDS	5	BATHS	3
FEES	\$353	DOM	N/A				

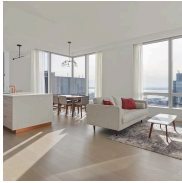


### 153 LINCOLN PL #2C

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,422	PPSF	\$1,583	BEDS	3	BATHS	2.5
FEES	\$1,567	DOM	23				

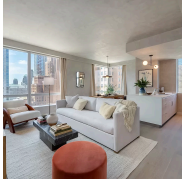
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### 1 CITY POINT #56H

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,249,000	INITIAL	\$2,249,000
SQFT	1,067	PPSF	\$2,108	BEDS	2	BATHS	2
FEES	N/A	DOM	23				



### 1 CITY POINT #41H

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,174,640	INITIAL	\$2,174,640
SQFT	1,175	PPSF	\$1,851	BEDS	2	BATHS	2
FEES	N/A	DOM	103				



### 85 NORTH 3RD ST #308

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	1,750	PPSF	\$1,229	BEDS	2	BATHS	2
FEES	\$2,467	DOM	75				



### 1529 EAST 10TH ST

Ocean Parkway

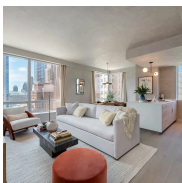
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,250,000
SQFT	4,135	PPSF	\$508	BEDS	3	BATHS	1
FEES	\$8,642	DOM	336				



### 431 AVENUE P #301

Ocean Parkway

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	2,235	PPSF	\$940	BEDS	3	BATHS	3
FEES	\$2,794	DOM	57				



### 1 CITY POINT #30L

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	1,167	PPSF	\$1,796	BEDS	2	BATHS	2
FEES	N/A	DOM	55				

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