

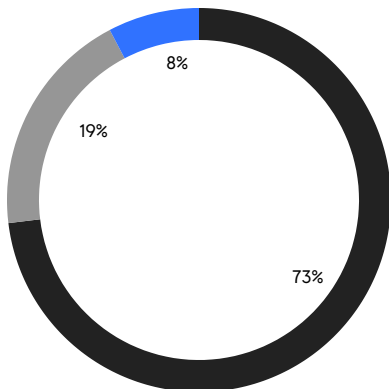
BROOKLYN WEEKLY LUXURY REPORT



413 DEGRAW ST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- SOUTH BROOKLYN



26

CONTRACTS SIGNED
THIS WEEK

\$89,328,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 14 condos, 2 co-ops, and 10 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,435,693

AVERAGE ASKING PRICE

\$2,522,500

MEDIAN ASKING PRICE

\$1,545

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$89,328,000

TOTAL VOLUME

145

AVERAGE DAYS ON MARKET

336 Degraw Street in Carroll Gardens entered contract this week, with a last asking price of \$12,000,000. Originally built in 1920, this townhouse spans approximately 6,500 square feet with 7 beds and 5 full baths. It features a custom kitchen with high-end appliances and marble counter and backsplash, an open living and dining space with full glass rear wall, a large backyard with kitchen and grill, a primary bedroom with en-suite bath, terrace, and large walk-in closet, a furnished roof deck, and much more.

Also signed this week was 878 President Street in Park Slope, with a last asking price of \$6,500,000. Originally built in 1905, this townhouse spans 4,288 square feet with 5 beds and 4 full baths. It features a parlor floor with original wooden doors, high ceilings, and gas fireplace, an eat-in chef's kitchen, south-facing floor-to-ceiling windows, a primary bedroom with curved bay window, built-in seating, and en-suite bath, a basement with wine cellar, recent upgrades and renovation, and much more.

14

CONDO DEAL(S)

2

CO-OP DEAL(S)

10

TOWNHOUSE DEAL(S)

\$2,846,786

AVERAGE ASKING PRICE

\$2,372,500

AVERAGE ASKING PRICE

\$4,472,800

AVERAGE ASKING PRICE

\$2,337,500

MEDIAN ASKING PRICE

\$2,372,500

MEDIAN ASKING PRICE

\$3,045,000

MEDIAN ASKING PRICE

\$1,649

AVERAGE PPSF

\$1,325

AVERAGE PPSF

1,734

AVERAGE SQFT

4,057

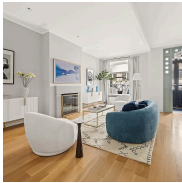
AVERAGE SQFT



336 DEGRAW ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	6,500	PPSF	\$1,847	BEDS	7	BATHS	5.5
FEES	\$905	DOM	58				



878 PRESIDENT ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$1,310	DOM	34				



105 HOYT ST

Boerum Hill

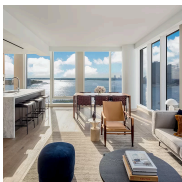
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,280	PPSF	\$2,411	BEDS	4	BATHS	3
FEES	\$856	DOM	16				



867 PRESIDENT ST

Park Slope

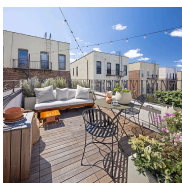
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	4,532	PPSF	\$1,104	BEDS	4	BATHS	2.5
FEES	\$1,189	DOM	30				



50 BRIDGE PARK DR #22B

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,850,000
SQFT	2,057	PPSF	\$2,358	BEDS	3	BATHS	2.5
FEES	\$4,352	DOM	N/A				



606A 3RD ST #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$929	DOM	N/A				

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134 PIERREPONT ST #5H

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,267	PPSF	\$1,763	BEDS	3	BATHS	3
FEES	\$6,196	DOM	29				



390 9TH ST #A

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	\$3,400,000
SQFT	2,017	PPSF	\$1,686	BEDS	3	BATHS	2.5
FEES	\$1,243	DOM	23				



661 DRIGGS AVE #PHA

Williamsburg

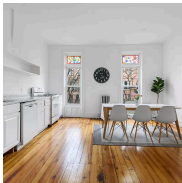
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	1,690	PPSF	\$1,924	BEDS	2	BATHS	2
FEES	\$3,123	DOM	159				



372 PACIFIC ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	N/A
SQFT	2,200	PPSF	\$1,455	BEDS	3	BATHS	2.5
FEES	\$509	DOM	N/A				



391 2ND ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,890,000	INITIAL	\$2,890,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	2
FEES	\$747	DOM	22				



728 WESTMINSTER RD

Midwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$3,195,000
SQFT	4,400	PPSF	\$590	BEDS	5	BATHS	3
FEES	\$1,004	DOM	321				

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11 HOYT ST #56C

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
SQFT	1,554	PPSF	\$1,641	BEDS	3	BATHS	2.5
FEES	\$4,121	DOM	299				



149 WILLOW ST #2CD

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,575,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	38				



416A 13TH ST

Park Slope

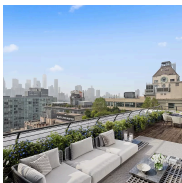
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$417	DOM	18				



208 MAYFAIR DRIVE NORTH

Mill Basin

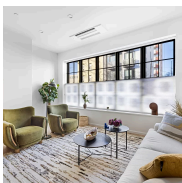
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,399,000	INITIAL	\$2,700,000
SQFT	4,426	PPSF	\$543	BEDS	5	BATHS	3.5
FEES	\$1,229	DOM	624				



70 WASHINGTON ST #PHM

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,695,000
SQFT	1,464	PPSF	\$1,606	BEDS	2	BATHS	2.5
FEES	\$3,990	DOM	289				



40 SKILLMAN AVE #1B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,325,000	INITIAL	\$2,325,000
SQFT	2,106	PPSF	\$1,104	BEDS	2	BATHS	2.5
FEES	\$2,090	DOM	40				

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103 NORTH 8TH ST #1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	1,440	PPSF	\$1,598	BEDS	2	BATHS	2
FEES	\$793	DOM	28				



160 IMLAY ST #PHD1

Red Hook

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,549,000
SQFT	2,782	PPSF	\$825	BEDS	2	BATHS	3
FEES	\$4,406	DOM	769				



2 MONTAGUE TERRACE #4A

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,500	PPSF	\$1,500	BEDS	2	BATHS	2
FEES	N/A	DOM	8				



400 BOND ST

Carroll Gardens

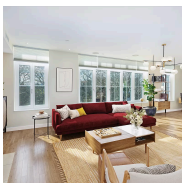
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,249,000	INITIAL	\$2,249,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$898	DOM	41				



170 WEST ST #501

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,272	PPSF	\$1,726	BEDS	2	BATHS	2
FEES	\$1,411	DOM	31				



11 2ND PL #501

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,175,000	INITIAL	\$2,350,000
SQFT	1,331	PPSF	\$1,635	BEDS	2	BATHS	2
FEES	\$1,135	DOM	144				

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851 CARROLL ST #3

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	908	PPSF	\$2,313	BEDS	2	BATHS	2
FEES	\$2,018	DOM	15				



446 KENT AVE #2G

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,075,000	INITIAL	\$2,225,000
SQFT	1,652	PPSF	\$1,257	BEDS	2	BATHS	2
FEES	\$1,389	DOM	289				

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