

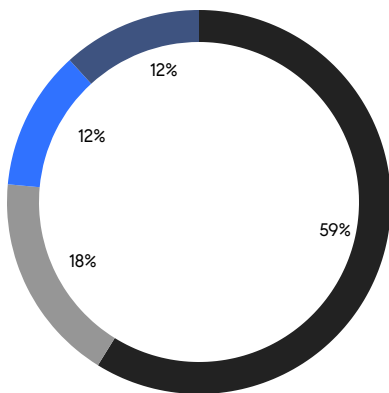
BROOKLYN WEEKLY LUXURY REPORT



413 DEGRAW ST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- SOUTH BROOKLYN
- EAST BROOKLYN



17

CONTRACTS SIGNED
THIS WEEK

\$51,307,500

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 7 condos, and 10 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$3,018,089

AVERAGE ASKING PRICE

\$2,495,000

MEDIAN ASKING PRICE

\$1,451

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$51,307,500

TOTAL VOLUME

120

AVERAGE DAYS ON MARKET

390 Degraw Street in Carroll Gardens entered contract this week, with a last asking price of \$7,500,000. This new construction townhouse spans approximately 3,200 square feet with 5 beds and 4 full baths. It features 4 full stories and a finished basement, an elevator, oversized windows, a rear dining area with built-in bar, a custom kitchen with 24-foot stone countertop and high-end appliances, a primary bedroom with electric fireplace and large custom walk-in closet, a rear yard, a roof deck, and much more.

Also signed this week was 253 Hicks Street in Brooklyn Heights, with a last asking price of \$5,500,000. Originally built in in the late 1800s, this corner carriage house spans 2,625 square feet with 5 beds and 2 full baths. It features a private landscaped roof deck, a fully-finished basement, multiple exposures through oversized windows, a landscaped front garden, high ceilings, an eat-in kitchen, a nearly 25-foot-wide great room with wood-burning fireplace and double-wide windows, and much more.

7

CONDO DEAL(S)

0

CO-OP DEAL(S)

10

TOWNHOUSE DEAL(S)

\$2,438,500

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,423,800

AVERAGE ASKING PRICE

\$2,395,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,575,000

MEDIAN ASKING PRICE

\$1,548

AVERAGE PPSF

\$1,355

AVERAGE PPSF

1,608

AVERAGE SQFT

2,691

AVERAGE SQFT



390 DEGRAW ST

Carroll Gardens

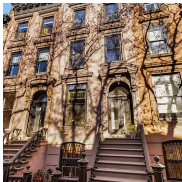
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$8,200,000
SQFT	3,200	PPSF	\$2,344	BEDS	5	BATHS	4.5
FEES	\$648	DOM	N/A				



253 HICKS ST

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,625	PPSF	\$2,096	BEDS	5	BATHS	2.5
FEES	\$2,139	DOM	22				



123 LINCOLN PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$884	DOM	20				



110 NORTH 1ST ST #PH1F

Williamsburg

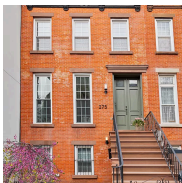
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,125,000	INITIAL	\$3,125,000
SQFT	1,529	PPSF	\$2,044	BEDS	3	BATHS	3
FEES	\$3,761	DOM	N/A				



171 85TH ST

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,000	INITIAL	\$2,999,000
SQFT	2,412	PPSF	\$1,244	BEDS	5	BATHS	3
FEES	\$1,489	DOM	43				



275 14TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,900,000
SQFT	2,100	PPSF	\$1,262	BEDS	6	BATHS	3
FEES	\$413	DOM	56				

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315 15TH ST

Park Slope

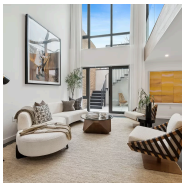
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	2,355	PPSF	\$1,062	BEDS	4	BATHS	2.5
FEES	\$481	DOM	25				



360 FURMAN ST #337

Brooklyn Heights

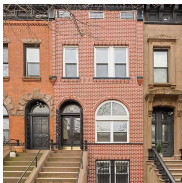
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,950,000
SQFT	1,709	PPSF	\$1,460	BEDS	3	BATHS	2.5
FEES	\$4,589	DOM	175				



747 DEAN ST #GARDEN

Prospect Heights

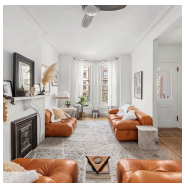
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,847	PPSF	\$1,351	BEDS	2	BATHS	2.5
FEES	\$1,917	DOM	29				



66 BERKELEY PL

Park Slope

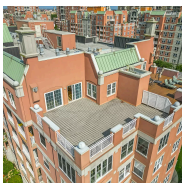
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	3,500	PPSF	\$713	BEDS	5	BATHS	2
FEES	\$710	DOM	34				



116 DECATUR ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	\$530	DOM	11				



120 OCEANA DRIVE WEST #PH5

Brighton Beach

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,973	PPSF	\$1,214	BEDS	3	BATHS	3
FEES	\$4,085	DOM	206				

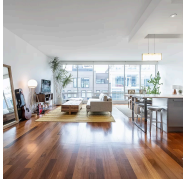
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78 MESEROLE AVE #GARDEN

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,705	PPSF	\$1,379	BEDS	3	BATHS	2
FEES	\$1,066	DOM	356				



170 NORTH 11TH ST #PH6

Williamsburg

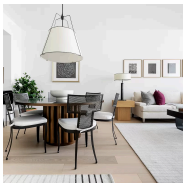
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,149,500	INITIAL	\$2,149,500
SQFT	1,251	PPSF	\$1,719	BEDS	2	BATHS	2
FEES	\$2,264	DOM	78				



202 MAPLE ST

Prospect Lefferts Gardens

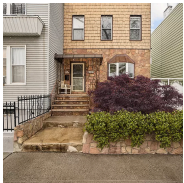
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,149,000	INITIAL	\$2,299,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$629	DOM	561				



11 HOYT ST #54K

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,060,000	INITIAL	\$2,060,000
SQFT	1,237	PPSF	\$1,666	BEDS	2	BATHS	2
FEES	\$3,281	DOM	N/A				



305 GREENWOOD AVE

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
SQFT	2,640	PPSF	\$758	BEDS	4	BATHS	2
FEES	\$408	DOM	51				

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