

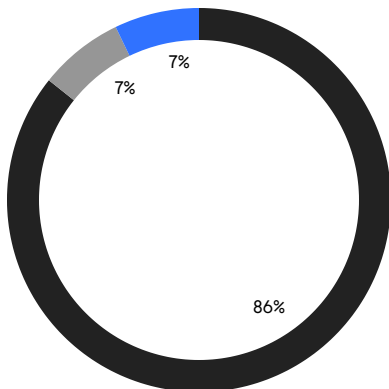
# BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



14  
CONTRACTS SIGNED  
THIS WEEK

\$45,549,888  
TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 4 condos, 1 co-op, and 9 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

**\$3,253,564**

AVERAGE ASKING PRICE

**\$2,980,000**

MEDIAN ASKING PRICE

**\$1,264**

AVERAGE PPSF

**1%**

AVERAGE DISCOUNT

**\$45,549,888**

TOTAL VOLUME

**68**

AVERAGE DAYS ON MARKET

27A 2nd Street in Carroll Gardens entered contract this week, with a last asking price of \$4,995,000. This townhouse spans approximately 3,600 square feet with 4 beds and 3 full baths. It features a center kitchen with double islands and marble counters and backsplash, gas fireplaces, a full-width deck and magnificent yard with automatic irrigation system, a fully-renovated basement with abundant storage, original tin ceilings and marble mantels, and much more.

Also signed this week was 820 Union Street in Park Slope, with a last asking price of \$4,995,000. Fully restored in 2022, this townhouse spans 4,320 square feet with 7 beds and 3 full baths. It features a 21-foot-wide footprint, 12-foot ceilings, a custom chef's kitchen with high-end appliances, top-floor bedrooms, hardwood floors throughout, a dressing room and abundant closet space, a rear garden with patio and deck access, and much more.

**4**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**9**

TOWNHOUSE DEAL(S)

**\$2,576,250**

AVERAGE ASKING PRICE

**\$2,750,000**

AVERAGE ASKING PRICE

**\$3,610,544**

AVERAGE ASKING PRICE

**\$2,262,500**

MEDIAN ASKING PRICE

**\$2,750,000**

MEDIAN ASKING PRICE

**\$3,300,000**

MEDIAN ASKING PRICE

**\$1,536**

AVERAGE PPSF

**\$1,057**

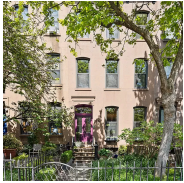
AVERAGE PPSF

**1,741**

AVERAGE SQFT

**3,306**

AVERAGE SQFT



### 27A 2ND ST

Carroll Gardens

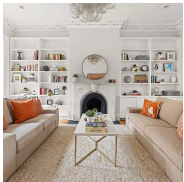
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	3,600	PPSF	\$1,388	BEDS	4	BATHS	2
FEES	\$856	DOM	23				



### 820 UNION ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	4,320	PPSF	\$1,156	BEDS	7	BATHS	3
FEES	\$1,578	DOM	28				



### 212 KANE ST

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$867	DOM	31				



### 18 SOUTH OXFORD ST

Fort Greene

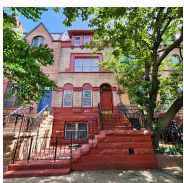
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$1,403	DOM	56				



### 220 NORTH 6TH ST #1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$4,500,000
SQFT	2,156	PPSF	\$1,740	BEDS	3	BATHS	3
FEES	\$1,673	DOM	248				



### 427 1ST ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
SQFT	3,600	PPSF	\$917	BEDS	7	BATHS	3
FEES	\$336	DOM	22				

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### 78 LAFAYETTE AVE

Fort Greene

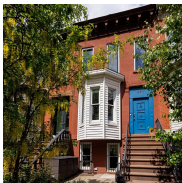
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	3,440	PPSF	\$873	BEDS	5	BATHS	2.5
FEES	\$785	DOM	20				



### 143 16TH ST

Park Slope

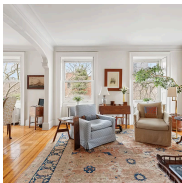
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,960,000	INITIAL	\$2,960,000
SQFT	3,315	PPSF	\$893	BEDS	6	BATHS	3
FEES	\$776	DOM	118				



### 259 11TH ST

Park Slope

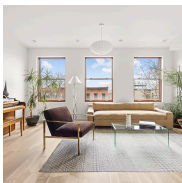
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,799,888	INITIAL	\$2,850,000
SQFT	2,050	PPSF	\$1,366	BEDS	3	BATHS	2.5
FEES	\$431	DOM	60				



### 219 CLINTON ST #3

Cobble Hill

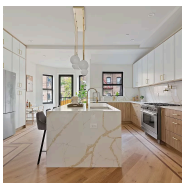
TYPE	COOP	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	1,450	PPSF	\$1,897	BEDS	3	BATHS	1
FEES	N/A	DOM	32				



### 35 WOODHULL ST #3

Columbia Street Waterfront District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,688	PPSF	\$1,393	BEDS	4	BATHS	3
FEES	\$812	DOM	46				

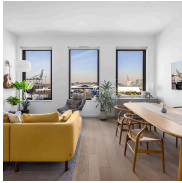


### 251 WINTHROP ST

Prospect Lefferts Gardens

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	2,812	PPSF	\$801	BEDS	4	BATHS	2
FEES	\$438	DOM	88				

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### 163 COLUMBIA ST #PHA

Columbia Street  
Waterfront District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,175,000	INITIAL	\$2,175,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$2,072	DOM	71				



### 11 HOYT ST #49C

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,030,000	INITIAL	\$2,030,000
SQFT	1,378	PPSF	\$1,474	BEDS	2	BATHS	2.5
FEES	\$3,655	DOM	108				

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