

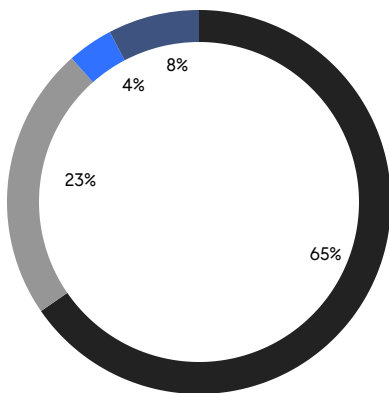
# BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



26

CONTRACTS SIGNED  
THIS WEEK

\$88,546,730

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 13 condos, and 13 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,405,644**

AVERAGE ASKING PRICE

**\$2,995,000**

MEDIAN ASKING PRICE

**\$1,480**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$88,546,730**

TOTAL VOLUME

**127**

AVERAGE DAYS ON MARKET

32 Garden Place in Brooklyn Heights entered contract this week, with a last asking price of \$6,300,000. This single-family townhouse offers 5 beds and 4 full baths.

Also signed this week was 612 3rd Street in Park Slope, with a last asking price of \$5,995,000. Built circa 1909, this townhouse spans 4,650 square feet with 4 beds and 4 full baths. It features four full stories and three outdoor spaces, a rooftop study, a fully-equipped basement, a 20-foot-wide footprint, lacquered walls and scalloped plaster moldings, a kitchen with abundant storage and high-end appliances, a library with wet bar and travertine terrace, a primary bedroom with en-suite bath, large glass bay window, and large dressing gallery, and much more.

**13**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**13**

TOWNHOUSE DEAL(S)

**\$3,182,441**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$3,628,847**

AVERAGE ASKING PRICE

**\$2,995,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,995,000**

MEDIAN ASKING PRICE

**\$1,833**

AVERAGE PPSF

**\$1,022**

AVERAGE PPSF

**1,758**

AVERAGE SQFT

**3,544**

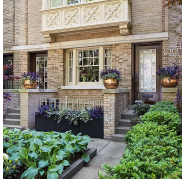
AVERAGE SQFT



### 32 GARDEN PL

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$6,300,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	N/A	DOM	N/A				



### 612 3RD ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,295,000
SQFT	4,650	PPSF	\$1,290	BEDS	4	BATHS	4.5
FEES	\$2,014	DOM	47				



### 232 8TH ST

Park Slope

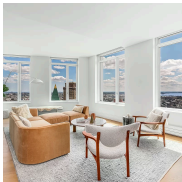
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,750,000
SQFT	5,000	PPSF	\$1,099	BEDS	5	BATHS	5.5
FEES	\$499	DOM	113				



### 55 SOUTH ELLIOTT PL

Fort Greene

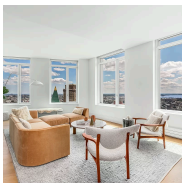
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	3,537	PPSF	\$1,400	BEDS	4	BATHS	4.5
FEES	\$826	DOM	30				



### 1 CLINTON ST #30B

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,565,000	INITIAL	\$4,565,000
SQFT	2,562	PPSF	\$1,782	BEDS	4	BATHS	3.5
FEES	\$7,722	DOM	314				



### 1 CLINTON ST #26B

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,875,000
SQFT	2,560	PPSF	\$1,756	BEDS	4	BATHS	3
FEES	\$7,801	DOM	441				

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 #8A

Brooklyn Heights

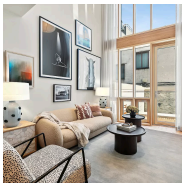
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	2,439	PPSF	\$1,743	BEDS	4	BATHS	3.5
FEES	\$7,726	DOM	75				



### 360 FURMAN ST #1026/1027

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,391	PPSF	\$1,671	BEDS	4	BATHS	2.5
FEES	\$5,739	DOM	84				



### 103 GRAND ST #2

Williamsburg

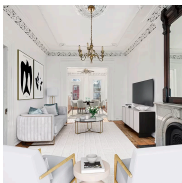
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	2,118	PPSF	\$1,865	BEDS	3	BATHS	2.5
FEES	\$2,049	DOM	66				



### 50 BRIDGE PARK DR #26C

Brooklyn Heights

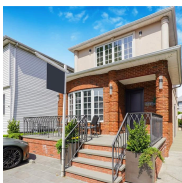
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	1,786	PPSF	\$2,212	BEDS	3	BATHS	3
FEES	\$3,782	DOM	369				



### 232 BERGEN ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$4,500,000
SQFT	3,200	PPSF	\$1,235	BEDS	4	BATHS	2.5
FEES	\$807	DOM	224				



### 1527 EAST 4TH ST

Ocean Parkway

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$4,000,000
SQFT	2,994	PPSF	\$1,202	BEDS	5	BATHS	3.5
FEES	\$1,011	DOM	N/A				

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.



### 80 METROPOLITAN AVE #5AD

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,844	PPSF	\$1,625	BEDS	4	BATHS	3
FEES	\$2,053	DOM	55				



### 16 PARK PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,300,000
SQFT	3,600	PPSF	\$832	BEDS	5	BATHS	3
FEES	\$806	DOM	170				



### 128 SUMMIT ST

Carroll Gardens

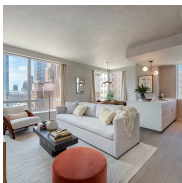
TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$619	DOM	33				



### 1 CITY POINT #52C

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,332,605	INITIAL	\$2,165,000
SQFT	1,147	PPSF	\$2,034	BEDS	2	BATHS	2
FEES	N/A	DOM	328				



### 1 CITY POINT #37L

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,318,000	INITIAL	\$2,318,000
SQFT	1,167	PPSF	\$1,987	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

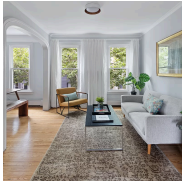


### 196 HANCOCK ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	3,600	PPSF	\$638	BEDS	5	BATHS	4
FEES	\$524	DOM	19				

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.



### 37 DEVOE ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,775	PPSF	\$1,268	BEDS	4	BATHS	3
FEES	\$411	DOM	17				



### 27A JACKSON PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	\$322	DOM	58				



### 282 MACON ST

Bedford Stuyvesant

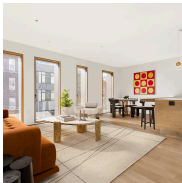
TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,589,000
SQFT	4,050	PPSF	\$556	BEDS	5	BATHS	4
FEES	\$966	DOM	177				



### 1 CITY POINT #48B

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,236,125	INITIAL	\$2,236,125
SQFT	1,056	PPSF	\$2,118	BEDS	2	BATHS	2
FEES	N/A	DOM	138				



### 207 NORTH 8TH ST #3A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,135,000	INITIAL	\$2,135,000
SQFT	1,260	PPSF	\$1,695	BEDS	2	BATHS	2
FEES	\$1,654	DOM	61				

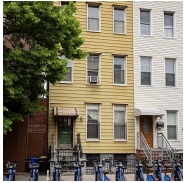


### 392 GRAHAM AVE #PH

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	1,138	PPSF	\$1,846	BEDS	2	BATHS	2
FEES	\$1,509	DOM	1				

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.



### 556 LEONARD ST

Greenpoint

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	3,030	PPSF	\$692	BEDS	3	BATHS	3
FEES	\$560	DOM	33				



### 11 HOYT ST #50C

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,050,000	INITIAL	\$2,050,000
SQFT	1,378	PPSF	\$1,488	BEDS	2	BATHS	2.5
FEES	\$3,655	DOM	53				

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.