

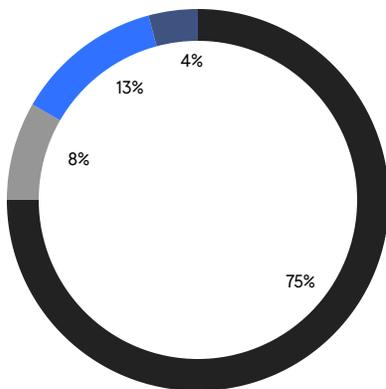
BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



24

CONTRACTS SIGNED
THIS WEEK

\$87,550,000

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 10 condos, 2 co-ops, and 12 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,647,917

AVERAGE ASKING PRICE

\$3,275,000

MEDIAN ASKING PRICE

\$1,431

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$87,550,000

TOTAL VOLUME

108

AVERAGE DAYS ON MARKET

882 Carroll Street in Park Slope entered contract this week, with a last asking price of \$9,750,000. Built in 1894, this townhouse spans 4,733 square feet with 7 beds and 5 full baths. It features a 2018-completed gut renovation, a spacious tiered rear bluestone patio and garden, a living room with private terrace and wood-burning fireplace, a kitchen with large island and high-end appliances, a formal dining room with bay windows and custom shelving, a full-floor primary bedroom with private deck, a fully-finished basement, a roof deck, and much more.

Also signed this week was Unit PH1C at 50 Bridge Park Drive in Brooklyn Heights, with a last asking price of \$7,995,000. Built in 2019, this penthouse duplex condo unit spans 2,789 square feet with 3 beds and 5 full baths. It features 629 square feet of outdoor space, skyline and harbor views, a chef-inspired eat-in kitchen, floor-to-ceiling windows, a primary bedroom with large walk-in closet and en-suite bath, and much more. The building provides a rooftop lounge area, a large fitness center, a 24-hour concierge, private and bike storage, and many other amenities.

10

CONDO DEAL(S)

2

CO-OP DEAL(S)

12

TOWNHOUSE DEAL(S)

\$3,283,500

AVERAGE ASKING PRICE

\$2,047,500

AVERAGE ASKING PRICE

\$4,218,334

AVERAGE ASKING PRICE

\$2,672,500

MEDIAN ASKING PRICE

\$2,047,500

MEDIAN ASKING PRICE

\$3,637,500

MEDIAN ASKING PRICE

\$1,864

AVERAGE PPSF

\$1,070

AVERAGE PPSF

1,706

AVERAGE SQFT

4,110

AVERAGE SQFT



882 CARROLL ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$10,750,000
SQFT	9,466	PPSF	\$1,031	BEDS	7	BATHS	5
FEES	\$1,885	DOM	97				



50 BRIDGE PARK DR #PH1C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	2,789	PPSF	\$2,867	BEDS	3	BATHS	3
FEES	\$7,172	DOM	300				



16 8TH AVE

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,995,000
SQFT	5,600	PPSF	\$983	BEDS	7	BATHS	6
FEES	\$1,324	DOM	78				



84 1ST PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,975,000	INITIAL	\$5,500,000
SQFT	6,480	PPSF	\$768	BEDS	15	BATHS	N/A
FEES	N/A	DOM	176				



38 TOMPKINS PL

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,550,000	INITIAL	\$4,550,000
SQFT	4,022	PPSF	\$1,132	BEDS	6	BATHS	4
FEES	N/A	DOM	21				



49 WILLOW PL

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,525,000	INITIAL	\$4,525,000
SQFT	2,800	PPSF	\$1,617	BEDS	4	BATHS	3
FEES	\$1,051	DOM	29				

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.



486 14TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	2,960	PPSF	\$1,284	BEDS	5	BATHS	3.5
FEES	\$856	DOM	21				



323 BERGEN ST #512E

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,721	PPSF	\$2,092	BEDS	3	BATHS	2.5
FEES	\$4,369	DOM	N/A				



481 PUTMAN AVE

Bedford Stuyvesant

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$3,475,000	INITIAL	\$3,600,000
SQFT	4,026	PPSF	\$864	BEDS	6	BATHS	4.5
FEES	\$339	DOM	120				



361 CARLTON AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	3,300	PPSF	\$1,046	BEDS	4	BATHS	3.5
FEES	\$758	DOM	17				



29 HURON ST #6BW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,325,000	INITIAL	\$3,325,000
SQFT	1,600	PPSF	\$2,079	BEDS	3	BATHS	2.5
FEES	\$3,162	DOM	N/A				



509 PACIFIC ST #5B

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,500,000
SQFT	1,734	PPSF	\$1,904	BEDS	3	BATHS	3
FEES	\$4,522	DOM	64				

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.



104 MADISON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,350,000
SQFT	2,800	PPSF	\$1,161	BEDS	3	BATHS	4
FEES	\$628	DOM	82				



29 HURON ST #2AE

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	1,409	PPSF	\$1,952	BEDS	3	BATHS	2.5
FEES	\$3,647	DOM	77				



89 NORTH HENRY ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000
SQFT	2,780	PPSF	\$954	BEDS	4	BATHS	4.5
FEES	\$418	DOM	30				



590 6TH ST #4L

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,649,000
SQFT	1,554	PPSF	\$1,670	BEDS	3	BATHS	3
FEES	\$1,090	DOM	133				



350 BUTLER ST #8B

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,575,000
SQFT	1,581	PPSF	\$1,579	BEDS	3	BATHS	2.5
FEES	\$3,312	DOM	473				



164 WEST 9TH ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,850,000
SQFT	1,920	PPSF	\$1,300	BEDS	2	BATHS	4
FEES	\$701	DOM	229				

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.



42 MAIN ST #10F

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,749,000
SQFT	1,660	PPSF	\$1,443	BEDS	3	BATHS	2
FEES	\$3,183	DOM	236				



20 HENRY ST #2CS

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	1,846	PPSF	\$1,244	BEDS	2	BATHS	2
FEES	\$4,706	DOM	14				



1272 EAST 24TH ST

Midwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	3,161	PPSF	\$696	BEDS	5	BATHS	4.5
FEES	\$1,058	DOM	54				



80 PIERREPONT ST #4

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$1,696	DOM	66				



41 WYCKOFF ST #3

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,085,000	INITIAL	\$2,085,000
SQFT	1,158	PPSF	\$1,801	BEDS	3	BATHS	2
FEES	\$499	DOM	18				



41 EASTERN PKWY #8B

Prospect Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2
FEES	N/A	DOM	41				

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.