

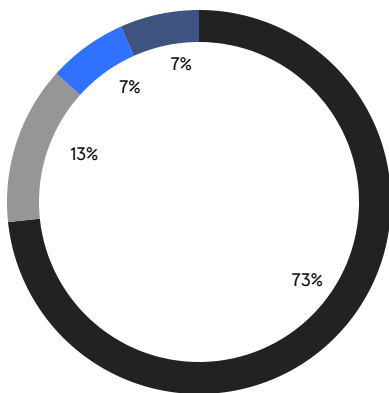
# BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



15

CONTRACTS SIGNED  
THIS WEEK

\$56,812,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 3 condos, and 12 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

**\$3,787,467**

AVERAGE ASKING PRICE

**\$3,200,000**

MEDIAN ASKING PRICE

**\$1,347**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$56,812,000**

TOTAL VOLUME

**131**

AVERAGE DAYS ON MARKET

321 Clinton Street in Cobble Hill entered contract this week, with a last asking price of \$11,250,000. This townhouse spans 4,720 square feet with 6 beds and 5 full baths. It features 19th century details, a formal living room with crown molding, marble fireplace, and inlaid hardwood floors, a formal dining room with fireplace and pier mirror, a third-floor primary bedroom with en-suite bath and private terrace, a rear garden and patio, and much more.

Also signed this week was 195 Waverly Avenue in Clinton Hill, with a last asking price of \$4,750,000. This carriage house offers a live/work environment and spans 4,366 square feet with 5 beds and 3 full baths. It features high ceilings, abundant garage space and storage, original wood flooring, a rear patio and deck, panoramic windows, and much more.

**3**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**12**

TOWNHOUSE DEAL(S)

**\$2,963,334**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$3,993,500**

AVERAGE ASKING PRICE

**\$2,300,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$3,300,000**

MEDIAN ASKING PRICE

**\$2,018**

AVERAGE PPSF

**\$1,164**

AVERAGE PPSF

**1,432**

AVERAGE SQFT

**3,226**

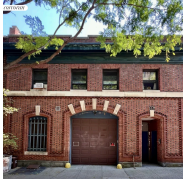
AVERAGE SQFT



### 321 CLINTON ST

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	\$11,250,000
SQFT	4,720	PPSF	\$2,384	BEDS	6	BATHS	5
FEES	\$2,553	DOM	19				



### 195 WAVERLY AVE

Clinton Hill

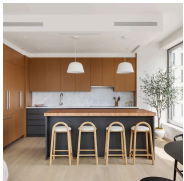
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	N/A	DOM	21				



### 455A SACKETT ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	\$5,100,000
SQFT	3,600	PPSF	\$1,292	BEDS	4	BATHS	4.5
FEES	\$568	DOM	142				



### 8 SOUTH 4TH ST #38B

Williamsburg

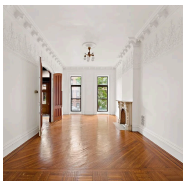
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,460,000	INITIAL	\$4,460,000
SQFT	1,913	PPSF	\$2,331	BEDS	3	BATHS	3.5
FEES	\$3,961	DOM	4				



### 159 ADELPHI ST

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	N/A
SQFT	2,800	PPSF	\$1,427	BEDS	5	BATHS	4.5
FEES	\$436	DOM	329				



### 142 ST JAMES PL

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,490,000	INITIAL	\$3,490,000
SQFT	3,748	PPSF	\$932	BEDS	5	BATHS	4
FEES	\$1,452	DOM	20				

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### 316 PARK PL

Prospect Heights

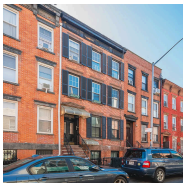
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	N/A
SQFT	3,464	PPSF	\$982	BEDS	5	BATHS	3
FEES	N/A	DOM	N/A				



### 373 3RD ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	3,200	PPSF	\$1,000	BEDS	8	BATHS	4
FEES	\$1,564	DOM	24				



### 14 FILLMORE PL

Williamsburg

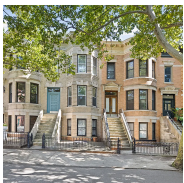
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	\$3,900,000
SQFT	2,880	PPSF	\$1,094	BEDS	4	BATHS	4
FEES	\$258	DOM	440				



### 444 PROSPECT AVE

Park Slope

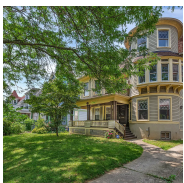
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	\$2,900,000
SQFT	2,400	PPSF	\$1,209	BEDS	3	BATHS	2.5
FEES	\$527	DOM	16				



### 273 WINDSOR PL

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,685,000	INITIAL	\$2,685,000
SQFT	3,400	PPSF	\$790	BEDS	4	BATHS	3
FEES	\$950	DOM	23				



### 268 ARGYLE RD

Flatbush

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,352,000	INITIAL	\$2,600,000
SQFT	2,607	PPSF	\$903	BEDS	5	BATHS	4.5
FEES	\$801	DOM	450				

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### 323 BERGEN ST #418E

Boerum Hill

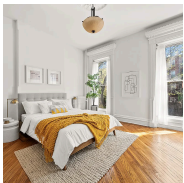
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	1,222	PPSF	\$1,883	BEDS	2	BATHS	2
FEES	\$3,014	DOM	N/A				



### 1 CITY POINT #22L

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,130,000	INITIAL	\$2,130,000
SQFT	1,159	PPSF	\$1,838	BEDS	2	BATHS	2
FEES	N/A	DOM	83				



### 142A PUTNAM AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	2,667	PPSF	\$788	BEDS	5	BATHS	4.5
FEES	\$437	DOM	121				

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