

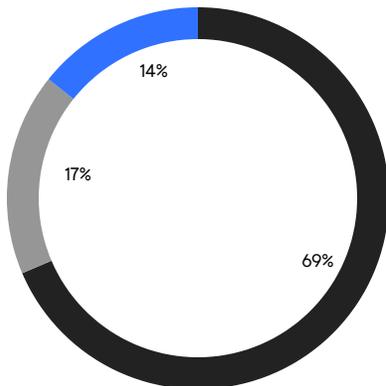
BROOKLYN WEEKLY LUXURY REPORT



51 JAY STREET, UNIT PHE

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



35

CONTRACTS SIGNED
THIS WEEK

\$114,859,785

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 35 contracts signed this week, made up of 15 condos, 3 co-ops, and 17 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,281,709

AVERAGE ASKING PRICE

\$2,850,000

MEDIAN ASKING PRICE

\$1,412

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$114,859,785

TOTAL VOLUME

98

AVERAGE DAYS ON MARKET

124 2nd Place in Carroll Gardens entered contract this week, with a last asking price of \$7,695,000. Originally built in 1920, this townhouse spans approximately 5,300 square feet with 6 beds and 5 full baths. It features six floors, a garden with mature trees and rocks, an off-site indoor parking space, a kitchen with 13-foot slab counter and high-end appliances, floor-to-ceiling windows and doors, a primary bedroom with dual walk-in closets and spa-like bathroom, a roof deck, and much more.

Also signed this week was Unit 14 at 190 West Street in Greenpoint, with a last asking price of \$5,900,000. Built in 2005, this condo loft spans 3,236 square feet with 4 beds and 2 full baths. It features exposed wooden beams and columns, 12.5-foot ceilings, a private rooftop offering an additional 3,016 square feet of space, a chef's kitchen with high-end appliances, a primary bedroom with custom walk-in closet and en-suite bath, and much more.

15

CONDO DEAL(S)

3

CO-OP DEAL(S)

17

TOWNHOUSE DEAL(S)

\$3,222,719

AVERAGE ASKING PRICE

\$2,758,334

AVERAGE ASKING PRICE

\$3,426,118

AVERAGE ASKING PRICE

\$2,850,000

MEDIAN ASKING PRICE

\$2,850,000

MEDIAN ASKING PRICE

\$2,850,000

MEDIAN ASKING PRICE

\$1,876

AVERAGE PPSF

\$980

AVERAGE PPSF

1,827

AVERAGE SQFT

3,463

AVERAGE SQFT



124 2ND PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,695,000	INITIAL	\$8,500,000
SQFT	5,300	PPSF	\$1,452	BEDS	6	BATHS	5.5
FEES	\$1,322	DOM	160				



190 WEST ST #14

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	3,236	PPSF	\$1,824	BEDS	4	BATHS	2.5
FEES	\$5,860	DOM	18				



22 SCHERMERHORN ST

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,575,000	INITIAL	\$5,995,000
SQFT	4,310	PPSF	\$1,294	BEDS	7	BATHS	5.5
FEES	\$2,227	DOM	255				



1 PROSPECT PARK WEST #3B

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	N/A
SQFT	2,144	PPSF	\$2,286	BEDS	3	BATHS	3.5
FEES	\$5,654	DOM	N/A				



357 PACIFIC ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,595,000	INITIAL	\$4,800,000
SQFT	3,168	PPSF	\$1,451	BEDS	4	BATHS	2.5
FEES	\$909	DOM	108				



877 UNION ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,195,000	INITIAL	\$4,195,000
SQFT	4,100	PPSF	\$1,024	BEDS	6	BATHS	3.5
FEES	\$1,114	DOM	32				

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90 FURMAN ST #N818

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,100,000	INITIAL	\$4,200,000
SQFT	1,954	PPSF	\$2,099	BEDS	3	BATHS	2
FEES	\$4,785	DOM	183				



59 SUMMIT ST

Columbia St Waterfront

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,295,000
SQFT	3,540	PPSF	\$1,129	BEDS	4	BATHS	4
FEES	\$2,414	DOM	434				



354 16TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	3,178	PPSF	\$1,258	BEDS	5	BATHS	3
FEES	\$636	DOM	27				



480 KENT AVE #PHF

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	1,775	PPSF	\$2,141	BEDS	3	BATHS	3
FEES	\$5,466	DOM	3				



144 VANDERBILT AVE #7A

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,475,000	INITIAL	\$3,475,000
SQFT	1,813	PPSF	\$1,917	BEDS	3	BATHS	2
FEES	\$3,797	DOM	52				



86 3RD PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	\$3,400,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$758	DOM	54				

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323 BERGEN ST #417E

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
SQFT	1,790	PPSF	\$1,844	BEDS	3	BATHS	2
FEES	\$4,454	DOM	195				



123 WILLOUGHBY AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
SQFT	4,200	PPSF	\$786	BEDS	9	BATHS	N/A
FEES	N/A	DOM	66				



35 PROSPECT PARK WEST #9A

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,875,000	INITIAL	\$2,875,000
SQFT	2,126	PPSF	\$1,353	BEDS	3	BATHS	3
FEES	N/A	DOM	22				



34 NORTH 7TH ST #3T

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,865,000	INITIAL	\$2,865,000
SQFT	1,541	PPSF	\$1,860	BEDS	2	BATHS	2
FEES	\$1,964	DOM	55				



138 REMSEN ST #2B/3B

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	20				



1403 PACIFIC ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	4,235	PPSF	\$673	BEDS	7	BATHS	4
FEES	\$365	DOM	68				

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118 REMSEN ST #2

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	1,216	PPSF	\$2,344	BEDS	3	BATHS	2
FEES	\$2,112	DOM	14				



2 NORTHSIDE PIERS #25P

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	\$3,250,000
SQFT	1,555	PPSF	\$1,801	BEDS	2	BATHS	2.5
FEES	\$2,133	DOM	191				



171 13TH ST

Gowanus

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,895,000
SQFT	2,345	PPSF	\$1,109	BEDS	4	BATHS	3
FEES	\$736	DOM	204				



25 GARDEN PL #3

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$1,100	DOM	99				



618 PROSPECT AVE

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,850,000
SQFT	3,042	PPSF	\$822	BEDS	6	BATHS	3
FEES	\$712	DOM	70				



429 KENT AVE #L55

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$2,499,000
SQFT	3,341	PPSF	\$748	BEDS	3	BATHS	3.5
FEES	\$6,700	DOM	138				

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75 8TH AVE #GARDEN

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	2,481	PPSF	\$1,006	BEDS	2	BATHS	2.5
FEES	\$1,995	DOM	4				



1433 DEAN ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	N/A
SQFT	3,370	PPSF	\$741	BEDS	5	BATHS	3
FEES	\$433	DOM	N/A				



480 KENT AVE #14B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	1,019	PPSF	\$2,356	BEDS	2	BATHS	2
FEES	\$2,999	DOM	3				



50 BRIDGE PARK DR #24E

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,214	PPSF	\$1,973	BEDS	2	BATHS	2
FEES	\$3,846	DOM	169				



1 CITY POINT #57C

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,368,785	INITIAL	\$2,368,785
SQFT	1,144	PPSF	\$2,071	BEDS	2	BATHS	2
FEES	\$1,421	DOM	N/A				



259 CLIFTON PL

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	3,251	PPSF	\$723	BEDS	6	BATHS	3
FEES	\$371	DOM	21				

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40 CLERMONT AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,500,000
SQFT	2,240	PPSF	\$1,005	BEDS	3	BATHS	3
FEES	\$55	DOM	107				



117 RUTLAND RD

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,249,000	INITIAL	\$2,750,000
SQFT	3,268	PPSF	\$689	BEDS	5	BATHS	2
FEES	\$696	DOM	160				



1 CITY POINT #34A

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,193,000	INITIAL	\$2,193,000
SQFT	1,174	PPSF	\$1,868	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



236 RICHARDSON ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	2,250	PPSF	\$934	BEDS	6	BATHS	2.5
FEES	\$324	DOM	51				



258 CLIFTON PL

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$1,950,000
SQFT	3,600	PPSF	\$584	BEDS	N/A	BATHS	N/A
FEES	\$324	DOM	55				

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