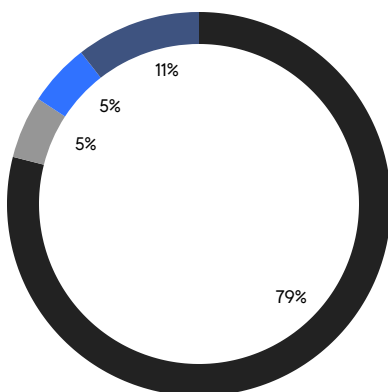
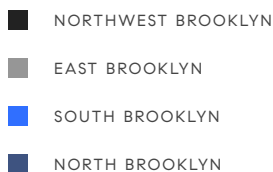


BROOKLYN WEEKLY LUXURY REPORT



842 CARROLL STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



19

CONTRACTS SIGNED
THIS WEEK

\$60,328,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 8 condos, and 11 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$3,175,158

AVERAGE ASKING PRICE

\$2,875,000

MEDIAN ASKING PRICE

\$1,296

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$60,328,000

TOTAL VOLUME

119

AVERAGE DAYS ON MARKET

133 Fort Greene Place entered contract this week, with a last asking price of \$5,700,000. This townhouse spans 4,430 square feet with 6 beds and 5 full baths. It features a 21-foot-wide footprint, a recent gut renovation, 10.5-foot ceilings, a sunlit living room with gas fireplace and open layout, a dining area with wet bar and wine fridge, a kitchen with large island and high-end appliances, a deck and private backyard, a top-floor primary suite with custom walk-in closet and marble bath, and much more.

Also signed this week was Unit 18F at 30 Front Street in DUMBO, with a last asking price of \$5,450,000. Built in 2021, this condo unit spans 2,341 square feet with 3 beds and 2 full baths. It features 125 square feet of private terrace, river and city views, a formal foyer and gallery, a custom kitchen with elaborate island and raked maple cabinetry, a functional den space, a primary bedroom with en-suite bath and walk-in closet, and much more. The building provides a 60-foot lap pool and state-of-the-art fitness center, a full-service lobby, and many other amenities.

8

CONDO DEAL(S)

0

CO-OP DEAL(S)

11

TOWNHOUSE DEAL(S)

\$3,051,250

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,265,273

AVERAGE ASKING PRICE

\$2,555,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,000,000

MEDIAN ASKING PRICE

\$1,728

AVERAGE PPSF

\$950

AVERAGE PPSF

1,812

AVERAGE SQFT

3,522

AVERAGE SQFT



133 FORT GREENE PL

Fort Greene

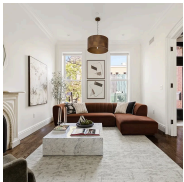
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	4,430	PPSF	\$1,287	BEDS	6	BATHS	5
FEES	\$1,653	DOM	77				



30 FRONT ST #18F

Dumbo

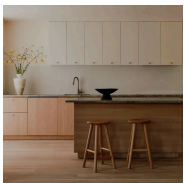
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$5,450,000
SQFT	2,341	PPSF	\$2,329	BEDS	3	BATHS	2
FEES	\$5,882	DOM	118				



414 DEAN ST

Park Slope

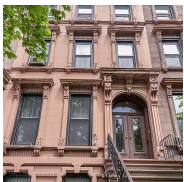
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	3,375	PPSF	\$1,184	BEDS	4	BATHS	4
FEES	\$1,070	DOM	11				



144 VANDERBILT AVE #4C

Fort Greene

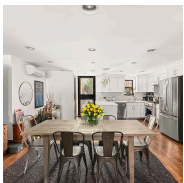
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,825,000	INITIAL	\$3,825,000
SQFT	2,033	PPSF	\$1,882	BEDS	4	BATHS	3
FEES	N/A	DOM	N/A				



237 WASHINGTON AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,500,000
SQFT	4,300	PPSF	\$756	BEDS	5	BATHS	4
FEES	\$883	DOM	118				



64 PUTNAM AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,350,000
SQFT	3,800	PPSF	\$843	BEDS	6	BATHS	4.5
FEES	\$376	DOM	97				

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.



955 PACIFIC ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$2,500,000
SQFT	4,539	PPSF	\$706	BEDS	8	BATHS	7
FEES	\$310	DOM	708				



45 SAINT MARKS AVE

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	\$788	DOM	43				



582 PACIFIC ST #1

Park Slope

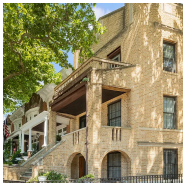
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,250,000
SQFT	2,920	PPSF	\$1,026	BEDS	3	BATHS	3.5
FEES	\$1,157	DOM	88				



157 WESTMINSTER ST

Prospect Park South

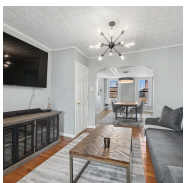
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,875,000	INITIAL	\$2,875,000
SQFT	3,000	PPSF	\$958	BEDS	6	BATHS	2.5
FEES	\$793	DOM	90				



125 SHERMAN ST

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	3,327	PPSF	\$857	BEDS	6	BATHS	3
FEES	\$1,089	DOM	28				



523 CLINTON ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,875,000
SQFT	2,400	PPSF	\$1,146	BEDS	5	BATHS	3.5
FEES	\$611	DOM	255				

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.



480 KENT AVE #15B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,600,000
SQFT	1,191	PPSF	\$2,184	BEDS	2	BATHS	2
FEES	\$3,505	DOM	3				



21 2ND ST

Carroll Gardens

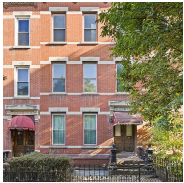
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,598,000	INITIAL	\$2,598,000
SQFT	2,449	PPSF	\$1,061	BEDS	3	BATHS	2
FEES	\$481	DOM	55				



8 SOUTH 4TH ST #24C

Williamsburg

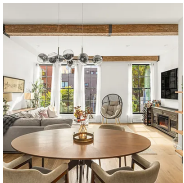
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,510,000	INITIAL	\$2,510,000
SQFT	1,418	PPSF	\$1,771	BEDS	2	BATHS	2
FEES	\$2,291	DOM	7				



265 12TH ST

Park Slope

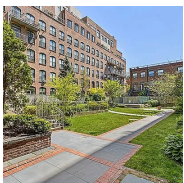
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	3,600	PPSF	\$695	BEDS	5	BATHS	3
FEES	\$640	DOM	47				



135 SACKETT ST #3

Columbia St Waterfront

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,700,000
SQFT	1,736	PPSF	\$1,438	BEDS	3	BATHS	3
FEES	\$2,677	DOM	64				

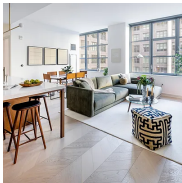


444 12TH ST #4A

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,525	PPSF	\$1,541	BEDS	3	BATHS	2
FEES	\$2,532	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.



85 JAY ST #4DYORK

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,185,000	INITIAL	\$2,185,000
SQFT	1,327	PPSF	\$1,647	BEDS	2	BATHS	2
FEES	\$3,569	DOM	198				

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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.