

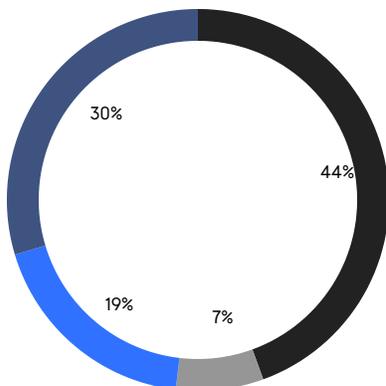
BROOKLYN WEEKLY LUXURY REPORT



451 DEGRAW STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



27

CONTRACTS SIGNED
THIS WEEK

\$80,776,174

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 13 condos, 2 co-ops, and 12 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$2,991,711

AVERAGE ASKING PRICE

\$2,695,000

MEDIAN ASKING PRICE

\$1,471

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$80,776,174

TOTAL VOLUME

131

AVERAGE DAYS ON MARKET

297 Pacific Street in Boerum Hill entered contract this week, with a last asking price of \$8,500,000. This house spans 5,685 square feet with 5 beds and 4.5 baths. It features a 25-foot-wide footprint and four stories, a large great room with fireplace and skylight, a custom chef's kitchen with built-in marble dining table and high-end appliances, two large outdoor terraces, a primary bedroom level with dual walk-in closets and large en-suite bath, parking, and much more.

Also signed this week was 1135 84th Street in Dyker Heights, with a last asking price of \$4,299,999. Originally built in 1935, this single-family house spans 5,056 square feet with 7 beds and 3 baths. It features high ceilings, custom wood moldings and trim, a large formal dining room, multiple wood-burning fireplaces, stained glass windows, original solid wood pocket doors and flooring throughout, and much more.

13

CONDO DEAL(S)

2

CO-OP DEAL(S)

12

TOWNHOUSE DEAL(S)

\$2,940,322

AVERAGE ASKING PRICE

\$2,350,000

AVERAGE ASKING PRICE

\$3,154,334

AVERAGE ASKING PRICE

\$2,900,000

MEDIAN ASKING PRICE

\$2,350,000

MEDIAN ASKING PRICE

\$2,547,000

MEDIAN ASKING PRICE

\$1,877

AVERAGE PPSF

\$1,007

AVERAGE PPSF

1,605

AVERAGE SQFT

3,249

AVERAGE SQFT



297 PACIFIC ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$12,000,000
SQFT	5,685	PPSF	\$1,496	BEDS	5	BATHS	4.5
FEES	\$1,166	DOM	400				



1135 84TH ST

Dyker Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,299,999	INITIAL	\$4,299,999
SQFT	5,056	PPSF	\$851	BEDS	7	BATHS	2.5
FEES	\$1,484	DOM	102				



280 SAINT MARKS AVE #THE

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	1,857	PPSF	\$2,047	BEDS	4	BATHS	3
FEES	\$3,784	DOM	32				



339 STUYVESANT AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,699,000	INITIAL	\$3,699,000
SQFT	4,050	PPSF	\$914	BEDS	6	BATHS	4
FEES	\$518	DOM	84				



323 BERGEN ST #501W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,694	PPSF	\$2,126	BEDS	3	BATHS	2.5
FEES	\$4,300	DOM	33				



25 CONSELYEA ST #2

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	\$3,895,000
SQFT	2,230	PPSF	\$1,613	BEDS	4	BATHS	3
FEES	\$1,001	DOM	176				

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480 KENT AVE #21A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,225,000	INITIAL	\$3,225,000
SQFT	1,442	PPSF	\$2,237	BEDS	2	BATHS	2
FEES	\$4,243	DOM	3				



8 SOUTH 4TH ST #27A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,010,000	INITIAL	\$3,010,000
SQFT	1,319	PPSF	\$2,283	BEDS	2	BATHS	2.5
FEES	\$2,579	DOM	N/A				



1 JOHN ST #5C

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,990,000	INITIAL	\$2,990,000
SQFT	1,495	PPSF	\$2,000	BEDS	2	BATHS	2
FEES	\$4,023	DOM	37				



144 FREEMAN ST #TH1B

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	\$3,000,000
SQFT	2,295	PPSF	\$1,264	BEDS	2	BATHS	2
FEES	\$2,597	DOM	248				



224 NORTH 6TH ST #2

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	\$2,800,000
SQFT	1,499	PPSF	\$1,868	BEDS	3	BATHS	3
FEES	\$1,880	DOM	N/A				



123 SOUTH 1ST ST #TH1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,745,000	INITIAL	\$2,875,000
SQFT	1,679	PPSF	\$1,635	BEDS	3	BATHS	3
FEES	\$695	DOM	88				

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427 QUINCY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	2,815	PPSF	\$958	BEDS	5	BATHS	3
FEES	\$250	DOM	39				



726 LINCOLN PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,995,000
SQFT	3,180	PPSF	\$848	BEDS	5	BATHS	2
FEES	\$845	DOM	117				



343 PROSPECT AVE

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,599,000	INITIAL	\$2,850,000
SQFT	1,725	PPSF	\$1,507	BEDS	4	BATHS	2
FEES	\$321	DOM	497				



29 HURON ST #2KE

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
SQFT	1,507	PPSF	\$1,693	BEDS	3	BATHS	2.5
FEES	\$3,036	DOM	228				



1 CITY POINT #67C

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,549,685	INITIAL	\$2,549,685
SQFT	1,146	PPSF	\$2,225	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



549 1ST ST #1

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$1,314	DOM	24				

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108 WITHERS ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,695,000
SQFT	1,908	PPSF	\$1,308	BEDS	3	BATHS	2.5
FEES	\$426	DOM	N/A				



1 CITY POINT #49C

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,309,490	INITIAL	\$2,309,490
SQFT	1,147	PPSF	\$2,014	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



438 THROOP AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	N/A
SQFT	3,380	PPSF	\$666	BEDS	5	BATHS	3
FEES	\$289	DOM	N/A				



468 STATE ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	2,200	PPSF	\$1,023	BEDS	4	BATHS	3
FEES	\$612	DOM	12				



75 LIVINGSTON ST #14C

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	1,694	PPSF	\$1,299	BEDS	3	BATHS	2
FEES	\$2,033	DOM	103				



79 KERMIT PL

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,395,000
SQFT	3,000	PPSF	\$732	BEDS	6	BATHS	4
FEES	\$684	DOM	186				

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345 BERGEN ST #2

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,295,000
SQFT	1,554	PPSF	\$1,384	BEDS	3	BATHS	2.5
FEES	\$2,005	DOM	180				



243 EAST 7TH ST

Kensington

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	N/A
SQFT	2,736	PPSF	\$766	BEDS	4	BATHS	3.5
FEES	\$590	DOM	N/A				



237 ALBANY AVE

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,079,000	INITIAL	\$2,079,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$369	DOM	31				

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