

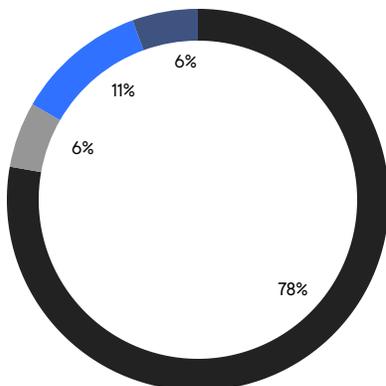
BROOKLYN WEEKLY LUXURY REPORT



234 CLINTON STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



18

CONTRACTS SIGNED
THIS WEEK

\$50,738,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 9 condos, and 9 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$2,818,778

AVERAGE ASKING PRICE

\$2,499,000

MEDIAN ASKING PRICE

\$1,398

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$50,738,000

TOTAL VOLUME

151

AVERAGE DAYS ON MARKET

301 Park Place in Prospect Heights entered contract this week, with a last asking price of \$4,499,000. This townhouse spans approximately 3,500 square feet with 4 beds and 4 baths. It features a 20-foot-wide footprint, intricate stained glass windows, a recent full renovation, two marble fireplaces, a custom-designed kitchen with quartz countertops, a rear yard with patio, preserved woodwork features, engineered oak flooring, and much more.

Also signed this week was 578 4th Street in Park Slope, with a last asking price of \$4,250,000. This townhouse spans approximately 2,600 square feet with 5 beds and 4 baths. It features original stained glass windows, restored parquet floors, plaster molding, and woodwork, a limestone facade with copper bay window, a garden patio, a primary bedroom with dressing area and bath with steam shower, and much more.

9

CONDO DEAL(S)

0

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$2,600,445

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,037,112

AVERAGE ASKING PRICE

\$2,375,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,995,000

MEDIAN ASKING PRICE

\$1,754

AVERAGE PPSF

\$941

AVERAGE PPSF

1,552

AVERAGE SQFT

3,194

AVERAGE SQFT



301 PARK PL

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,499,000	INITIAL	\$4,499,000
SQFT	3,500	PPSF	\$1,286	BEDS	4	BATHS	3.5
FEES	\$1,229	DOM	17				



578 4TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	\$1,063	DOM	11				



171 COLUMBIA HEIGHTS #6C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,525,000	INITIAL	\$3,525,000
SQFT	1,282	PPSF	\$2,750	BEDS	2	BATHS	2.5
FEES	\$4,183	DOM	N/A				



547 10TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	3,900	PPSF	\$898	BEDS	7	BATHS	3
FEES	\$1,250	DOM	123				



445 WAVERLY AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,195,000	INITIAL	\$4,200,000
SQFT	2,860	PPSF	\$1,118	BEDS	4	BATHS	4
FEES	\$540	DOM	552				



8 SOUTH 4TH ST #30B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,085,000	INITIAL	\$3,085,000
SQFT	1,357	PPSF	\$2,274	BEDS	2	BATHS	2.5
FEES	\$2,803	DOM	2				

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10 JACKSON PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	2,930	PPSF	\$1,023	BEDS	4	BATHS	3
FEES	\$533	DOM	29				



145 PRESIDENT ST #6C

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,800	PPSF	\$1,664	BEDS	3	BATHS	2.5
FEES	\$3,844	DOM	19				



221 EAST 21ST ST

Flatbush

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	2,900	PPSF	\$863	BEDS	5	BATHS	3
FEES	\$695	DOM	310				



145 HUNTINGTON ST #1R

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,498,000	INITIAL	\$2,588,000
SQFT	2,400	PPSF	\$1,041	BEDS	3	BATHS	2.5
FEES	\$2,774	DOM	260				



532 CLINTON AVE #5A

Clinton Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,375,000	INITIAL	\$2,475,000
SQFT	1,528	PPSF	\$1,555	BEDS	3	BATHS	3
FEES	\$2,660	DOM	43				



228 13TH ST #PH3

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	1,412	PPSF	\$1,626	BEDS	2	BATHS	2
FEES	\$2,864	DOM	N/A				

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115 YORK ST #10A

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,291	PPSF	\$1,743	BEDS	2	BATHS	2
FEES	\$3,533	DOM	491				



298A 14TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,300,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$324	DOM	34				



212 SOUTH OXFORD ST #PHB

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	1,712	PPSF	\$1,286	BEDS	3	BATHS	2
FEES	\$1,814	DOM	29				



1 CITY POINT #32F

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,181,000	INITIAL	\$2,181,000
SQFT	1,185	PPSF	\$1,841	BEDS	2	BATHS	2
FEES	N/A	DOM	4				



2052 EAST 17TH ST

Homecrest

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	3,744	PPSF	\$561	BEDS	7	BATHS	3
FEES	\$843	DOM	290				



749 MONROE ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,295,000
SQFT	2,520	PPSF	\$832	BEDS	5	BATHS	3
FEES	\$104	DOM	194				

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