

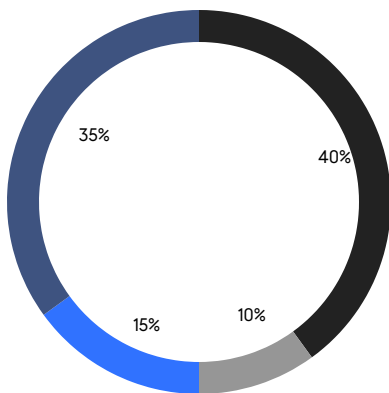
BROOKLYN WEEKLY LUXURY REPORT



298 DEKALB AVE

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



20

CONTRACTS SIGNED
THIS WEEK

\$69,546,800

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 7 condos, and 13 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,477,340

AVERAGE ASKING PRICE

\$2,622,500

MEDIAN ASKING PRICE

\$1,258

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$69,546,800

TOTAL VOLUME

150

AVERAGE DAYS ON MARKET

150 Henry Street in Brooklyn Heights entered contract this week, with a last asking price of \$7,995,000. Originally built in 1830, this renovated townhouse spans 5,546 square feet with 7 beds and 3 full baths. It features a 23.5-foot-wide footprint, original details including decorative moldings, marble mantels, and hardwood floors, high ceilings, a chef's kitchen with stone countertops and high-end appliances, a primary bedroom with two walk-in closets and private deck, a garden, and much more.

Also signed this week was 329 Vanderbilt Avenue in Clinton Hill, with a last asking price of \$7,500,000. Originally built in 1870s, this home spans 3,050 square feet with 3 beds and 3 full baths. It features a landscaped roof terrace and inner atrium, high ceilings, an open, eat-in kitchen with wood cabinetry, oversized windows, wood ceilings with recessed lighting, custom millwork, a rear garden, and much more.

7

CONDO DEAL(S)

0

CO-OP DEAL(S)

13

TOWNHOUSE DEAL(S)

\$3,166,286

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,644,831

AVERAGE ASKING PRICE

\$2,450,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,650,000

MEDIAN ASKING PRICE

\$1,692

AVERAGE PPSF

\$1,025

AVERAGE PPSF

1,850

AVERAGE SQFT

3,636

AVERAGE SQFT



150 HENRY ST

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	5,546	PPSF	\$1,442	BEDS	7	BATHS	3.5
FEES	\$2,667	DOM	238				



329 VANDERBILT AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	3,050	PPSF	\$2,460	BEDS	3	BATHS	3.5
FEES	\$887	DOM	35				



11 HOYT ST #19H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	3,190	PPSF	\$1,866	BEDS	5	BATHS	4
FEES	\$7,118	DOM	182				



44 WILLOW PL

Brooklyn Heights

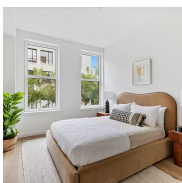
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,625,000	INITIAL	\$5,850,000
SQFT	3,036	PPSF	\$1,853	BEDS	3	BATHS	2.5
FEES	\$2,186	DOM	427				



1782 EAST 24TH ST

Homecrest

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,489,000	INITIAL	\$4,489,000
SQFT	6,500	PPSF	\$691	BEDS	7	BATHS	7.5
FEES	\$858	DOM	193				



171 CALYER ST #4B

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	2,051	PPSF	\$1,926	BEDS	4	BATHS	3
FEES	\$5,033	DOM	N/A				

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259 DECATUR ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	4,000	PPSF	\$749	BEDS	4	BATHS	5.5
FEES	\$1,027	DOM	100				



991 LORIMER ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	3,026	PPSF	\$909	BEDS	6	BATHS	3.5
FEES	\$596	DOM	35				



145 CLIFTON PL

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000
SQFT	2,520	PPSF	\$1,052	BEDS	4	BATHS	3.5
FEES	\$486	DOM	79				



171 NORTH 1ST ST #PHG

Williamsburg

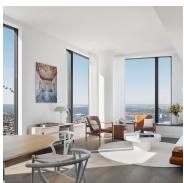
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,645,000	INITIAL	\$2,645,000
SQFT	1,309	PPSF	\$2,021	BEDS	2	BATHS	2
FEES	\$3,575	DOM	N/A				



235A MADISON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,800,000
SQFT	2,800	PPSF	\$929	BEDS	5	BATHS	3.5
FEES	\$265	DOM	40				



11 HOYT ST #51H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000
SQFT	1,571	PPSF	\$1,560	BEDS	3	BATHS	3
FEES	\$4,060	DOM	N/A				

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328 ATLANTIC AVE #301

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,435,000	INITIAL	\$2,650,000
SQFT	1,728	PPSF	\$1,410	BEDS	3	BATHS	2.5
FEES	\$1,952	DOM	435				



11 HOYT ST #49H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,570	PPSF	\$1,526	BEDS	3	BATHS	3
FEES	\$4,057	DOM	N/A				



20 HENRY ST #3AS

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,339,000	INITIAL	\$2,339,000
SQFT	1,530	PPSF	\$1,529	BEDS	3	BATHS	2
FEES	\$3,620	DOM	13				



511 MONROE ST

Bedford Stuyvesant

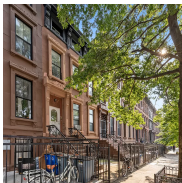
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	3,191	PPSF	\$721	BEDS	4	BATHS	4
FEES	\$408	DOM	71				



1174 78TH ST

Dyker Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,199,900	INITIAL	\$2,299,900
SQFT	3,938	PPSF	\$559	BEDS	5	BATHS	5
FEES	N/A	DOM	83				

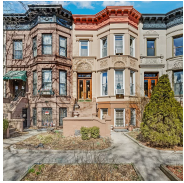


244 VERNON AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,149,900	INITIAL	\$2,249,900
SQFT	3,360	PPSF	\$640	BEDS	6	BATHS	3
FEES	\$303	DOM	118				

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217 LINCOLN RD

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,129,000	INITIAL	\$2,595,000
SQFT	3,149	PPSF	\$677	BEDS	5	BATHS	2.5
FEES	\$634	DOM	279				



424 QUINCY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,250,000
SQFT	3,152	PPSF	\$635	BEDS	7	BATHS	3.5
FEES	\$292	DOM	57				

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