

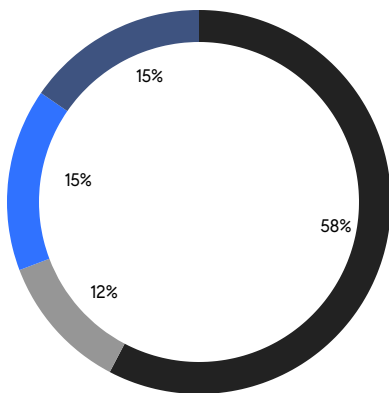
# BROOKLYN WEEKLY LUXURY REPORT



533 PACIFIC STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



26

CONTRACTS SIGNED  
THIS WEEK

\$87,245,614

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 10 condos, 1 co-op, and 15 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$3,355,601**

AVERAGE ASKING PRICE

**\$2,645,000**

MEDIAN ASKING PRICE

**\$1,395**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$87,245,614**

TOTAL VOLUME

**132**

AVERAGE DAYS ON MARKET

Unit PH16S at 1 Grand Army Plaza in Prospect Heights entered contract this week, with a last asking price of \$9,950,000. Built in 2008, this penthouse condo unit spans 3,500 square feet with 4 beds and 3 full baths. It features 2,500 square feet of outdoor space, floor-to-ceiling windows throughout, a 60-foot living and dining room, a recently renovated kitchen with large island and marble and quartzite counters and backsplash, a west-facing primary bedroom with en-suite bath and walk-in closets, and much more. The building provides full-service staff, an upcoming gym, bike storage, parking, and many other amenities.

Also signed this week was 10 Remsen Street in Brooklyn Heights, with a last asking price of \$8,250,000. Originally built in 1940, this townhouse spans 5,160 square feet with 5 beds and 4 full baths. It features a 21-foot-wide footprint, high ceilings, a chef's kitchen with paneled appliances and quartz countertops and island, a primary bedroom with garden view, dual walk-in closets, and spa-like en-suite bath, a roof deck, wood floors, and much more.

**10**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**15**

TOWNHOUSE DEAL(S)

**\$3,307,562**

AVERAGE ASKING PRICE

**\$2,395,000**

AVERAGE ASKING PRICE

**\$3,451,667**

AVERAGE ASKING PRICE

**\$2,493,310**

MEDIAN ASKING PRICE

**\$2,395,000**

MEDIAN ASKING PRICE

**\$2,795,000**

MEDIAN ASKING PRICE

**\$1,856**

AVERAGE PPSF

**\$1,062**

AVERAGE PPSF

**1,700**

AVERAGE SQFT

**3,400**

AVERAGE SQFT



### 1 GRAND ARMY PLAZA #PH16S

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	3,500	PPSF	\$2,843	BEDS	4	BATHS	3.5
FEES	\$5,051	DOM	28				



### 10 REMSEN ST

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,950,000
SQFT	5,160	PPSF	\$1,599	BEDS	5	BATHS	4
FEES	\$3,434	DOM	720				



### 290 HICKS ST

Brooklyn Heights

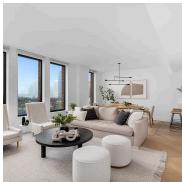
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	3,264	PPSF	\$1,762	BEDS	5	BATHS	2.5
FEES	\$1,555	DOM	26				



### 147 85TH ST

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,999,999	INITIAL	N/A
SQFT	7,267	PPSF	\$689	BEDS	5	BATHS	5.5
FEES	\$2,301	DOM	N/A				



### 78 AMITY ST #PHC

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,499,000	INITIAL	\$3,400,000
SQFT	1,514	PPSF	\$2,312	BEDS	3	BATHS	2.5
FEES	\$3,063	DOM	247				

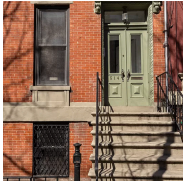


### 678 PARK PLACE

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	3,433	PPSF	\$1,005	BEDS	5	BATHS	4
FEES	\$317	DOM	63				

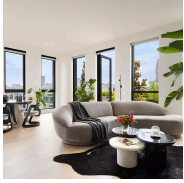
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### 514 CLINTON ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	2,800	PPSF	\$1,233	BEDS	4	BATHS	4
FEES	N/A	DOM	35				



### 215 NORTH 10TH ST #PHC

Williamsburg

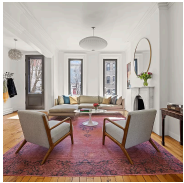
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	1,465	PPSF	\$2,185	BEDS	2	BATHS	2
FEES	\$4,402	DOM	128				



### 1642 11TH AVE

Windsor Terrace

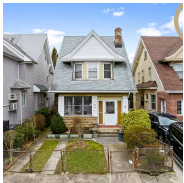
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,295,000
SQFT	3,120	PPSF	\$960	BEDS	3	BATHS	2
FEES	\$594	DOM	56				



### 279A 14TH ST

Park Slope

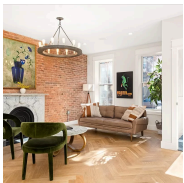
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$595	DOM	28				



### 866 EAST 10TH ST

Midwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,795,000
SQFT	3,000	PPSF	\$932	BEDS	4	BATHS	2
FEES	\$657	DOM	40				



### 167 PUTNAM AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$3,195,000
SQFT	2,510	PPSF	\$1,074	BEDS	5	BATHS	4.5
FEES	\$181	DOM	411				

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### 49 NORTH 8TH ST #2CD

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,950,000
SQFT	1,657	PPSF	\$1,627	BEDS	3	BATHS	2
FEES	\$2,304	DOM	72				



### 161A DIAMOND ST

Greenpoint

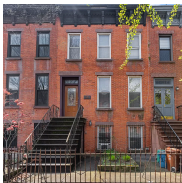
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	2,500	PPSF	\$1,038	BEDS	4	BATHS	3.5
FEES	\$697	DOM	36				



### 1 CITY POINT #63C

Downtown Brooklyn

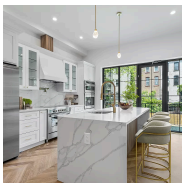
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,536,620	INITIAL	\$2,536,620
SQFT	1,144	PPSF	\$2,218	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



### 524 11TH ST

Park Slope

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	2,330	PPSF	\$1,073	BEDS	5	BATHS	3
FEES	\$597	DOM	16				



### 667 JEFFERSON AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,995	INITIAL	\$2,650,000
SQFT	3,600	PPSF	\$695	BEDS	5	BATHS	3.5
FEES	\$458	DOM	264				

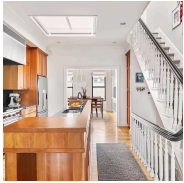


### 348 SACKETT ST #1B

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000
SQFT	1,519	PPSF	\$1,613	BEDS	3	BATHS	2
FEES	\$1,227	DOM	29				

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### 457 1ST ST #2

Park Slope

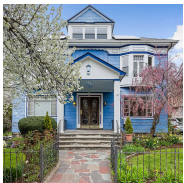
TYPE	COOP	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	2,180	PPSF	\$1,099	BEDS	3	BATHS	2
FEES	\$383	DOM	25				



### 318 16TH ST

Park Slope

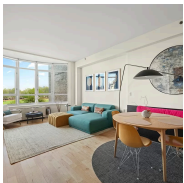
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,500,000
SQFT	2,600	PPSF	\$904	BEDS	5	BATHS	2.5
FEES	\$444	DOM	65				



### 335 EAST 17TH ST

Flatbush

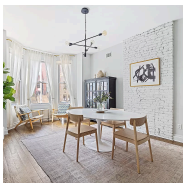
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	4.5
FEES	\$644	DOM	35				



### 20 BAYARD ST #4D

Williamsburg

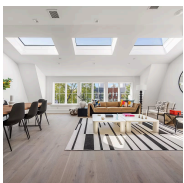
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,312	PPSF	\$1,715	BEDS	3	BATHS	2
FEES	\$3,134	DOM	53				



### 695 DEGRAW ST #1

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,655	PPSF	\$1,360	BEDS	3	BATHS	2.5
FEES	\$690	DOM	15				



### 108 KING ST #2

Red Hook

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,245,000	INITIAL	\$2,500,000
SQFT	1,897	PPSF	\$1,184	BEDS	3	BATHS	3
FEES	\$1,572	DOM	566				

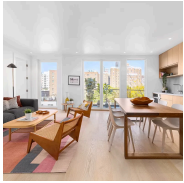
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### 8 SAINT CHARLES PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	2,615	PPSF	\$842	BEDS	5	BATHS	2.5
FEES	\$425	DOM	75				



### 415 DEGRAW ST #PH

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,250,000
SQFT	1,334	PPSF	\$1,500	BEDS	2	BATHS	2
FEES	\$1,441	DOM	128				

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