

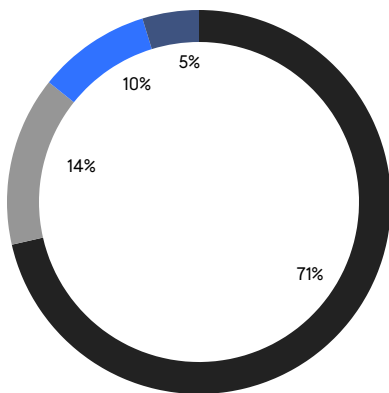
# BROOKLYN WEEKLY LUXURY REPORT



533 PACIFIC STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



21

CONTRACTS SIGNED  
THIS WEEK

\$61,388,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 7 condos, 4 co-ops, and 10 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

**\$2,923,239**

AVERAGE ASKING PRICE

**\$2,250,000**

MEDIAN ASKING PRICE

**\$1,346**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$61,388,000**

TOTAL VOLUME

**86**

AVERAGE DAYS ON MARKET

Unit 2 at 278 Henry Street in Brooklyn Heights entered contract this week, with a last asking price of \$6,510,000. This co-op unit spans approximately 3,600 square feet with 5 beds and 3 full baths. It features a private parlor floor entrance, an original mahogany sweeping staircase, an L-shaped living room and formal dining area, custom walnut built-in storage, multiple decks and terraces, an eat-in kitchen with stone counters, a primary bedroom with windowed private bath and walk-in closet, and much more.

Also signed this week was Unit 6A at 1 Prospect Park West in Park Slope, with a last asking price of \$5,995,000. Originally built in the 1920s and reimaged in 2020, this condo unit spans approximately 2,700 square feet with 4 beds and 3 full baths. It features high ceilings, preserved original details, north, east, and south exposures, a custom-designed kitchen with high-end appliances and marble island and countertops, a primary bedroom wing with oversized windows, pinewood flooring, and much more. The building provides a rooftop area with private gardens and city views, a fitness studio and basketball court, a sauna and steam room, and many other amenities.

**7**

CONDO DEAL(S)

**4**

CO-OP DEAL(S)

**10**

TOWNHOUSE DEAL(S)

**\$3,044,858**

AVERAGE ASKING PRICE

**\$3,420,000**

AVERAGE ASKING PRICE

**\$2,639,400**

AVERAGE ASKING PRICE

**\$2,250,000**

MEDIAN ASKING PRICE

**\$2,485,000**

MEDIAN ASKING PRICE

**\$2,200,000**

MEDIAN ASKING PRICE

**\$1,717**

AVERAGE PPSF

**\$1,006**

AVERAGE PPSF

**1,749**

AVERAGE SQFT

**2,834**

AVERAGE SQFT



### 278 HENRY ST #2

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,510,000	INITIAL	\$6,510,000
SQFT	3,600	PPSF	\$1,808	BEDS	5	BATHS	3.5
FEES	\$2,722	DOM	N/A				



### 1 PROSPECT PARK WEST #6A

Park Slope

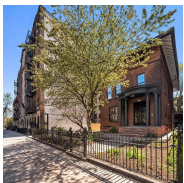
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,700	PPSF	\$2,221	BEDS	4	BATHS	3.5
FEES	\$7,478	DOM	9				



### 283 CARROLL ST

Carroll Gardens

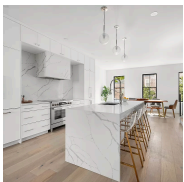
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	\$822	DOM	21				



### 1290 PACIFIC ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	6,000	PPSF	\$666	BEDS	6	BATHS	4.5
FEES	\$409	DOM	61				



### 381 BERGEN ST #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	\$3,400,000
SQFT	1,947	PPSF	\$1,747	BEDS	3	BATHS	2.5
FEES	\$887	DOM	75				

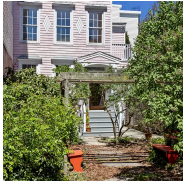


### 180 FRONT ST #19L-FRONT

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	\$3,150,000
SQFT	1,630	PPSF	\$1,933	BEDS	3	BATHS	3
FEES	\$4,281	DOM	N/A				

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### 61 NORMAN AVE

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	2,520	PPSF	\$1,092	BEDS	4	BATHS	3
FEES	\$385	DOM	24				



### 167 CLINTON ST #3

Brooklyn Heights

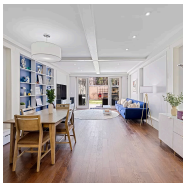
TYPE	COOP	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$1,220	DOM	13				



### 135 EASTERN PKWY #9I

Prospect Heights

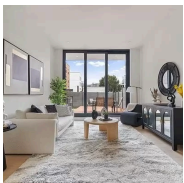
TYPE	COOP	STATUS	CONTRACT	ASK	\$2,375,000	INITIAL	\$2,475,000
SQFT	1,900	PPSF	\$1,250	BEDS	3	BATHS	3
FEES	N/A	DOM	371				



### 85 HALL ST

Clinton Hill

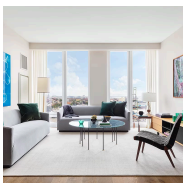
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,999,000
SQFT	2,100	PPSF	\$1,096	BEDS	5	BATHS	3
FEES	\$311	DOM	247				



### 605 LORIMER ST

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,919	PPSF	\$1,173	BEDS	3	BATHS	2.5
FEES	\$1,369	DOM	39				



### 50 BRIDGE PARK DR #22E

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,225,000	INITIAL	\$2,225,000
SQFT	1,214	PPSF	\$1,833	BEDS	2	BATHS	2
FEES	\$2,564	DOM	130				

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### 27 DIKEMAN ST

Red Hook

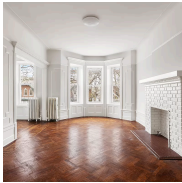
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	2,950	PPSF	\$746	BEDS	3	BATHS	3
FEES	\$228	DOM	51				



### 41 EASTERN PKWY #3A

Prospect Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	2,000	PPSF	\$1,100	BEDS	3	BATHS	2
FEES	\$2,100	DOM	100				



### 1078 CARROLL ST

Crown Heights

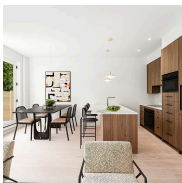
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	3
FEES	N/A	DOM	33				



### 661 DECATUR ST

Bedford Stuyvesant

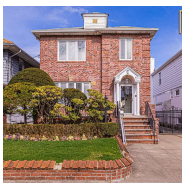
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,199,000	INITIAL	\$2,199,000
SQFT	3,205	PPSF	\$687	BEDS	5	BATHS	3.5
FEES	\$258	DOM	84				



### 42 GARFIELD PL #1

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,199,000	INITIAL	\$2,199,000
SQFT	1,639	PPSF	\$1,342	BEDS	2	BATHS	2.5
FEES	\$1,177	DOM	52				

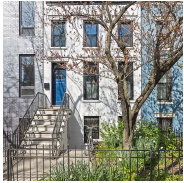


### 2415 AVE SOUTH

Sheepshead Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,298,000
SQFT	3,240	PPSF	\$664	BEDS	3	BATHS	3
FEES	\$1,052	DOM	63				

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### 235 8TH ST

Park Slope

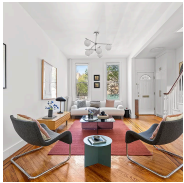
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	1,404	PPSF	\$1,496	BEDS	3	BATHS	2
FEES	\$382	DOM	39				



### 567 8TH ST #3L

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	1,188	PPSF	\$1,764	BEDS	3	BATHS	2
FEES	\$805	DOM	19				



### 5A WEBSTER PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,195,000
SQFT	1,252	PPSF	\$1,598	BEDS	3	BATHS	1.5
FEES	\$288	DOM	196				

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