

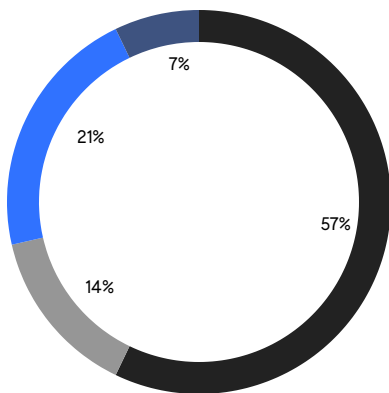
# BROOKLYN WEEKLY LUXURY REPORT



605 2ND STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



14

CONTRACTS SIGNED  
THIS WEEK

\$41,804,999

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 6 condos, and 8 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$2,986,072**

AVERAGE ASKING PRICE

**\$2,642,500**

MEDIAN ASKING PRICE

**\$1,476**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$41,804,999**

TOTAL VOLUME

**141**

AVERAGE DAYS ON MARKET

Unit 4B at 1 John Street in DUMBO entered contract this week, with a last asking price of \$5,799,000. Built in 2016, this condo unit spans 2,497 square feet with 3 beds and 3 full baths. It features city and river views, a spacious chef's kitchen with dual oversized stone islands, a primary bedroom with built-in Porro closets and en-suite bath, high ceilings, white oak wide-plank flooring, and much more. The building provides a full-time doorman and concierge, a landscaped roof deck, a gym, storage, and many other amenities.

Also signed this week was 39 Strong Place in Cobble Hill, with a last asking price of \$4,950,000. This single-family townhouse spans approximately 3,000 square feet with 4 beds and 2 full baths. It features a center stair layout, multiple wood-burning fireplaces, full-width bedrooms with views, a remodeled contemporary kitchen with custom cabinetry, a landscaped back yard and deck, a full-height basement, abundant natural lighting, and much more.

**6**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**8**

TOWNHOUSE DEAL(S)

**\$3,301,334**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$2,749,625**

AVERAGE ASKING PRICE

**\$2,917,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,424,000**

MEDIAN ASKING PRICE

**\$2,013**

AVERAGE PPSF

**\$1,029**

AVERAGE PPSF

**1,698**

AVERAGE SQFT

**2,438**

AVERAGE SQFT

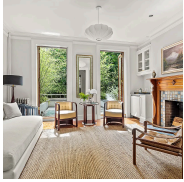




### 1 JOHN ST #4B

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,799,000	INITIAL	\$5,999,999
SQFT	2,497	PPSF	\$2,323	BEDS	3	BATHS	3.5
FEES	\$5,788	DOM	494				



### 39 STRONG PL

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	\$749	DOM	77				



### 130 DOUGLASS ST

Boerum Hill

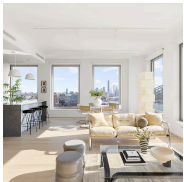
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,399,000	INITIAL	\$3,399,000
SQFT	2,400	PPSF	\$1,417	BEDS	4	BATHS	3
FEES	\$338	DOM	70				



### 205 WATER ST #7B

Dumbo

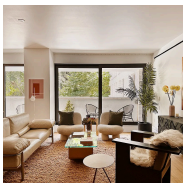
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,285,000
SQFT	1,641	PPSF	\$1,826	BEDS	3	BATHS	2
FEES	\$4,515	DOM	84				



### 8 SOUTH 4TH ST #23B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,935,000	INITIAL	\$2,935,000
SQFT	1,357	PPSF	\$2,163	BEDS	2	BATHS	2.5
FEES	\$2,665	DOM	11				



### 280 SAINT MARKS AVE #3E

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,899,000	INITIAL	\$2,899,000
SQFT	1,635	PPSF	\$1,774	BEDS	3	BATHS	2
FEES	\$2,804	DOM	52				

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### 8 SOUTH 4TH ST #14B

Williamsburg

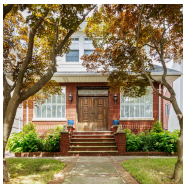
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,685,000	INITIAL	\$2,685,000
SQFT	1,357	PPSF	\$1,979	BEDS	2	BATHS	2.5
FEES	\$2,482	DOM	102				



### 84 DEAN ST

Boerum Hill

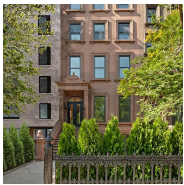
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	N/A
SQFT	2,150	PPSF	\$1,209	BEDS	3	BATHS	3.5
FEES	\$396	DOM	N/A				



### 91 81ST ST

Bay Ridge

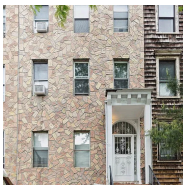
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,599,000	INITIAL	\$2,599,000
SQFT	2,640	PPSF	\$984	BEDS	4	BATHS	3.5
FEES	\$1,624	DOM	126				



### 76 1ST PL #3

Carroll Gardens

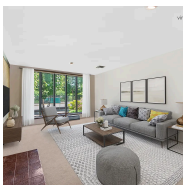
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$953	DOM	N/A				



### 191 WASHINGTON AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,249,000	INITIAL	\$2,249,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$699	DOM	73				



### 1150 EAST 5TH ST

Ocean Parkway

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,149,999	INITIAL	\$2,499,000
SQFT	2,165	PPSF	\$994	BEDS	3	BATHS	3
FEES	\$253	DOM	412				

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### 316 MARLBOROUGH RD

Flatbush

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,050,000	INITIAL	\$2,050,000
SQFT	3,012	PPSF	\$681	BEDS	4	BATHS	3.5
FEES	\$883	DOM	93				



### 78 ROGERS AVE

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
SQFT	2,260	PPSF	\$885	BEDS	4	BATHS	3
FEES	\$488	DOM	88				

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