

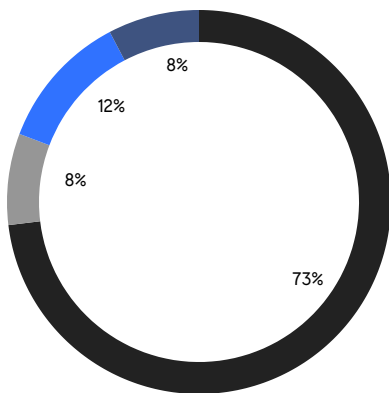
BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



26

CONTRACTS SIGNED
THIS WEEK

\$80,781,498

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 11 condos, 2 co-ops, and 13 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,106,981

AVERAGE ASKING PRICE

\$2,850,000

MEDIAN ASKING PRICE

\$1,258

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$80,781,498

TOTAL VOLUME

72

AVERAGE DAYS ON MARKET

224 Clinton Street in Cobble Hill entered contract this week, with a last asking price of \$7,950,000. Built in 1847, this townhouse spans approximately 4,800 square feet with 7 beds and 3 full baths. It features a triple parlor with floor-to-ceiling windows, a full storage cellar, French doors, a landscaped garden, built-in speakers, high ceilings, a kitchen with high-end appliances and double-height cabinets, a primary bedroom with dual walk-in closets and en-suite bath, and much more.

Also signed this week was 56 Garfield Place in Park Slope, with a last asking price of \$5,950,000. Almost newly-constructed in 2017, this single-family townhouse spans 5,032 square feet with 4 beds and 5 full baths. It features a finished cellar, an all-floor elevator, multiple outdoor spaces, a living room with high ceilings and custom crown molding, a state-of-the-art kitchen with a wall of windows and high-end appliances, a primary bedroom with en-suite marble bath, and much more.

11

CONDO DEAL(S)

2

CO-OP DEAL(S)

13

TOWNHOUSE DEAL(S)

\$2,799,455

AVERAGE ASKING PRICE

\$2,550,000

AVERAGE ASKING PRICE

\$3,452,885

AVERAGE ASKING PRICE

\$2,795,000

MEDIAN ASKING PRICE

\$2,550,000

MEDIAN ASKING PRICE

\$2,895,000

MEDIAN ASKING PRICE

\$1,529

AVERAGE PPSF

\$1,070

AVERAGE PPSF

1,946

AVERAGE SQFT

3,180

AVERAGE SQFT



224 CLINTON ST

Cobble Hill

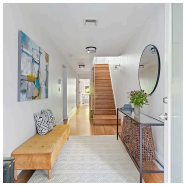
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|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$7,950,000 | INITIAL | \$8,250,000 |
| SQFT | 4,800 | PPSF | \$1,657 | BEDS | 7 | BATHS | 3.5 |
| FEES | \$2,680 | DOM | 93 | | | | |



56 GARFIELD PL

Park Slope

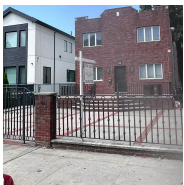
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|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$5,950,000 | INITIAL | \$5,950,000 |
| SQFT | 5,032 | PPSF | \$1,183 | BEDS | 4 | BATHS | 5.5 |
| FEES | \$1,484 | DOM | 25 | | | | |



238 CARROLL ST #1

Carroll Gardens

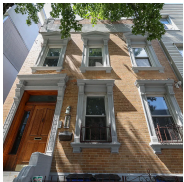
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$4,200,000 | INITIAL | \$4,490,000 |
| SQFT | 3,392 | PPSF | \$1,239 | BEDS | 3 | BATHS | 2 |
| FEES | \$1,765 | DOM | 208 | | | | |



98 VAN SICKLEN ST

Gravesend

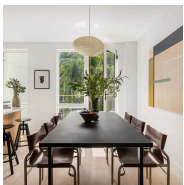
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|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$3,799,999 | INITIAL | \$4,800,000 |
| SQFT | 3,600 | PPSF | \$1,056 | BEDS | 4 | BATHS | 4 |
| FEES | \$8,320 | DOM | 83 | | | | |



365 MANHATTAN AVE

Williamsburg

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$3,492,500 | INITIAL | \$3,492,500 |
| SQFT | 3,690 | PPSF | \$947 | BEDS | 5 | BATHS | 3.5 |
| FEES | \$453 | DOM | 42 | | | | |

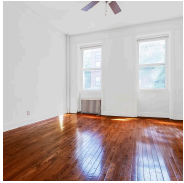


42 GARFIELD PL #PH

Park Slope

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$3,195,000 | INITIAL | \$3,195,000 |
| SQFT | 1,947 | PPSF | \$1,641 | BEDS | 3 | BATHS | 2.5 |
| FEES | \$1,607 | DOM | 14 | | | | |

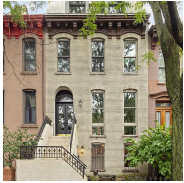
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556 HENRY ST

Carroll Gardens

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,999,999 | INITIAL | \$3,200,000 |
| SQFT | 3,200 | PPSF | \$938 | BEDS | 5 | BATHS | 4 |
| FEES | \$693 | DOM | 360 | | | | |



356 6TH ST

Park Slope

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,995,000 | INITIAL | \$2,995,000 |
| SQFT | 2,705 | PPSF | \$1,108 | BEDS | 4 | BATHS | 3.5 |
| FEES | \$475 | DOM | 36 | | | | |



8 SOUTH 4TH ST #25B

Williamsburg

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,995,000 | INITIAL | \$2,995,000 |
| SQFT | 1,357 | PPSF | \$2,208 | BEDS | 2 | BATHS | 2.5 |
| FEES | \$2,711 | DOM | 45 | | | | |



217 LAFAYETTE AVE #1

Clinton Hill

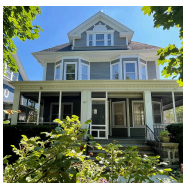
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,895,000 | INITIAL | \$2,895,000 |
| SQFT | 2,117 | PPSF | \$1,368 | BEDS | 3 | BATHS | 3 |
| FEES | \$2,194 | DOM | 28 | | | | |



417 UNION ST

Carroll Gardens

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,895,000 | INITIAL | \$2,895,000 |
| SQFT | 2,400 | PPSF | \$1,207 | BEDS | 3 | BATHS | 2 |
| FEES | \$670 | DOM | 15 | | | | |



157 WESTMINSTER RD

Prospect Park South

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,875,000 | INITIAL | \$2,875,000 |
| SQFT | 3,000 | PPSF | \$959 | BEDS | 6 | BATHS | 2.5 |
| FEES | \$793 | DOM | 29 | | | | |

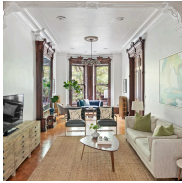
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44 GARFIELD PL #1

Park Slope

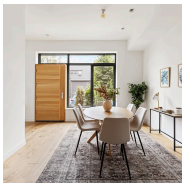
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,850,000 | INITIAL | \$2,850,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 2 | BATHS | 2.5 |
| FEES | \$1,725 | DOM | N/A | | | | |



85 8TH AVE #1

Park Slope

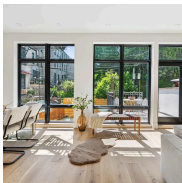
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$2,850,000 | INITIAL | \$2,850,000 |
| SQFT | 2,275 | PPSF | \$1,253 | BEDS | 3 | BATHS | 2.5 |
| FEES | \$2,675 | DOM | 39 | | | | |



22 VANDERBILT AVE

Fort Greene

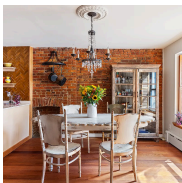
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|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,795,000 | INITIAL | \$2,795,000 |
| SQFT | 2,897 | PPSF | \$965 | BEDS | 3 | BATHS | 2 |
| FEES | \$1,260 | DOM | 32 | | | | |



353 6TH AVE #PARLOR

Park Slope

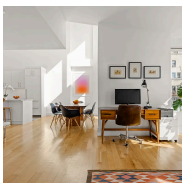
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,799,000 | INITIAL | \$2,950,000 |
| SQFT | 2,144 | PPSF | \$1,304 | BEDS | 3 | BATHS | 2.5 |
| FEES | \$1,758 | DOM | 36 | | | | |



37 QUINCY ST

Clinton Hill

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,495,000 | INITIAL | \$2,495,000 |
| SQFT | 3,710 | PPSF | \$673 | BEDS | 7 | BATHS | 3.5 |
| FEES | \$805 | DOM | 28 | | | | |



171 SOUTH PORTLAND AVE #4A

Fort Greene

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,495,000 | INITIAL | \$2,495,000 |
| SQFT | 1,690 | PPSF | \$1,477 | BEDS | 3 | BATHS | 3 |
| FEES | \$2,496 | DOM | 19 | | | | |

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590 6TH ST #1R

Park Slope

| | | | | | | | |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,475,000 | INITIAL | \$2,475,000 |
| SQFT | 2,037 | PPSF | \$1,216 | BEDS | 2 | BATHS | 2 |
| FEES | \$975 | DOM | 93 | | | | |



38 SKILLMAN AVE #3

Williamsburg

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,349,000 | INITIAL | \$2,349,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 3 |
| FEES | \$1,387 | DOM | N/A | | | | |



301 DEGRAW ST #4

Cobble Hill

| | | | | | | | |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,295,000 | INITIAL | \$2,295,000 |
| SQFT | 1,195 | PPSF | \$1,921 | BEDS | 3 | BATHS | 2 |
| FEES | \$983 | DOM | 15 | | | | |



41 PIERREPONT ST #4

Brooklyn Heights

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$2,250,000 | INITIAL | \$2,250,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 2 | BATHS | 2 |
| FEES | \$1,522 | DOM | 160 | | | | |



432 15TH ST

Park Slope

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,250,000 | INITIAL | \$2,250,000 |
| SQFT | 2,160 | PPSF | \$1,042 | BEDS | 4 | BATHS | 2.5 |
| FEES | \$684 | DOM | 21 | | | | |

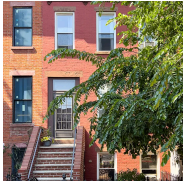


805 WASHINGTON AVE #7B

Prospect Heights

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,250,000 | INITIAL | \$2,250,000 |
| SQFT | 1,628 | PPSF | \$1,383 | BEDS | 3 | BATHS | 2.5 |
| FEES | \$2,392 | DOM | 34 | | | | |

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222 14TH ST

Park Slope

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,195,000 | INITIAL | \$2,195,000 |
| SQFT | 1,745 | PPSF | \$1,258 | BEDS | 4 | BATHS | 2 |
| FEES | \$452 | DOM | 125 | | | | |



592 HANCOCK ST

Bedford Stuyvesant

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,195,000 | INITIAL | \$2,295,000 |
| SQFT | 2,400 | PPSF | \$915 | BEDS | 4 | BATHS | 4 |
| FEES | \$622 | DOM | 141 | | | | |

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