

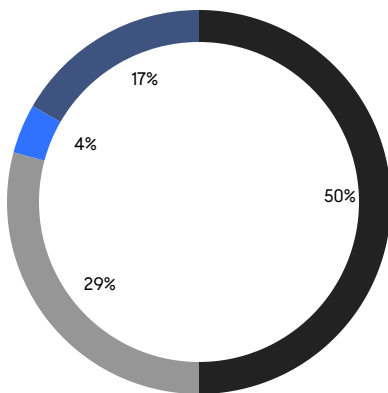
BROOKLYN WEEKLY LUXURY REPORT



51 JAY STREET, UNIT PHE

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



24

CONTRACTS SIGNED
THIS WEEK

\$73,209,999

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 24 contracts signed this week, made up of 15 condos, and 9 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,050,417

AVERAGE ASKING PRICE

\$2,830,000

MEDIAN ASKING PRICE

\$1,532

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$73,209,999

TOTAL VOLUME

86

AVERAGE DAYS ON MARKET

619 2nd Street in Park Slope entered contract this week, with a last asking price of \$6,500,000. Originally built in the 1920s, this townhouse spans approximately 4,000 square feet with 6 beds and 3 full baths. It features a grand parlor with high ceilings and bay windows, a formal dining room with restored oak doors and wood-burning fireplace, a primary bedroom with large walk-in closet and spa-style bath, a kitchen with high-end appliances and lava stone flooring, and much more.

Also signed this week was Unit PHAW at 29 Huron Street in Greenpoint, with a last asking price of \$6,000,000. This penthouse condo unit spans 2,342 square feet with 4 beds and 3 full baths. It features high ceilings, wide-plank engineering flooring, floor-to-ceiling windows, a marble kitchen with high-end appliances, and much more. The building provides a state-of-the-art fitness center, a dance studio, a residents' lounge with pool, a game room, on-site attended parking, and many other amenities.

15

CONDO DEAL(S)

0

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$3,125,334

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$2,925,556

AVERAGE ASKING PRICE

\$2,995,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,395,000

MEDIAN ASKING PRICE

\$1,881

AVERAGE PPSF

\$951

AVERAGE PPSF

1,710

AVERAGE SQFT

3,027

AVERAGE SQFT



619 2ND ST

Park Slope

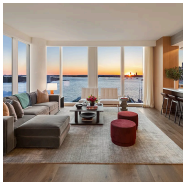
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	4,000	PPSF	\$1,625	BEDS	6	BATHS	3
FEES	\$1,891	DOM	42				



29 HURON ST #PHAW

Greenpoint

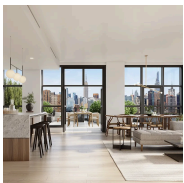
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	2,342	PPSF	\$2,562	BEDS	4	BATHS	3.5
FEES	\$5,514	DOM	N/A				



50 BRIDGE PARK DR #2A

Brooklyn Heights

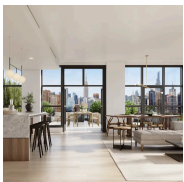
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,405	PPSF	\$1,662	BEDS	4	BATHS	3.5
FEES	\$5,232	DOM	127				



29 HURON ST #11AW

Greenpoint

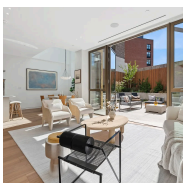
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,845,000	INITIAL	\$3,845,000
SQFT	1,577	PPSF	\$2,439	BEDS	3	BATHS	2.5
FEES	\$3,513	DOM	N/A				



29 HURON ST #11BE

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,250,000
SQFT	1,628	PPSF	\$2,027	BEDS	3	BATHS	2.5
FEES	\$3,298	DOM	116				



68 COMMERCIAL ST #GARDEN

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,295,000	INITIAL	\$3,295,000
SQFT	1,946	PPSF	\$1,694	BEDS	3	BATHS	2.5
FEES	\$2,820	DOM	49				

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29 HURON ST #PHGE

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,275,000	INITIAL	\$3,275,000
SQFT	1,605	PPSF	\$2,041	BEDS	3	BATHS	2.5
FEES	\$3,288	DOM	N/A				



323 BERGEN ST #TH103W

Boerum Hill

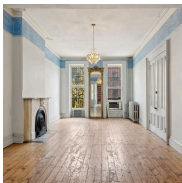
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	\$3,000,000
SQFT	2,285	PPSF	\$1,379	BEDS	2	BATHS	2.5
FEES	\$4,610	DOM	182				



215 MARLBOROUGH RD

Prospect Park South

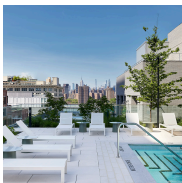
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	3,990	PPSF	\$752	BEDS	6	BATHS	2.5
FEES	\$976	DOM	136				



40 PARK PL

Park Slope

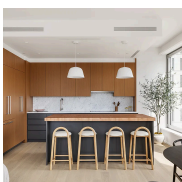
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,999	INITIAL	\$3,200,000
SQFT	2,760	PPSF	\$1,087	BEDS	5	BATHS	2
FEES	\$763	DOM	69				



115 YORK ST #18A

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	N/A
SQFT	1,291	PPSF	\$2,320	BEDS	2	BATHS	2
FEES	\$3,473	DOM	N/A				



8 SOUTH 4TH ST #21B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,875,000	INITIAL	\$2,875,000
SQFT	1,319	PPSF	\$2,180	BEDS	2	BATHS	2.5
FEES	\$2,620	DOM	9				

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8 SOUTH 4TH ST #17A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,785,000	INITIAL	\$2,785,000
SQFT	1,319	PPSF	\$2,112	BEDS	2	BATHS	2.5
FEES	\$2,414	DOM	9				



323 BERGEN ST #519E

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
SQFT	1,332	PPSF	\$1,915	BEDS	2	BATHS	2
FEES	\$3,277	DOM	N/A				



695 MACON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	2,923	PPSF	\$854	BEDS	5	BATHS	3
FEES	\$410	DOM	55				



856 WASHINGTON AVE #10A

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,618	PPSF	\$1,481	BEDS	3	BATHS	2.5
FEES	\$3,583	DOM	27				



1636 11TH AVE

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	2,802	PPSF	\$855	BEDS	4	BATHS	3
FEES	\$720	DOM	28				



502 CLASSON AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	2,560	PPSF	\$899	BEDS	3	BATHS	4.5
FEES	\$534	DOM	47				

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176 18TH ST

Greenwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	2,473	PPSF	\$929	BEDS	3	BATHS	3
FEES	\$400	DOM	52				



438 THROOP AVE

Bedford Stuyvesant

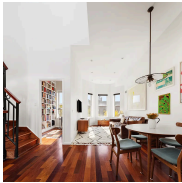
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,500,000
SQFT	3,380	PPSF	\$666	BEDS	5	BATHS	3.5
FEES	\$289	DOM	150				



282 17TH ST #1

Greenwood

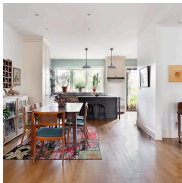
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	2,600	PPSF	\$845	BEDS	3	BATHS	2.5
FEES	\$1,043	DOM	25				



21 LINCOLN PL #PH

Park Slope

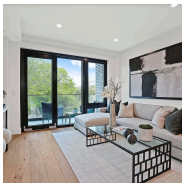
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,239	PPSF	\$1,772	BEDS	3	BATHS	2
FEES	\$794	DOM	14				



234 STERLING ST

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,350,000
SQFT	2,350	PPSF	\$892	BEDS	4	BATHS	1.5
FEES	\$548	DOM	421				



76 CONGRESS ST #4B

Columbia St Waterfront

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,030,000	INITIAL	\$2,030,000
SQFT	1,144	PPSF	\$1,775	BEDS	3	BATHS	2
FEES	\$1,782	DOM	72				

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