

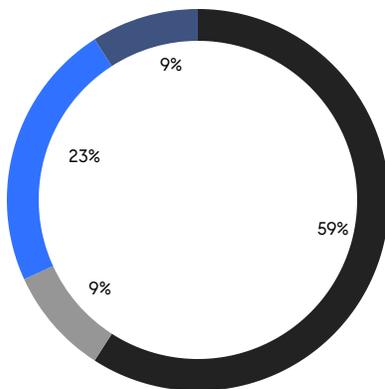
BROOKLYN WEEKLY LUXURY REPORT



51 JAY STREET, UNIT PHE

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



22

CONTRACTS SIGNED
THIS WEEK

\$74,250,745

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 12 condos, 1 co-op, and 9 houses. The previous week saw 35 deals. For more information or data, please reach out to a Compass agent.

\$3,375,034

AVERAGE ASKING PRICE

\$2,840,000

MEDIAN ASKING PRICE

\$1,508

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$74,250,745

TOTAL VOLUME

120

AVERAGE DAYS ON MARKET

17 Montgomery Place in Park Slope entered contract this week, with a last asking price of \$8,500,000. Built in 1887, this brownstone spans 4,738 square feet with 8 beds and 4 full baths. It features a 30-foot-wide footprint, a sweeping staircase, arched double doors, original details including pocket doors, parquet floors, and elaborate millwork and moldings, a spacious eat-in kitchen with abundant counter space and high-end appliances, a formal dining room, a private garden with koi pond, and much more.

Also signed this week was Unit 1 at 109 Willow Street in Brooklyn Heights, with a last asking price of \$7,150,000. Originally built in 1920 and recently converted, this condo unit spans 4,545 square feet with 4 beds and 4 full baths. It features king-sized bedrooms with abundant closet and storage space, private outdoor space, hardwood plank flooring, natural stone and marble countertops, custom wood cabinetry, and much more. The building provides a virtual doorman, porter service, professional management, and many other amenities.

12

CONDO DEAL(S)

1

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$3,114,729

AVERAGE ASKING PRICE

\$2,195,000

AVERAGE ASKING PRICE

\$3,853,223

AVERAGE ASKING PRICE

\$2,667,500

MEDIAN ASKING PRICE

\$2,195,000

MEDIAN ASKING PRICE

\$3,250,000

MEDIAN ASKING PRICE

\$1,840

AVERAGE PPSF

\$1,010

AVERAGE PPSF

1,789

AVERAGE SQFT

3,819

AVERAGE SQFT



17 MONTGOMERY PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,750,000
SQFT	4,738	PPSF	\$1,795	BEDS	8	BATHS	4.5
FEES	\$1,674	DOM	283				



109 WILLOW ST #1

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,150,000	INITIAL	\$7,150,000
SQFT	4,545	PPSF	\$1,574	BEDS	4	BATHS	4.5
FEES	\$4,404	DOM	15				



315 WASHINGTON AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	6,931	PPSF	\$852	BEDS	11	BATHS	8.5
FEES	\$1,383	DOM	791				



428 CLERMONT AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,749,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	\$893	DOM	159				



1 CITY POINT #48D

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$3,566,745	INITIAL	\$3,566,745
SQFT	1,454	PPSF	\$2,454	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



1843 EAST 4TH ST

Gravesend

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	2,600	PPSF	\$1,347	BEDS	4	BATHS	2.5
FEES	N/A	DOM	157				

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8 SOUTH 4TH ST #22E

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,270,000	INITIAL	\$3,270,000
SQFT	1,623	PPSF	\$2,015	BEDS	3	BATHS	2.5
FEES	\$3,258	DOM	12				



123A 2ND PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,300,000
SQFT	3,072	PPSF	\$1,058	BEDS	4	BATHS	4
FEES	\$808	DOM	178				



480 KENT AVE #20A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	1,442	PPSF	\$2,081	BEDS	2	BATHS	2
FEES	\$4,243	DOM	4				



176 MAC DONOUGH ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,200,000
SQFT	4,300	PPSF	\$697	BEDS	6	BATHS	4
FEES	\$516	DOM	75				



103 GRAND ST #GARDEN1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,250,000
SQFT	2,508	PPSF	\$1,195	BEDS	1	BATHS	1
FEES	\$2,095	DOM	144				



8 SOUTH 4TH ST #11A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,685,000	INITIAL	\$2,685,000
SQFT	1,319	PPSF	\$2,036	BEDS	2	BATHS	2.5
FEES	\$2,323	DOM	12				

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480 KENT AVE #16B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000
SQFT	1,191	PPSF	\$2,226	BEDS	2	BATHS	2
FEES	\$3,505	DOM	6				



1 CITY POINT #65H

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,625,000	INITIAL	\$2,625,000
SQFT	1,189	PPSF	\$2,208	BEDS	2	BATHS	2
FEES	N/A	DOM	26				



76 1ST PL #4

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,270	PPSF	\$1,965	BEDS	3	BATHS	2
FEES	\$937	DOM	89				



145 PRESIDENT ST #3B

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,400,000
SQFT	1,432	PPSF	\$1,673	BEDS	3	BATHS	2
FEES	\$2,904	DOM	121				



28 CLARKSON AVE

Flatbush

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	3,516	PPSF	\$653	BEDS	6	BATHS	2.5
FEES	N/A	DOM	21				



345 BERGEN ST #3

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	1,554	PPSF	\$1,477	BEDS	3	BATHS	2.5
FEES	\$2,115	DOM	23				

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371 HERKIMER ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	2,895	PPSF	\$793	BEDS	5	BATHS	4
FEES	\$309	DOM	50				



282 17TH ST #3

Greenwood

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,529,000
SQFT	1,930	PPSF	\$1,166	BEDS	3	BATHS	3
FEES	\$930	DOM	183				



59 MONTGOMERY PL #1B/2B

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$1,275	DOM	39				



242 VAN BRUNT ST

Red Hook

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,275,000
SQFT	2,498	PPSF	\$879	BEDS	4	BATHS	3.5
FEES	\$208	DOM	118				

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