

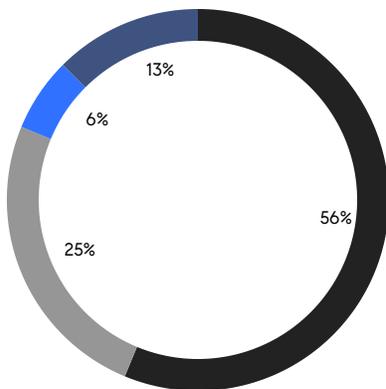
BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



16
CONTRACTS SIGNED
THIS WEEK

\$54,079,999
TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 8 condos, 1 co-op, and 7 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$3,380,000

AVERAGE ASKING PRICE

\$3,072,500

MEDIAN ASKING PRICE

\$1,416

AVERAGE PPSF

-1%

AVERAGE DISCOUNT

\$54,079,999

TOTAL VOLUME

84

AVERAGE DAYS ON MARKET

Unit 1 at 32 Butler Street in Cobble Hill entered contract this week, with a last asking price of \$6,295,000. This newly-converted condo spans 4,126 square feet with 4 beds and 4 full baths. It features triple-paned windows, a fresh air recirculation system, a middle courtyard, a custom-built kitchen with high-end appliances, white oak flooring, a private garden and patio, and much more.

Also signed this week was Unit 7T at 34 North 7th Street in Williamsburg, with a last asking price of \$4,995,000. Built in 2008, this condo unit spans 2,273 square feet with 3 beds and 3 full baths. It features 20-foot floor-to-ceiling windows, 522 square feet of outdoor space, a gourmet kitchen with double ovens and quartz countertops, a primary bedroom with walk-in closet, private storage, and much more.

8

CONDO DEAL(S)

1

CO-OP DEAL(S)

7

TOWNHOUSE DEAL(S)

\$3,823,750

AVERAGE ASKING PRICE

\$2,000,000

AVERAGE ASKING PRICE

\$3,070,000

AVERAGE ASKING PRICE

\$3,700,000

MEDIAN ASKING PRICE

\$2,000,000

MEDIAN ASKING PRICE

\$2,695,000

MEDIAN ASKING PRICE

\$1,792

AVERAGE PPSF

\$985

AVERAGE PPSF

2,139

AVERAGE SQFT

3,298

AVERAGE SQFT



32 BUTLER ST #1

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,295,000
SQFT	4,126	PPSF	\$1,526	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



34 NORTH 7TH ST #7T

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	2,273	PPSF	\$2,198	BEDS	3	BATHS	3
FEES	\$3,319	DOM	89				



323 BERGEN ST #PH704W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,700,000
SQFT	2,297	PPSF	\$2,112	BEDS	3	BATHS	2.5
FEES	\$6,248	DOM	132				



98 COFFEY ST

Red Hook

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	3,976	PPSF	\$1,131	BEDS	4	BATHS	4
FEES	\$65	DOM	131				



9 CHAPEL ST #PHA

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	1,978	PPSF	\$1,922	BEDS	3	BATHS	2.5
FEES	\$4,785	DOM	N/A				



30 STERLING PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	4,500	PPSF	\$800	BEDS	6	BATHS	3
FEES	\$830	DOM	36				

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480 KENT AVE #15C

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,798	PPSF	\$2,003	BEDS	3	BATHS	3
FEES	\$5,292	DOM	38				



159 HOYT ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	2,135	PPSF	\$1,616	BEDS	3	BATHS	2.5
FEES	\$669	DOM	11				



698 MACON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	3,930	PPSF	\$686	BEDS	7	BATHS	6
FEES	\$485	DOM	133				



388 BRIDGE ST #39AB

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,499,000
SQFT	1,731	PPSF	\$1,531	BEDS	3	BATHS	3
FEES	\$2,960	DOM	42				



1130 85TH ST

Dyker Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	3,060	PPSF	\$817	BEDS	4	BATHS	3
FEES	\$978	DOM	32				



324 WESTMINSTER RD

Ditmas Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,999	INITIAL	\$2,099,999
SQFT	3,483	PPSF	\$718	BEDS	5	BATHS	4
FEES	\$767	DOM	228				

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35 UNDERHILL AVE #B3H

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	1,590	PPSF	\$1,447	BEDS	3	BATHS	2
FEES	\$858	DOM	100				



311 LEONARD ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,449,000
SQFT	2,000	PPSF	\$1,125	BEDS	3	BATHS	3.5
FEES	\$278	DOM	99				



65 ECKFORD ST #PHB

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	1,318	PPSF	\$1,594	BEDS	3	BATHS	2
FEES	\$2,325	DOM	N/A				



917 PRESIDENT ST #2

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	1
FEES	\$850	DOM	12				

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