

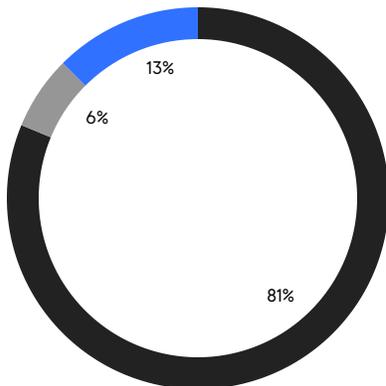
BROOKLYN WEEKLY LUXURY REPORT



545 3RD STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- EAST BROOKLYN
- NORTH BROOKLYN



16
CONTRACTS SIGNED
THIS WEEK

\$43,279,000
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 12 condos, 2 co-ops, and 2 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$2,704,938

AVERAGE ASKING PRICE

\$2,637,500

MEDIAN ASKING PRICE

\$1,683

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$43,279,000

TOTAL VOLUME

130

AVERAGE DAYS ON MARKET

Unit 517E at 323 Bergen Street in Boerum Hill entered contract this week, with a last asking price of \$3,425,000. Built in 2024, this condo unit spans 1,790 square feet with 3 beds and 3 baths. It features a large private balcony, an open-concept living and dining space, a kitchen with large island and high-end appliances, a primary bedroom with en-suite bath and large walk-in closet, and much more. The building provides a full-time attended lobby, a private park, a common roof area, and many other amenities.

Also signed this week was Unit 2 at 389 Bergen Street in Park Slope, with a last asking price of \$3,400,000. This condo unit spans 2,028 square feet with 3 beds and 3 baths. It features a private deck and rooftop area, high ceilings, oak wood flooring, an ethanol marble fireplace, custom cabinetry, a chef's kitchen with marble island and high-end appliances, a large primary bedroom with walk-in closet and spa-like bath, and much more.

12

CONDO DEAL(S)

2

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$2,667,000

AVERAGE ASKING PRICE

\$2,712,500

AVERAGE ASKING PRICE

\$2,925,000

AVERAGE ASKING PRICE

\$2,575,000

MEDIAN ASKING PRICE

\$2,712,500

MEDIAN ASKING PRICE

\$2,925,000

MEDIAN ASKING PRICE

\$1,823

AVERAGE PPSF

\$942

AVERAGE PPSF

1,515

AVERAGE SQFT

3,143

AVERAGE SQFT



323 BERGEN ST #517E

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,425,000	INITIAL	\$3,425,000
SQFT	1,790	PPSF	\$1,914	BEDS	3	BATHS	2.5
FEES	\$4,454	DOM	N/A				



389 BERGEN ST #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	\$3,500,000
SQFT	2,028	PPSF	\$1,677	BEDS	3	BATHS	2.5
FEES	\$1,019	DOM	45				



637 CARLTON AVE

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,799,000
SQFT	2,940	PPSF	\$1,106	BEDS	4	BATHS	1
FEES	\$778	DOM	236				



118 REMSEN ST #4

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,795,000
SQFT	1,282	PPSF	\$2,181	BEDS	3	BATHS	2
FEES	\$2,356	DOM	15				



145 PRESIDENT ST #3C

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	1,800	PPSF	\$1,528	BEDS	3	BATHS	2.5
FEES	\$3,319	DOM	29				



423 ATLANTIC AVE #3NP

Boerum Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	1,854	PPSF	\$1,484	BEDS	2	BATHS	2
FEES	N/A	DOM	22				

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118 REMSEN ST #3

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	1,216	PPSF	\$2,262	BEDS	3	BATHS	2
FEES	\$1,953	DOM	96				



22 PIERREPONT ST #3

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,675,000	INITIAL	\$2,825,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$2,171	DOM	106				



631 MACON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,600,000
SQFT	3,345	PPSF	\$778	BEDS	6	BATHS	3.5
FEES	\$688	DOM	130				



323 BERGEN ST #419E

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,575,000	INITIAL	\$2,450,000
SQFT	1,332	PPSF	\$1,934	BEDS	2	BATHS	2
FEES	\$3,277	DOM	248				



323 BERGEN ST #319E

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,575,000	INITIAL	\$2,375,000
SQFT	1,332	PPSF	\$1,934	BEDS	2	BATHS	2
FEES	\$3,277	DOM	294				



29 HURON ST #10FW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,475,000	INITIAL	\$2,475,000
SQFT	1,402	PPSF	\$1,766	BEDS	3	BATHS	2
FEES	\$2,630	DOM	N/A				

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345 BERGEN ST #GARDEN

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	2,339	PPSF	\$1,024	BEDS	2	BATHS	2
FEES	\$2,607	DOM	N/A				



323 BERGEN ST #306W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,175,000
SQFT	1,221	PPSF	\$1,925	BEDS	2	BATHS	2
FEES	\$3,011	DOM	294				



1 CITY POINT #38L

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,319,000	INITIAL	\$2,319,000
SQFT	1,167	PPSF	\$1,988	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



183 JAVA ST #4A

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,268	PPSF	\$1,732	BEDS	3	BATHS	2
FEES	\$708	DOM	35				

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