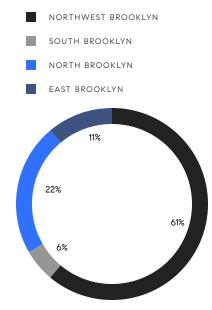
# BROOKLYN WEEKLY LUXURY REPORT



298 DEKALB AVE

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



18 CONTRACTS SIGNED THIS WEEK

\$57,155,415 TOTAL CONTRACT VOLUME

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 4 - 10, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 9 condos, 1 co-op, and 8 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

### \$3.175.301

### \$2.497.000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$1.402 AVERAGE PPSF

170

AVERAGE DAYS ON MARKET

1%

AVERAGE DISCOUNT

\$57.155.415

TOTAL VOLUME

298 Dekalb Avenue in Clinton Hill entered contract this week, with a last asking price of \$5,999,000. Originally built in 1876, this townhouse spans approximately 3,500 square feet with 5 beds and 4 full baths. It features a 20-foot-wide footprint, a sky-lit staircase, high ceilings, wide-plank solid walnut flooring, a chef's kitchen with floor-to-ceiling glass windows and doors, a landscaped garden with stone pavers, and much more.

Also signed this week was Unit 2 at 362 State Street in Boerum Hill, with a last asking price of \$5,000,000. This townhouse conversion unit spans 2,728 square feet with 4 beds and 3 full baths. It features a recent gut renovation, floor-to-ceiling windows, oak plank floors, private outdoor space, wood cabinets, Caesarstone backsplash and countertops, a private roof terrace with skyline views, and much more. The building provides a virtual doorman, a porter service, and many other amenities.

CONDO DEAL(S)

9

\$3.396.935

AVERAGE ASKING PRICE

\$2,950,000 MEDIAN ASKING PRICE

\$1.644

AVERAGE PPSF

2.188 AVERAGE SQFT 1

CO-OP DEAL(S)

### \$2.495.000

AVERAGE ASKING PRICE

\$2,495.000

MEDIAN ASKING PRICE

TOWNHOUSE DEAL(S)

8

\$3.011.000

AVERAGE ASKING PRICE

\$2,474,500

MEDIAN ASKING PRICE

\$1.038

AVERAGE PPSF

3.203 AVERAGE SQFT

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 4 - 10, 2023

<b>298 D</b> TYPE SQFT FEES	EKALB AVE TOWNHOUSE 3,500 \$1,036	STATUS PPSF DOM	CONTRACT \$1,714 178	ASK BEDS	\$5,999,000 5	Clinton I INITIAL BATHS	Hill \$6,495,000 4.5
<b>362 S</b> TYPE SQFT FEES	TATE ST #2 CONDO 2,728 \$1,405	STATUS PPSF DOM	CONTRACT \$1,833 9	ASK BEDS	\$5,000,000 4	Boerum initial baths	Hill \$5,000,000 3
1 CLIN type sqft fees	NTON ST #3 CONDO 2,308 \$6,946	STATUS PPSF DOM	CONTRACT \$1,978 153	ASK BEDS	\$4,565,000 4	-	n Heights \$4,565,000 3.5
<b>480 D</b> type sqft fees	EGR AW ST CONDO 3,287 \$3,291	#THA status ppsf dom	CONTRACT \$1,370 401	ASK BEDS	\$4,500,000 4	Carroll C	
11 HO type sqft fees	YT ST #5E CONDO 2,722 \$7,759	STATUS PPSF DOM	CONTRACT \$1,635 656	ASK BEDS	\$4,450,000 4		wn Brooklyn \$5,100,000 4
61A S type sqft fees	ELLIOTT P Townhouse N/A \$675	L STATUS PPSF DOM	CONTRACT N/A 78	ASK BEDS	\$3,395,000 4	Fort Green	

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CONTRACTS \$2M AND ABOVE

DEC 4 - 10, 2023
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	1123 A	LBEMARL	E ROAD	1			Prospect	Park South	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,450,000	
	SQFT	6,216	PPSF	\$523	BEDS	8	BATHS	4	
- Area	FEES	\$1,134	DOM	680					
• •/	429 K	ENT AVE #'	TH8				Williams	sburg	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$2,950,000	
	SQFT	3,283	PPSF	\$899	BEDS	4	BATHS	4.5	
	FEES	\$6,518	DOM	58					
1	278 M	APLE ST					Prospect	Lefferts Gardens	
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$2,699,000	
	SQFT	3,135	PPSF	\$798	BEDS	6	BATHS	3.5	
	FEES	\$606	DOM	94					
	75 LIVINGSTON ST #27A							Brooklyn Heights	
	75 LIV	VINGSTON S	ST #27A				Brookly	n Heights	
	<b>75 LIV</b> type	VINGSTON S	ST #27A status	CONTRACT	ASK	\$2,495,000	Brookly	-	
					A S K B E D S	\$2,495,000 3		-	
	ΤΥΡΕ	COOP	STATUS	CONTRACT			INITIAL	N/A	
	TYPE SQFT FEES	COOP N/A	STATUS PPSF	CONTRACT N/A			INITIAL	N/A 2	
	TYPE SQFT FEES	COOP N/A N/A	STATUS PPSF	CONTRACT N/A			INITIAL BATHS Greenpo	N/A 2	
	type sqft fees <b>83A I</b>	COOP N/A N/A NDIA ST	STATUS PPSF DOM	CONTRACT N/A N/A	BEDS	3	INITIAL BATHS Greenpo	N/A 2	
	type sqft fees <b>83A II</b> type	COOP N/A N/A NDIA ST TOWNHOUSE	STATUS PPSF DOM STATUS	CONTRACT N/A N/A CONTRACT	BEDS	3 \$2,450,000	INITIAL BATHS Greenpool	N/A 2 int \$2,200,000	
	TYPE SQFT FEES <b>83A II</b> TYPE SQFT FEES	COOP N/A N/A NDIA ST TOWNHOUSE 2,362	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT N/A N/A CONTRACT \$1,038	BEDS	3 \$2,450,000	INITIAL BATHS Greenpo INITIAL BATHS	N/A 2 int \$2,200,000	
	TYPE SQFT FEES <b>83A II</b> TYPE SQFT FEES	COOP N/A N/A NDIA ST TOWNHOUSE 2,362 \$469	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT N/A N/A CONTRACT \$1,038	BEDS	3 \$2,450,000	INITIAL BATHS Greenpoo INITIAL BATHS Downtoo	N/A 2 int \$2,200,000 3.5	
	type sqft fees <b>83A IN</b> type sqft fees <b>1 CITY</b>	COOP N/A N/A NDIA ST TOWNHOUSE 2,362 \$469 X POINT #4	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT N/A N/A CONTRACT \$1,038 49	BEDS ASK BEDS	3 \$2,450,000 4	INITIAL BATHS Greenpoo INITIAL BATHS Downtoo	N/A 2 int \$2,200,000 3.5 wn Brooklyn	
	TYPE SQFT FEES 83A IN TYPE SQFT FEES 1 CITY TYPE	COOP N/A N/A NDIA ST TOWNHOUSE 2,362 \$469 Y POINT #4 CONDOP	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT N/A N/A CONTRACT \$1,038 49 CONTRACT	BEDS ASK BEDS	3 \$2,450,000 4 \$2,332,605	INITIAL BATHS Greenpoo INITIAL BATHS Downtoo	N/A 2 int \$2,200,000 3.5 wn Brooklyn \$2,332,605	

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CONTRACTS \$2M AND ABOVE

DEC 4 - 10, 2023

_	1 CITY	Y POINT #5	7H				Downtow	wn Brooklyn
	ТҮРЕ	CONDOP	STATUS	CONTRACT	ASK	\$2,329,810	INITIAL	N/A
	SQFT	1,178	PPSF	\$1,978	BEDS	2	BATHS	2
	FEES	\$1,468	DOM	N/A				
	44 BU'	TLER PL #5	5H/5J				Prospect	Heights
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
	SQFT	1,850	PPSF	\$1,217	BEDS	3	BATHS	3
	FEES	\$2,284	DOM	81				
	217 LE	XINGTON	AVE				Bedford	Stuyvesant
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
A MOLESS	SQFT	2,100	PPSF	\$1,048	BEDS	4	BATHS	3.5
	FEES	\$79	DOM	23				
	276 A 14TH ST							
	276 A	14TH ST					Park Sloj	pe
	276 A	14TH ST TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000		pe \$2,195,000
			STATUS PPSF	CONTRACT N/A	A S K B E D S	\$2,195,000 4		
	ΤΥΡΕ	TOWNHOUSE					INITIAL	\$2,195,000
	TYPE SQFT FEES	TOWNHOUSE N/A	P P S F D O M	N/A			INITIAL	\$2,195,000 2
	TYPE SQFT FEES	TOWNHOUSE N/A \$320	P P S F D O M	N/A			INITIAL BATHS Williams	\$2,195,000 2
	type sqft fees <b>22 NO</b>	TOWNHOUSE N/A \$320 RTH 6TH S	ррбр Dom T #16D	N/A 55	BEDS	4	INITIAL BATHS Williams	\$2,195,000 2 sburg
	type sqft fees <b>22 NO</b> type	TOWNHOUSE N/A \$320 RTH 6TH S CONDO	ppsf dom T #16D status	N/A 55 CONTRACT	BEDS	4 \$2,195,000	INITIAL BATHS Williams	\$2,195,000 2 Sburg \$2,195,000
	type sqft fees <b>22 NO</b> type sqft fees	TOWNHOUSE N/A \$320 RTH 6TH S CONDO 1,157	ppsf dom T #16D status ppsf	N/A 55 CONTRACT \$1,898	BEDS	4 \$2,195,000	INITIAL BATHS Williams	\$2,195,000 2 sburg \$2,195,000 2
	type sqft fees <b>22 NO</b> type sqft fees	TOWNHOUSE N/A \$320 RTH 6TH S CONDO 1,157 \$1,344	ppsf dom T #16D status ppsf	N/A 55 CONTRACT \$1,898	BEDS	4 \$2,195,000	INITIAL BATHS Williams INITIAL BATHS Williams	\$2,195,000 2 sburg \$2,195,000 2
	TYPE SQFT FEES 22 NO TYPE SQFT FEES 76 POV	TOWNHOUSE N/A \$320 RTH 6TH S CONDO 1,157 \$1,344 WERS ST	ppsf dom T #16D status ppsf dom	N/A 55 CONTRACT \$1,898 1	BEDS ASK BEDS	4 \$2,195,000 2	INITIAL BATHS Williams INITIAL BATHS Williams	\$2,195,000 2 sburg \$2,195,000 2 sburg
	TYPE SQFT FEES 22 NO TYPE SQFT FEES 76 PO TYPE	TOWNHOUSE N/A \$320 RTH 6TH S CONDO 1,157 \$1,344 WERS ST TOWNHOUSE	PPSF DOM T #16D STATUS PPSF DOM	N/A 55 CONTRACT \$1,898 1 CONTRACT	BEDS ASK BEDS ASK	4 \$2,195,000 2 \$2,100,000	INITIAL BATHS Williams INITIAL BATHS Williams INITIAL	\$2,195,000 2 sburg \$2,195,000 2 sburg \$2,100,000

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