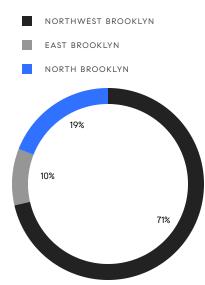
BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



21 CONTRACTS SIGNED THIS WEEK

\$70,121,060

CONTRACTS \$2M AND ABOVE JULY 1 - 7, 2024

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 12 condos, and 9 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$3,339,099

\$2,750,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$1,621 AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$70,121,060

AVERAGE DAYS ON MARKET

97

11 South Oxford Street in Fort Greene entered contract this week, with a last asking price of \$7,500,000. Originally built in 1869, this townhouse spans approximately 5,500 square feet with 7 beds and 4 full baths. Currently utilized as a single-family home, it features a 22-foot-wide footprint, high ceilings, a formal dining room, a garden with mature plantings and Bluestone patio, solid mahogany pocket doors, original plasterwork and heavy wood mouldings, a full-floor primary bedroom with walk-in closet and dressing room, and much more.

Also signed this week was 322 Degraw Street in Carroll Gardens, with a last asking price of \$7,495,000. This recently renovated townhouse spans 3,098 square feet with 5 beds and 3 full baths. It features high ceilings, new herringbone hardwood floors, a large living room with decorative fireplace and tall windows, a formal dining room, a kitchen with professional-grade appliances and large pantry, a south-facing fenced yard with stone patio and built-in planters, and much more.

12	0	9
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$2,615,089	\$ O	\$4,304,445
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$2,447,500	\$ O	\$3,150,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,836		\$1,299
AVERAGE PPSF		AVERAGE PPSF
1,448		3,565
AVERAGE SQFT		AVERAGE SQFT

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE JULY 1 - 7, 2024

11 SOU TYPE SQFT FEES	TH OXFOR TOWNHOUSE 5,500 \$1,753	STATUS PPSF DOM	CONTRACT \$1,364 61	A S K B E D S	\$7,500,000 7	Fort Gree INITIAL BATHS	ene \$7,500,000 4
322 DE TYPE SQFT FEES	EGRAW ST TOWNHOUSE 3,098 \$612	STATUS PPSF DOM	CONTRACT \$2,420 72	A S K B E D S	\$7,495,000 5	Carroll C INITIAL BATHS	Gardens \$7,995,000 3.5
1337 P type sqft fees	RESIDENT TOWNHOUSE 5,160 \$3,236	STATUS PPSF DOM	CONTRACT \$1,163 44	A S K B E D S	\$6,000,000 6	Crown H	leights \$6,000,000 3
1331 C. TYPE SQFT FEES	ARROLL ST TOWNHOUSE 3,650 \$657	STATUS PPSF DOM	CONTRACT \$987 10	ASK BEDS	\$3,600,000 10	Crown H	-
1 CITY type sqft fees	7 POINT #63 CONDOP 1,457 \$1,817	ID status ppsf dom	CONTRACT \$2,426 N/A	A S K B E D S	\$3,533,580 3		wn Brooklyn \$3,533,580 3
1 CITY TYPE SQFT FEES	POINT #51 condop 1,454 N/A	LD STATUS PPSF DOM	CONTRACT \$2,348 N/A	A S K B E D S	\$3,412,980 3		wn Brooklyn \$3,412,980 3

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

JULY 1 - 7, 2024

	50 BR	IDGE PARK	Brooklyn Heights					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,375,000	INITIAL	\$3,375,000
	SQFT	1,880	PPSF	\$1,796	BEDS	3	BATHS	2.5
	FEES	\$3,982	DOM	130				
~	145 NA	ASSAU AVE					Greenpo	int
· · I	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	N/A
	SQFT	3,912	PPSF	\$806	BEDS	5	BATHS	5
	FEES	N/A	DOM	N/A				
	540 PROSPECT AVE							Terrace
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,850,000
	SQFT	3,400	PPSF	\$881	BEDS	6	BATHS	3.5
and the second sec	FEES	N/A	DOM	286				
*	584 BERGEN ST						Prospect Heights	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
	FEES	\$255	DOM	36				
	131 GA	RFIELD PL	1				Park Sloj	pe
	131 GA түре	RFIELD PL	STATUS	CONTRACT	ASK	\$2,750,000		pe \$2,950,000
				CONTRACT \$1,375	A S K B E D S	\$2,750,000 3		
	ΤΥΡΕ	TOWNHOUSE	STATUS				INITIAL	\$2,950,000
	TYPE SQFT FEES	TOWNHOUSE 2,000	STATUS PPSF DOM	\$1,375			INITIAL	\$2,950,000 3
	TYPE SQFT FEES	TOWNHOUSE 2,000 \$642	STATUS PPSF DOM	\$1,375			INITIAL BATHS Carroll C	\$2,950,000 3
	type sqft fees 145 PR	TOWNHOUSE 2,000 \$642 RESIDENT S	status ppsf dom T #6B	\$1,375 175	BEDS	3	INITIAL BATHS Carroll C	\$2,950,000 3 Gardens
	type sqft fees 145 PR type	TOWNHOUSE 2,000 \$642 SESIDENT S CONDO	status ppsf dom T #6B status	\$1,375 175 CONTRACT	BEDS	3 \$2,675,000	INITIAL BATHS Carroll C	\$2,950,000 3 Gardens \$2,795,000

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

	JU	LY	1	-	7,	2024
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0	590 6TH ST #PH4L							Park Slope	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000	
	SQFT	1,554	PPSF	\$1,670	BEDS	3	BATHS	3	
A B	FEES	\$1,090	DOM	101					
	231 BF	CRRY ST	Williamsburg						
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000	
	SQFT	1,800	PPSF	\$1,389	BEDS	2	BATHS	3.5	
	FEES	\$174	DOM	35					
	341 13TH ST #GARDEN							ре	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000	
	SQFT	2,056	PPSF	\$1,216	BEDS	2	BATHS	2	
	FEES	\$1,827	DOM	66					
	100 MONITOR ST #1								
1	100 M	ONITOR ST	' #1				Greenpo	bint	
	100 M	ONITOR ST CONDO	' # 1 status	CONTRACT	ASK	\$2,395,000		9 s2,395,000	
				CONTRACT \$1,497	A S K B E D S	\$2,395,000 4			
	ΤΥΡΕ	CONDO	STATUS				INITIAL	\$2,395,000	
	TYPE SQFT FEES	CONDO 1,600	STATUS PPSF DOM	\$1,497			INITIAL BATHS	\$2,395,000	
	TYPE SQFT FEES	CONDO 1,600 \$1,654	STATUS PPSF DOM	\$1,497		4	INITIAL BATHS Downtor	\$2,395,000 3 wn Brooklyn	
	type sqft fees 1 CITY	CONDO 1,600 \$1,654 7 POINT #5	status ppsf dom 8C	\$1,497 50	BEDS		INITIAL BATHS Downtor	\$2,395,000 3	
	TYPE SQFT FEES 1 CITY TYPE	CONDO 1,600 \$1,654 7 POINT #5 CONDOP	STATUS PPSF DOM 8C STATUS	\$1,497 50 CONTRACT	BEDS	4 \$2,368,785	INITIAL BATHS Downtov INITIAL	\$2,395,000 3 wn Brooklyn \$2,368,785	
	TYPE SQFT FEES 1 CITY TYPE SQFT FEES	CONDO 1,600 \$1,654 7 POINT #5 CONDOP 1,144	STATUS PPSF DOM 8C STATUS PPSF DOM	\$1,497 50 CONTRACT \$2,071	BEDS	4 \$2,368,785	INITIAL BATHS Downtov INITIAL BATHS	\$2,395,000 3 wn Brooklyn \$2,368,785	
	TYPE SQFT FEES 1 CITY TYPE SQFT FEES	CONDO 1,600 \$1,654 7 POINT #5 CONDOP 1,144 N/A	STATUS PPSF DOM 8C STATUS PPSF DOM	\$1,497 50 CONTRACT \$2,071	BEDS	4 \$2,368,785	INITIAL BATHS Downtov INITIAL BATHS	\$2,395,000 3 wn Brooklyn \$2,368,785 2	
	TYPE SQFT FEES 1 CITY FEES 1 CITY	CONDO 1,600 \$1,654 2 POINT #5 CONDOP 1,144 N/A 2 POINT #3	STATUS PPSF DOM 8C STATUS PPSF DOM 8E	\$1,497 50 CONTRACT \$2,071 N/A	BEDS ASK BEDS	4 \$2,368,785 2	INITIAL BATHS Downtov INITIAL BATHS	\$2,395,000 3 wn Brooklyn \$2,368,785 2 wn Brooklyn	
	TYPE SQFT FEES 1 CITY TYPE SQFT FEES 1 CITY TYPE	CONDO 1,600 \$1,654 7 POINT #5 CONDOP 1,144 N/A 7 POINT #3 CONDOP	STATUS PPSF DOM 8C STATUS PPSF DOM 8E STATUS	\$1,497 50 CONTRACT \$2,071 N/A CONTRACT	BEDS ASK BEDS ASK	4 \$2,368,785 2 \$2,354,715	INITIAL BATHS Downtov INITIAL BATHS Downtov	\$2,395,000 3 wn Brooklyn \$2,368,785 2 wn Brooklyn \$2,354,715	

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

JULY 1 - 7, 2024

	1 CITY POINT #15A Downtown Broc							
	ТҮРЕ	CONDOP	STATUS	CONTRACT	ASK	\$2,096,000	INITIAL	\$2,096,000
	SQFT	1,166	PPSF	\$1,798	BEDS	2	BATHS	2
	FEES	N/A	DOM	N/A				
	50 GR	EENPOINT	AVE #5	Н			Greenpoint	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,075,000	INITIAL	\$2,150,000
	SQFT	1,246	PPSF	\$1,666	BEDS	3	BATHS	2
	FEES	\$1,745	DOM	287				
L. The	177 UNION ST #2						Carroll Gardens	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
	SQFT	1,200	PPSF	\$1,667	BEDS	2	BATHS	2
A CONTRACT	FEES	\$406	DOM	39				

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