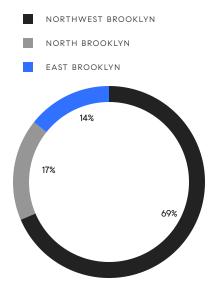
BROOKLYN WEEKLY LUXURY REPORT



51 JAY STREET, UNIT PHE

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



35 CONTRACTS SIGNED THIS WEEK



BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 11 - 17, 2024

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 35 contracts signed this week, made up of 15 condos, 3 co-ops, and 17 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,281,709	\$2,850,000	\$1,412
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF

2%

98

AVERAGE DISCOUNT

TOTAL VOLUME

\$114.859.785

AVERAGE DAYS ON MARKET

124 2nd Place in Carroll Gardens entered contract this week, with a last asking price of \$7,695,000. Originally built in 1920, this townhouse spans approximately 5,300 square feet with 6 beds and 5 full baths. It features six floors, a garden with mature trees and rocks, an off-site indoor parking space, a kitchen with 13-foot slab counter and high-end appliances, floor-to-ceiling windows and doors, a primary bedroom with dual walk-in closets and spa-like bathroom, a roof deck, and much more.

Also signed this week was Unit 14 at 190 West Street in Greenpoint, with a last asking price of \$5,900,000. Built in 2005, this condo loft spans 3,236 square feet with 4 beds and 2 full baths. It features exposed wooden beams and columns, 12.5-foot ceilings, a private rooftop offering an additional 3,016 square feet of space, a chef's kitchen with high-end appliances, a primary bedroom with custom walk-in closet and en-suite bath, and much more.

3 15 17 CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$3.222.719 \$2.758.334 \$3.426.118 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$2,850,000 \$2,850,000 \$2,850,000 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE \$1.876 \$980 AVERAGE PPSF AVERAGE PPSF

1.827 AVERAGE SQFT

3.463 AVERAGE SQFT

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 11 - 17, 2024

124 2N Type sqft fees	D PL TOWNHOUSE 5,300 \$1,322	STATUS PPSF DOM	CONTRACT \$1,452 160	ASK BEDS	\$7,695,000 6	Carroll G	ardens \$8,500,000 5.5
190 WI Type sqft fees	EST ST #14 CONDO 3,236 \$5,860	STATUS PPSF DOM	CONTRACT \$1,824 18	ASK BEDS	\$5,900,000 4	Greenpoi INITIAL BATHS	nt \$5,900,000 2.5
22 SCH TYPE SQFT FEES	IERMERHO TOWNHOUSE 4,310 \$2,227	ORN ST STATUS PPSF DOM	CONTRACT \$1,294 255	ASK BEDS	\$5,575,000 7	Brooklyn Initial Baths	Heights \$5,995,000 5.5
1 PROS TYPE SQFT FEES	SPECT PARI CONDO 2,144 \$5,654		°#3B CONTRACT \$2,286 N∕A	ASK BEDS	\$4,900,000 3	Park Slop	
357 PA	CIFIC ST TOWNHOUSE 3,168 \$909	STATUS PPSF DOM	CONTRACT \$1,451 108	ASK BEDS	\$4,595,000 4	Boerum I INITIAL BATHS	Hill \$4,800,000 2.5
877 UN TYPE SQFT FEES	TON ST TOWNHOUSE 4,100 \$1,114	STATUS PPSF DOM	CONTRACT \$1,024 32	ASK BEDS	\$4,195,000 6	Park Slop INITIAL BATHS	e \$4,195,000 3.5

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

NOV 11 - 17, 2024	NO	УC	11	-	17,	2024
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C Marine -	90 FU	RMAN ST #	≠N818				Brookly	n Heights
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,100,000	INITIAL	\$4,200,000
	SQFT	1,954	PPSF	\$2,099	BEDS	3	BATHS	2
	FEES	\$4,785	DOM	183				
	59 SUI	MMIT ST					Columbi	a St Waterfront
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,295,000
	SQFT	3,540	PPSF	\$1,129	BEDS	4	BATHS	4
	FEES	\$2,414	DOM	434				
	354 16	TH ST					Park Slo	pe
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
	SQFT	3,178	PPSF	\$1,258	BEDS	5	BATHS	3
	FEES	\$636	DOM	27				
	480 K	ENT AVE #	PHF				Williams	sburg
Table - da	480 К түре	ENT AVE #	PHF status	CONTRACT	ASK	\$3,800,000		sburg \$3,800,000
L. still steady				CONTRACT \$2,141	A S K B E D S	\$3,800,000 3		-
	ТҮРЕ	CONDO	STATUS				INITIAL	\$3,800,000
	TYPE SQFT FEES	CONDO 1,775	STATUS PPSF DOM	\$2,141 3			INITIAL	\$3,800,000 3
	TYPE SQFT FEES	CONDO 1,775 \$5,466	status ppsf dom T AVE #7	\$2,141 3			INITIAL BATHS Fort Gree	\$3,800,000 3
	type sqft fees 144 V A	CONDO 1,775 \$5,466 ANDERBILT	status ppsf dom T AVE #7	\$2,141 3 7A	BEDS	3	INITIAL BATHS Fort Gree	\$3,800,000 3 ene
	type sqft fees 144 V A	CONDO 1,775 \$5,466 ANDERBILT CONDO	status ppsf dom T AVE #7 status	\$2,141 3 7A CONTRACT	BEDS	3 \$3,475,000	INITIAL BATHS Fort Green	\$3,800,000 3 ene \$3,475,000
	type sqft fees 144 V A type sqft	CONDO 1,775 \$5,466 ANDERBILT CONDO 1,813 \$3,797	status ppsf dom 5 AVE #7 status ppsf	\$2,141 3 7A CONTRACT \$1,917	BEDS	3 \$3,475,000	INITIAL BATHS Fort Green	\$3,800,000 3 ene \$3,475,000 2
	type sqft fees 144 V A type sqft fees	CONDO 1,775 \$5,466 ANDERBILT CONDO 1,813 \$3,797	status ppsf dom 5 AVE #7 status ppsf	\$2,141 3 7A CONTRACT \$1,917	BEDS	3 \$3,475,000	INITIAL BATHS Fort Gree INITIAL BATHS Carroll C	\$3,800,000 3 ene \$3,475,000 2
	type sqft fees 144 V A type sqft fees 86 3R	CONDO 1,775 \$5,466 ANDERBILT CONDO 1,813 \$3,797 D PL	status ppsf dom T AVE #7 status ppsf dom	\$2,141 3 7A CONTRACT \$1,917 52	BEDS ASK BEDS	3 \$3,475,000 3	INITIAL BATHS Fort Gree INITIAL BATHS Carroll C	\$3,800,000 3 ene \$3,475,000 2 Gardens
	TYPE SQFT FEES 144 VA TYPE SQFT FEES 86 3R TYPE	CONDO 1,775 \$5,466 ANDERBILT CONDO 1,813 \$3,797 D PL TOWNHOUSE	STATUS PPSF DOM T AVE #7 STATUS PPSF DOM	\$2,141 3 7A CONTRACT \$1,917 52 CONTRACT	BEDS ASK BEDS ASK	3 \$3,475,000 3 \$3,400,000	INITIAL BATHS Fort Gree INITIAL BATHS Carroll C	\$3,800,000 3 ene \$3,475,000 2 Gardens \$3,400,000

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CONTRACTS \$2M AND ABOVE NOV 11 - 17, 2024

-	323 BE	ERGEN ST #	417E				Boerum	Hill
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
-	SQFT	1,790	PPSF	\$1,844	BEDS	3	BATHS	2
	FEES	\$4,454	DOM	195				
	123 W	ILLOUGHB	Y AVE				Clinton	Hill
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
	SQFT	4,200	PPSF	\$786	BEDS	9	BATHS	N/A
	FEES	N/A	DOM	66				
	35 PR(OSPECT PA	RK WES	ST #9A			Park Slo	ре
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$2,875,000	INITIAL	\$2,875,000
	SQFT	2,126	PPSF	\$1,353	BEDS	3	BATHS	3
	FEES	N/A	DOM	22				
	34 NO	RTH 7TH S'	Т #3Т				Williams	sburg
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,865,000	INITIAL	\$2,865,000
				CONTRACT \$1,860	ASK BEDS	\$2,865,000 2	INITIAL BATHS	\$2,865,000 2
	ΤΥΡΕ	CONDO	STATUS					
	TYPE SQFT FEES	CONDO 1,541	STATUS PPSF DOM	\$1,860			BATHS	
	TYPE SQFT FEES	CONDO 1,541 \$1,964	STATUS PPSF DOM	\$1,860			BATHS	2
	type sqft fees 138 RH	CONDO 1,541 \$1,964 CMSEN ST #	status ppsf dom 2B/3B	\$1,860 55	BEDS	2	BATHS	2 n Heights
	TYPE SQFT FEES 138 RE TYPE	CONDO 1,541 \$1,964 CMSEN ST # COOP	status ppsf dom 2B/3B status	\$1,860 55 CONTRACT	BEDS	2 \$2,850,000	BATHS	2 n Heights \$2,850,000
	TYPE SQFT FEES 138 RE TYPE SQFT FEES	CONDO 1,541 \$1,964 CMSEN ST # COOP N/A	STATUS PPSF DOM 2B/3B STATUS PPSF	\$1,860 55 CONTRACT N/A	BEDS	2 \$2,850,000	BATHS	2 n Heights \$2,850,000 2
	TYPE SQFT FEES 138 RE TYPE SQFT FEES	CONDO 1,541 \$1,964 CMSEN ST # COOP N/A N/A	STATUS PPSF DOM 2B/3B STATUS PPSF	\$1,860 55 CONTRACT N/A	BEDS	2 \$2,850,000	BATHS Brooklyn INITIAL BATHS Crown H	2 n Heights \$2,850,000 2
	TYPE SQFT FEES 138 RE TYPE SQFT FEES 1403 P	CONDO 1,541 \$1,964 CMSEN ST # COOP N/A N/A ACIFIC ST	STATUS PPSF DOM 2B/3B STATUS PPSF DOM	\$1,860 55 CONTRACT N/A 20	BEDS ASK BEDS	2 \$2,850,000 3	BATHS Brooklyn INITIAL BATHS Crown H	2 n Heights \$2,850,000 2 Heights
	TYPE SQFT FEES 138 RH TYPE SQFT FEES 1403 P TYPE	CONDO 1,541 \$1,964 CMSEN ST # COOP N/A N/A ACIFIC ST TOWNHOUSE	STATUS PPSF DOM 2B/3B STATUS PPSF DOM	\$1,860 55 CONTRACT N/A 20 CONTRACT	BEDS ASK BEDS ASK	2 \$2,850,000 3 \$2,850,000	BATHS Brooklyn INITIAL BATHS Crown H	2 n Heights \$2,850,000 2 Heights \$2,850,000

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CONTRACTS \$2M AND ABOVE

NOV 11 - 17, 2024		NOV	11	-	17,	2024
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0	118 R F	EMSEN ST #	2				Brooklyı	n Heights
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
	SQFT	1,216	PPSF	\$2,344	BEDS	3	BATHS	2
	FEES	\$2,112	DOM	14				
	2 NOR	THSIDE PI	ERS #25	P			Williams	burg
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	\$3,250,000
	SQFT	1,555	PPSF	\$1,801	BEDS	2	BATHS	2.5
	FEES	\$2,133	DOM	191				
	171 137	ГН ST					Gowanu	6
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,895,000
	SQFT	2,345	PPSF	\$1,109	BEDS	4	BATHS	3
	FEES	\$736	DOM	204				
	25 GA	RDEN PL #	⁴ 3				Brooklyı	n Heights
	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
	FEES	\$1,100	DOM	99				
	618 PF	ROSPECT A	VE				Windsor	Terrace
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,850,000
	SQFT	3,042	PPSF	\$822	BEDS	6	BATHS	3
	FEES	\$712	DOM	70				
1		ENT AVE #	L55				Williams	burg
		ENT AVE #	L55 status	CONTRACT	ASK	\$2,499,000		burg \$2,499,000
	429 K			CONTRACT \$748	ASK BEDS	\$2,499,000 3		-
	429 K	CONDO	STATUS				INITIAL	\$2,499,000

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-	75 8T	H AVE #GA	RDEN				Park Sloj	pe	
J.E.E	TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000	
	SQFT	2,481	PPSF	\$1,006	BEDS	2	BATHS	2.5	
	FEES	\$1,995	DOM	4					
•	1433 I	DEAN ST					Crown H	leights	
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	N/A	
	SQFT	3,370	PPSF	\$741	BEDS	5	BATHS	3	
	FEES	\$433	DOM	N/A					
	480 K	ENT AVE #	14B				Williams	sburg	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000	
	SQFT	1,019	PPSF	\$2,356	BEDS	2	BATHS	2	
	FEES	\$2,999	DOM	3					
	50 BR	IDGE PARI	Brooklyn Heights						
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000	
	SQFT	1,214	PPSF	\$1,973	BEDS	2	BATHS	2	
	FEES	\$3,846	DOM	169					
	1 CITY	1 CITY POINT #57C						Downtown Brooklyn	
	ТҮРЕ	CONDOP	STATUS	CONTRACT	ASK	\$2,368,785	INITIAL	\$2,368,785	
	SQFT	1,144	PPSF	\$2,071	BEDS	2	BATHS	2	
	FEES	\$1,421	DOM	N/A					
	259 C	LIFTON PL	,				Bedford	Stuyvesant	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000	
	SQFT	3,251	PPSF	\$723	BEDS	6	BATHS	3	
	FEES	\$371	DOM	21					

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	40 CL	ERMONT A	VE				Fort Gre	ene
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,500,000
	SQFT	2,240	PPSF	\$1,005	BEDS	3	BATHS	3
	FEES	\$55	DOM	107				
	117 RU	JTLAND RI)				Prospect	t Lefferts Garden
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,249,000	INITIAL	\$2,750,000
	SQFT	3,268	PPSF	\$689	BEDS	5	BATHS	2
	FEES	\$696	DOM	160				
	1 CITY	Y POINT #3	4A				Downto	wn Brooklyn
	ΤΥΡΕ	CONDOP	STATUS	CONTRACT	ASK	\$2,193,000	INITIAL	\$2,193,000
	SQFT	1,174	PPSF	\$1,868	BEDS	2	BATHS	2
	FEES	N/A	DOM	N/A				
	236 R	ICHARDSO	ON ST				Williams	sburg
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
	SQFT	2,250	PPSF	\$934	BEDS	6	BATHS	2.5
	FEES	\$324	DOM	51				
	258 C	LIFTON PL					Bedford	Stuyvesant
TELLL	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$1,950,000
	SQFT	3,600	PPSF	\$584	BEDS	N/A	BATHS	N/A
		\$324	DOM	55				

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