

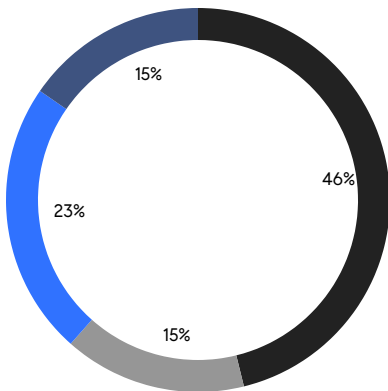
BROOKLYN WEEKLY LUXURY REPORT



360 FURMAN ST. UNIT PH401

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



13

CONTRACTS SIGNED
THIS WEEK

\$41,173,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 13 contracts signed this week, made up of 6 condos, 1 co-op, and 6 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,167,154

AVERAGE ASKING PRICE

\$2,750,000

MEDIAN ASKING PRICE

\$1,218

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$41,173,000

TOTAL VOLUME

148

AVERAGE DAYS ON MARKET

Unit 22B at 30 Front Street in DUMBO entered contract this week, with a last asking price of \$5,400,000. Built in 2021, this condo unit spans 2,219 square feet with 3 beds and 2 full baths. It features expansive windows, light ash flooring throughout, a custom kitchen with maple cabinetry, a primary suite with bridge views, walk-in closet, and en-suite bath, and much more. The building provides a fully serviced lobby, a private garden lounge, a state-of-the-art fitness center, a game lounge, and many other amenities.

Also signed this week was 142 Saint Marks Avenue in Prospect Heights, with a last asking price of \$4,995,000. Built in 1931, this gut-renovated townhouse spans 5 floors with 4 beds and 4 full baths. It features a fully finished lower level with sauna and steam room, a private yard, a roof deck, a modern kitchen with high-end appliances, an oversized dining room, a primary bedroom with walk-in closet and en-suite bath, additional bedroom suites, and much more.

6

CONDO DEAL(S)

1

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$3,150,834

AVERAGE ASKING PRICE

\$3,650,000

AVERAGE ASKING PRICE

\$3,103,000

AVERAGE ASKING PRICE

\$2,705,000

MEDIAN ASKING PRICE

\$3,650,000

MEDIAN ASKING PRICE

\$2,624,500

MEDIAN ASKING PRICE

\$1,565

AVERAGE PPSF

\$811

AVERAGE PPSF

2,063

AVERAGE SQFT

3,430

AVERAGE SQFT



30 FRONT ST #22B

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,250,000
SQFT	2,219	PPSF	\$2,434	BEDS	3	BATHS	2.5
FEES	\$5,572	DOM	196				



142 SAINT MARKS AVE

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$1,282	DOM	27				



3515 BEDFORD AVE

Midwood

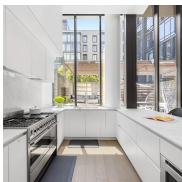
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
SQFT	5,200	PPSF	\$808	BEDS	5	BATHS	4.5
FEES	\$1,670	DOM	66				



9 PROSPECT PARK WEST #14A

Park Slope

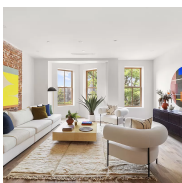
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,650,000
SQFT	3,125	PPSF	\$1,168	BEDS	4	BATHS	5
FEES	\$3,584	DOM	21				



429 KENT AVE #TH10

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,999,000
SQFT	3,267	PPSF	\$1,057	BEDS	4	BATHS	3.5
FEES	\$6,672	DOM	315				



395 16TH ST #3

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,860,000	INITIAL	\$2,999,000
SQFT	2,100	PPSF	\$1,362	BEDS	4	BATHS	3.5
FEES	\$1,365	DOM	147				

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58 MADISON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	3,500	PPSF	\$786	BEDS	5	BATHS	3.5
FEES	\$254	DOM	40				



47 DIAMOND ST #3B

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
SQFT	1,823	PPSF	\$1,399	BEDS	3	BATHS	3
FEES	\$2,190	DOM	92				



89 S PORTLAND AVE

Fort Greene

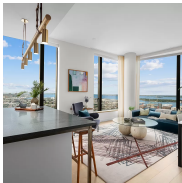
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$2,599,000
SQFT	2,250	PPSF	\$1,111	BEDS	5	BATHS	3.5
FEES	\$774	DOM	540				



171 CALYER ST #2C

Greenpoint

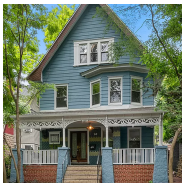
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,531	PPSF	\$1,565	BEDS	3	BATHS	3
FEES	\$3,418	DOM	62				



11 HOYT ST #42G

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,434	PPSF	\$1,570	BEDS	3	BATHS	2
FEES	\$3,705	DOM	N/A				



16 DEKOVEN CT

Ditmas Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,099,000	INITIAL	\$2,450,000
SQFT	3,200	PPSF	\$656	BEDS	5	BATHS	3.5
FEES	\$741	DOM	219				

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684 MONROE ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,075,000	INITIAL	\$2,150,000
SQFT	2,996	PPSF	\$693	BEDS	4	BATHS	3
FEES	\$225	DOM	50				

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