

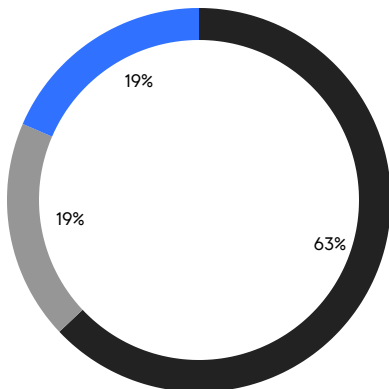
BROOKLYN WEEKLY LUXURY REPORT



533 PACIFIC STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- EAST BROOKLYN
- NORTH BROOKLYN



27

CONTRACTS SIGNED
THIS WEEK

\$88,672,080

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 14 condos, 4 co-ops, and 9 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$3,284,152

AVERAGE ASKING PRICE

\$2,850,000

MEDIAN ASKING PRICE

\$1,556

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$88,672,080

TOTAL VOLUME

139

AVERAGE DAYS ON MARKET

155 Warren Street in Cobble Hill entered contract this week, with a last asking price of \$12,950,000. Built in the 19th century, this townhouse spans approximately 5,400 square feet with 6 beds and 3 full baths. It features a 25-foot-wide footprint, a dining room with butler's pantry and custom fireplace mantle, a state-of-the-art kitchen with high-end appliances, original hardwood floors, period details, and much more.

Also signed this week was 428 Clinton Street in Carroll Gardens, with a last asking price of \$4,250,000. This townhouse spans 2,502 square feet with 3 beds and 2 full baths. It features a central kitchen with high-end appliances, a family room that opens to the backyard and garden, a cellar with abundant storage space and full-size laundry area, a parlor floor with original details and high ceilings, an office nook, a formal dining room, and much more.

14

CONDO DEAL(S)

4

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$2,878,435

AVERAGE ASKING PRICE

\$2,910,000

AVERAGE ASKING PRICE

\$4,081,556

AVERAGE ASKING PRICE

\$2,772,500

MEDIAN ASKING PRICE

\$2,795,000

MEDIAN ASKING PRICE

\$2,995,000

MEDIAN ASKING PRICE

\$1,760

AVERAGE PPSF

\$1,164

AVERAGE PPSF

1,707

AVERAGE SQFT

3,418

AVERAGE SQFT



155 WARREN ST

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$12,950,000
SQFT	5,400	PPSF	\$2,399	BEDS	6	BATHS	3.5
FEES	\$2,828	DOM	16				



428 CLINTON ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,850,000
SQFT	2,400	PPSF	\$1,771	BEDS	3	BATHS	2.5
FEES	\$463	DOM	117				



189 PROSPECT PL #1

Prospect Heights

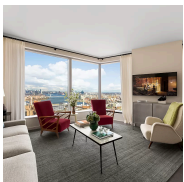
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,199,000	INITIAL	\$4,250,000
SQFT	3,376	PPSF	\$1,244	BEDS	3	BATHS	3
FEES	\$1,054	DOM	164				



134 PIERREPONT ST #4F

Brooklyn Heights

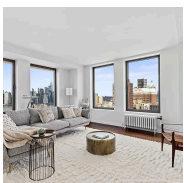
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,125,000	INITIAL	\$4,125,000
SQFT	2,293	PPSF	\$1,799	BEDS	3	BATHS	2.5
FEES	\$6,446	DOM	25				



1 CITY POINT #PHD

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$3,928,545	INITIAL	\$3,495,000
SQFT	1,455	PPSF	\$2,701	BEDS	3	BATHS	3
FEES	N/A	DOM	288				



75 LIVINGSTON ST #25AB

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	2,600	PPSF	\$1,347	BEDS	3	BATHS	3
FEES	\$5,509	DOM	41				

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11 HOYT ST #PHD

Downtown Brooklyn

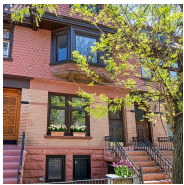
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,900,000
SQFT	1,928	PPSF	\$1,712	BEDS	2	BATHS	2.5
FEES	\$4,058	DOM	364				



198 PUTNAM AVE

Bedford Stuyvesant

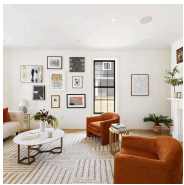
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	3,400	PPSF	\$942	BEDS	5	BATHS	4
FEES	\$200	DOM	N/A				



73 DOWNING ST

Clinton Hill

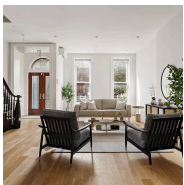
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	3,096	PPSF	\$969	BEDS	5	BATHS	4
FEES	\$399	DOM	15				



246 FENIMORE ST

Prospect Lefferts Gardens

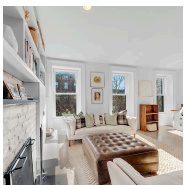
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,115	PPSF	\$962	BEDS	5	BATHS	3
FEES	\$702	DOM	27				



221 MACDONOUGH ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,260	PPSF	\$919	BEDS	4	BATHS	5.5
FEES	\$951	DOM	233				



44 TOMPKINS PL #3

Cobble Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,895,000	INITIAL	\$2,895,000
SQFT	1,500	PPSF	\$1,930	BEDS	3	BATHS	1.5
FEES	\$705	DOM	45				

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60 BROADWAY #8J

Williamsburg

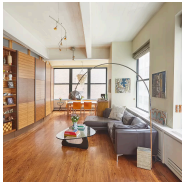
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	1,912	PPSF	\$1,491	BEDS	3	BATHS	2.5
FEES	\$3,712	DOM	244				



712 LEONARD ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$477	DOM	42				



1 MAIN ST #4H

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	\$2,800,000
SQFT	2,139	PPSF	\$1,310	BEDS	3	BATHS	2.5
FEES	\$2,639	DOM	70				



124 WYCKOFF ST #PH

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,950,000
SQFT	1,602	PPSF	\$1,745	BEDS	3	BATHS	2
FEES	\$1,551	DOM	360				



144 FREEMAN ST #PH

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,795,000
SQFT	1,468	PPSF	\$1,874	BEDS	3	BATHS	3
FEES	\$1,910	DOM	160				



117 1ST PL #2

Carroll Gardens

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,795,000
SQFT	2,000	PPSF	\$1,348	BEDS	3	BATHS	2.5
FEES	\$823	DOM	30				

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25 GARDEN PL #3

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
SQFT	1,356	PPSF	\$1,881	BEDS	3	BATHS	2
FEES	\$900	DOM	27				



21 INDIA ST #36F

Greenpoint

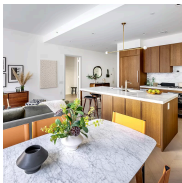
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,415,000	INITIAL	\$2,975,000
SQFT	1,398	PPSF	\$1,728	BEDS	3	BATHS	3
FEES	\$2,275	DOM	230				



1 CITY POINT #51C

Downtown Brooklyn

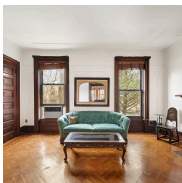
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,320,545	INITIAL	\$2,100,000
SQFT	1,145	PPSF	\$2,027	BEDS	2	BATHS	2
FEES	N/A	DOM	406				



180 FRONT ST #19F-FRONT

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	1,291	PPSF	\$1,778	BEDS	2	BATHS	2
FEES	\$3,392	DOM	113				



216 LINCOLN ROAD

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	3,300	PPSF	\$696	BEDS	4	BATHS	2
FEES	\$554	DOM	76				



1 CITY POINT #38F

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,279,340	INITIAL	\$2,279,340
SQFT	1,183	PPSF	\$1,927	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

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477 MARION ST

Ocean Hill

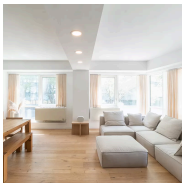
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,199,000	INITIAL	\$2,199,000
SQFT	3,371	PPSF	\$653	BEDS	6	BATHS	3
FEES	\$371	DOM	57				



1 CITY POINT #51B

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,140,650	INITIAL	\$2,140,650
SQFT	1,058	PPSF	\$2,024	BEDS	2	BATHS	2
FEES	\$1,289	DOM	95				



440 KENT AVE #2D

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,200,000
SQFT	1,650	PPSF	\$1,273	BEDS	3	BATHS	3
FEES	\$1,907	DOM	208				

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