

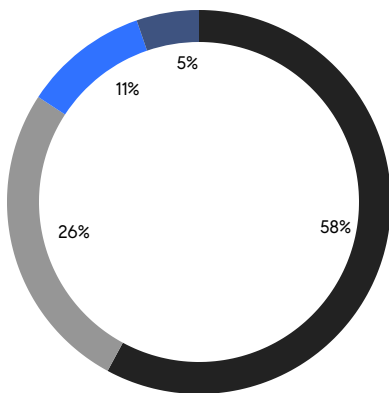
BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



19

CONTRACTS SIGNED
THIS WEEK

\$61,273,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 9 condos, 1 co-op, and 9 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,224,895

AVERAGE ASKING PRICE

\$2,600,000

MEDIAN ASKING PRICE

\$1,384

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$61,273,000

TOTAL VOLUME

53

AVERAGE DAYS ON MARKET

257 Henry Street in Brooklyn Heights entered contract this week, with a last asking price of \$8,500,000. This townhouse spans 5,913 square feet with 5 beds and 4 full baths. It features a 26.5-foot-wide footprint, a landscaped patio and garden, high ceilings, center fireplaces, floor-to-ceiling windows, a kitchen with white and mahogany cabinetry and marble counters, a primary bedroom with a study and en-suite bath, a rear deck, a full basement, and much more.

Also signed this week was 29 South Elliott Place in Fort Greene, with a last asking price of \$4,700,000. Dating back to 1899, this townhouse spans 3,464 square feet with 5 beds and 4 full baths. It features preserved original details including hardwood floors, plaster, and marble fireplaces, wood-beamed ceilings, a central open kitchen with high-end appliances, a full-width rear deck, a landscaped garden with fountain and koi pond, and much more.

9

CONDO DEAL(S)

1

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$2,861,112

AVERAGE ASKING PRICE

\$2,395,000

AVERAGE ASKING PRICE

\$3,680,889

AVERAGE ASKING PRICE

\$2,495,000

MEDIAN ASKING PRICE

\$2,395,000

MEDIAN ASKING PRICE

\$2,899,000

MEDIAN ASKING PRICE

\$1,742

AVERAGE PPSF

\$982

AVERAGE PPSF

1,673

AVERAGE SQFT

3,160

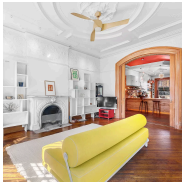
AVERAGE SQFT



257 HENRY ST

Brooklyn Heights

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$8,500,000 | INITIAL | \$8,795,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 5 | BATHS | 4.5 |
| FEES | \$2,699 | DOM | 52 | | | | |



29 SOUTH ELLIOTT PL

Fort Greene

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$4,700,000 | INITIAL | \$4,750,000 |
| SQFT | 3,464 | PPSF | \$1,357 | BEDS | 5 | BATHS | 4 |
| FEES | \$865 | DOM | 88 | | | | |



144 NORTH 8TH ST #PH2

Williamsburg

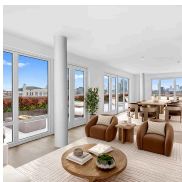
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$4,625,000 | INITIAL | \$4,625,000 |
| SQFT | 2,144 | PPSF | \$2,158 | BEDS | 2 | BATHS | 2.5 |
| FEES | \$5,121 | DOM | 70 | | | | |



11A ARLINGTON PL

Bedford Stuyvesant

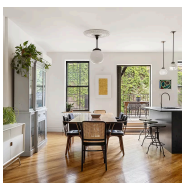
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|------|------------|--------|----------|------|-------------|---------|-------------|
| TYPE | MULTIHOUSE | STATUS | CONTRACT | ASK | \$3,690,000 | INITIAL | \$3,999,000 |
| SQFT | 3,600 | PPSF | \$1,025 | BEDS | 6 | BATHS | 4 |
| FEES | \$530 | DOM | 76 | | | | |



171 CALYER ST #PH

Greenpoint

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$3,495,000 | INITIAL | \$3,495,000 |
| SQFT | 1,637 | PPSF | \$2,136 | BEDS | 3 | BATHS | 2.5 |
| FEES | \$4,313 | DOM | 41 | | | | |



281 WYCKOFF ST

Boerum Hill

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$3,450,000 | INITIAL | \$3,450,000 |
| SQFT | 3,300 | PPSF | \$1,046 | BEDS | 7 | BATHS | 4.5 |
| FEES | \$566 | DOM | 37 | | | | |

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37 TOMPKINS PL #3

Cobble Hill

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,950,000 | INITIAL | \$2,950,000 |
| SQFT | 1,673 | PPSF | \$1,764 | BEDS | 3 | BATHS | 2 |
| FEES | \$1,025 | DOM | 26 | | | | |



42 2ND ST

Carroll Gardens

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,899,000 | INITIAL | \$2,998,000 |
| SQFT | 3,000 | PPSF | \$967 | BEDS | 5 | BATHS | 2 |
| FEES | \$444 | DOM | 22 | | | | |



115A KING ST

Red Hook

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,899,000 | INITIAL | \$3,500,000 |
| SQFT | 2,625 | PPSF | \$1,105 | BEDS | 4 | BATHS | 3 |
| FEES | \$1,480 | DOM | 78 | | | | |



85 NORTH 3RD ST #408

Williamsburg

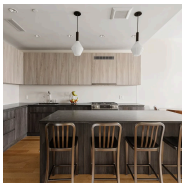
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,600,000 | INITIAL | \$2,600,000 |
| SQFT | 1,972 | PPSF | \$1,319 | BEDS | 1 | BATHS | 2 |
| FEES | \$3,127 | DOM | 28 | | | | |



290 WINDSOR PL

Windsor Terrace

| | | | | | | | |
|------|------------|--------|----------|------|-------------|---------|-------------|
| TYPE | MULTIHOUSE | STATUS | CONTRACT | ASK | \$2,595,000 | INITIAL | \$2,595,000 |
| SQFT | 2,940 | PPSF | \$883 | BEDS | 7 | BATHS | 3 |
| FEES | \$699 | DOM | 15 | | | | |



868 LORIMER ST #5B

Greenpoint

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,495,000 | INITIAL | N/A |
| SQFT | 1,525 | PPSF | \$1,637 | BEDS | 3 | BATHS | 3 |
| FEES | \$3,486 | DOM | 58 | | | | |

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36 REMSEN ST #4

Brooklyn Heights

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,495,000 | INITIAL | N/A |
| SQFT | 1,100 | PPSF | \$2,269 | BEDS | 3 | BATHS | 2 |
| FEES | \$1,765 | DOM | 9 | | | | |



115 YORK ST #3L-YORK

Dumbo

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,470,000 | INITIAL | \$2,470,000 |
| SQFT | 1,636 | PPSF | \$1,510 | BEDS | 3 | BATHS | 3 |
| FEES | \$4,297 | DOM | 42 | | | | |



29 HURON ST #10FE

Greenpoint

| | | | | | | | |
|------|-------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,470,000 | INITIAL | N/A |
| SQFT | 1,376 | PPSF | \$1,796 | BEDS | 3 | BATHS | 3 |
| FEES | N/A | DOM | N/A | | | | |



128 WILLOW ST #3CD

Brooklyn Heights

| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$2,395,000 | INITIAL | \$2,395,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 2 |
| FEES | N/A | DOM | 32 | | | | |



142 80TH ST

Bay Ridge

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,395,000 | INITIAL | \$2,495,000 |
| SQFT | 2,549 | PPSF | \$940 | BEDS | 5 | BATHS | 5.5 |
| FEES | \$1,208 | DOM | 100 | | | | |



50 BRIDGE ST #619

Dumbo

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$2,150,000 | INITIAL | \$2,150,000 |
| SQFT | 1,987 | PPSF | \$1,083 | BEDS | 3 | BATHS | 2 |
| FEES | \$2,189 | DOM | 72 | | | | |

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363 FRANKLIN AVE

Bedford Stuyvesant

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,000,000 | INITIAL | \$2,350,000 |
| SQFT | 3,800 | PPSF | \$527 | BEDS | 7 | BATHS | 7 |
| FEES | \$1,128 | DOM | 106 | | | | |

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