

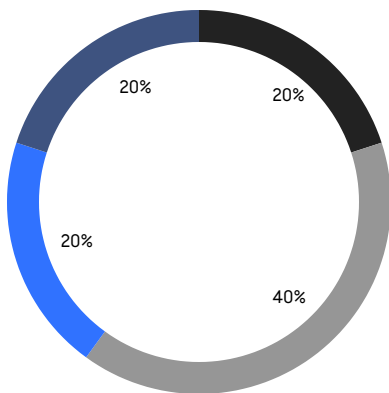
BROOKLYN WEEKLY LUXURY REPORT



218 NORTH 5TH STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



10

CONTRACTS SIGNED
THIS WEEK

\$30,482,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 10 contracts signed this week, made up of 4 condos, and 6 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,048,200

AVERAGE ASKING PRICE

\$3,050,000

MEDIAN ASKING PRICE

\$1,170

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$30,482,000

TOTAL VOLUME

148

AVERAGE DAYS ON MARKET

19 Girard Street in Manhattan Beach entered contract this week, with a last asking price of \$4,125,000. Originally built in 1910, this house spans approximately 4,600 square feet with 4 beds and 5 full baths. It features a separate carriage house, an entry foyer, a formal dining room, a fully-finished basement with recreation room, a primary bedroom with en-suite bath and dual walk-in closets, and much more.

Also signed this week was Unit PHE at 444 12th Street in Park Slope, with a last asking price of \$4,100,000. Converted in the early 2000s, this penthouse condo spans 2,420 square feet with 4 beds and 3 full baths. It features east, south, and west exposures, a restaurant--style chef's kitchen with breakfast bar and custom millwork, a large primary bedroom with en-suite mosaic bath and private patio access, and much more. The building provides a full-time doorman, a live-in super, valet parking, a landscaped courtyard, and many other amenities.

4

CONDO DEAL(S)

0

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$2,852,500

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,178,667

AVERAGE ASKING PRICE

\$2,575,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,372,500

MEDIAN ASKING PRICE

\$1,678

AVERAGE PPSF

\$831

AVERAGE PPSF

1,728

AVERAGE SQFT

4,144

AVERAGE SQFT



19 GIRARD ST

Manhattan Beach

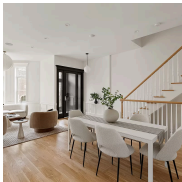
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,125,000	INITIAL	\$4,125,000
SQFT	4,600	PPSF	\$897	BEDS	7	BATHS	4
FEES	\$2,265	DOM	62				



444 12TH ST #PHE

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,100,000	INITIAL	\$4,400,000
SQFT	2,420	PPSF	\$1,695	BEDS	4	BATHS	3
FEES	\$3,466	DOM	116				



82 RUTLAND RD

Prospect Lefferts Gardens

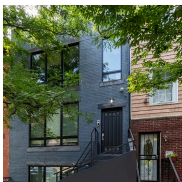
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,995,000
SQFT	5,000	PPSF	\$700	BEDS	5	BATHS	4
FEES	\$792	DOM	445				



26A HUNTINGTON ST

Red Hook

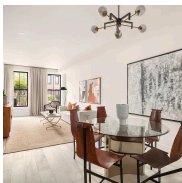
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,495,000	INITIAL	\$3,495,000
SQFT	3,169	PPSF	\$1,103	BEDS	4	BATHS	4.5
FEES	\$1,016	DOM	289				



44 MADISON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	3,570	PPSF	\$911	BEDS	6	BATHS	5
FEES	\$624	DOM	23				



371 DOUGLAS ST #1

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	1,980	PPSF	\$1,440	BEDS	2	BATHS	2.5
FEES	\$1,121	DOM	49				

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998 HART ST

Bushwick

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,552,000	INITIAL	\$2,552,000
SQFT	2,520	PPSF	\$1,013	BEDS	4	BATHS	3.5
FEES	\$210	DOM	61				



168 PLYMOUTH ST #5F

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	1,371	PPSF	\$1,678	BEDS	1	BATHS	2
FEES	\$4,099	DOM	104				



171 NORTH 1ST ST #5K

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,160,000	INITIAL	\$2,160,000
SQFT	1,139	PPSF	\$1,897	BEDS	2	BATHS	2
FEES	\$2,906	DOM	N/A				



4035 BEDFORD AVE

Sheepshead Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,300,000
SQFT	6,000	PPSF	\$359	BEDS	3	BATHS	2
FEES	\$744	DOM	175				

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