

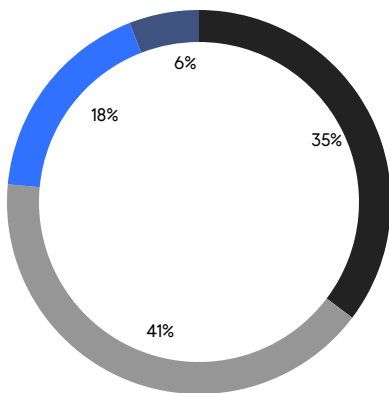
BROOKLYN WEEKLY LUXURY REPORT



605 2ND STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



17

CONTRACTS SIGNED
THIS WEEK

\$57,842,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 7 condos, and 10 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,402,471

AVERAGE ASKING PRICE

\$2,750,000

MEDIAN ASKING PRICE

\$1,362

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$57,842,000

TOTAL VOLUME

69

AVERAGE DAYS ON MARKET

48 Willow Place in Brooklyn Heights entered contract this week, with a last asking price of \$12,000,000. Originally built in 1969, this single-family townhouse spans approximately 5,500 square feet with 6 beds and 4 full baths. It features a 37-foot-wide footprint, a recent renovation, Madera wood floors, high-end appliances, a gym, a large garden with underground pools and fire pit, a windowed kitchen with custom millwork and oversized island, a full-floor primary bedroom with high ceilings and skyline views, and much more.

Also signed this week was 605 2nd Street in Park Slope, with a last asking price of \$5,150,000. This single-family townhouse spans 4,568 square feet with 6 beds and 2 full baths. It features original crown molding, wood accents, and fireplaces, large windows, a central staircase, a finished basement, large bedrooms, tile baths, hardwood floors, a rear patio and garden area, and much more.

7

CONDO DEAL(S)

0

CO-OP DEAL(S)

10

TOWNHOUSE DEAL(S)

\$2,900,572

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,753,800

AVERAGE ASKING PRICE

\$2,835,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,650,000

MEDIAN ASKING PRICE

\$1,888

AVERAGE PPSF

\$994

AVERAGE PPSF

1,635

AVERAGE SQFT

3,673

AVERAGE SQFT



48 WILLOW PL

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	5,500	PPSF	\$2,182	BEDS	6	BATHS	4.5
FEES	\$3,131	DOM	145				



605 2ND ST

Park Slope

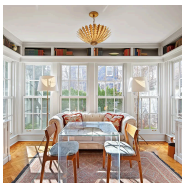
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,485,000
SQFT	4,568	PPSF	\$1,128	BEDS	5	BATHS	2.5
FEES	\$1,295	DOM	178				



8 SOUTH 4TH ST #36B

Williamsburg

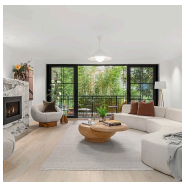
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,400,000	INITIAL	\$4,400,000
SQFT	1,913	PPSF	\$2,301	BEDS	3	BATHS	3.5
FEES	\$3,907	DOM	11				



162 ARGYLE RD

Prospect Park South

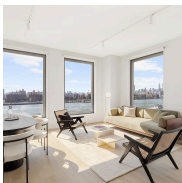
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,295,000	INITIAL	\$3,595,000
SQFT	4,605	PPSF	\$716	BEDS	5	BATHS	3
FEES	\$1,097	DOM	177				



437 SACKETT ST #1

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,985,000	INITIAL	\$2,985,000
SQFT	2,954	PPSF	\$1,011	BEDS	3	BATHS	2.5
FEES	\$2,025	DOM	20				



8 SOUTH 4TH ST #23A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,910,000	INITIAL	\$2,910,000
SQFT	1,319	PPSF	\$2,207	BEDS	2	BATHS	2.5
FEES	\$2,506	DOM	11				

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8 SOUTH 4TH ST #20A

Williamsburg

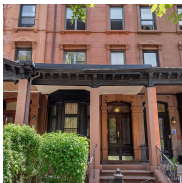
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,835,000	INITIAL	\$2,835,000
SQFT	1,319	PPSF	\$2,150	BEDS	2	BATHS	2.5
FEES	\$2,451	DOM	18				



140 A DIAMOND ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	2,592	PPSF	\$1,061	BEDS	3	BATHS	2
FEES	\$489	DOM	56				



471 CLINTON AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$3,000,000
SQFT	3,473	PPSF	\$792	BEDS	5	BATHS	4.5
FEES	\$631	DOM	50				



106 85TH ST

Bay Ridge

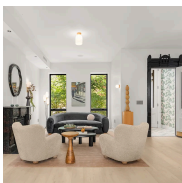
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,850,000
SQFT	3,324	PPSF	\$768	BEDS	4	BATHS	3
FEES	\$1,412	DOM	118				



145 PRESIDENT ST #4B

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000
SQFT	1,432	PPSF	\$1,711	BEDS	3	BATHS	2.5
FEES	\$2,943	DOM	127				



784 QUINCY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,399,000	INITIAL	\$2,399,000
SQFT	3,323	PPSF	\$722	BEDS	5	BATHS	4
FEES	\$288	DOM	28				

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184 KENT AVE #B512

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,375,000	INITIAL	\$2,375,000
SQFT	1,101	PPSF	\$2,158	BEDS	2	BATHS	2
FEES	\$2,319	DOM	22				



58 DUPONT ST #4

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,349,000	INITIAL	\$2,349,000
SQFT	1,404	PPSF	\$1,674	BEDS	3	BATHS	3
FEES	\$1,498	DOM	57				



65 DOVER ST

Manhattan Beach

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	5,243	PPSF	\$438	BEDS	6	BATHS	3.5
FEES	\$1,089	DOM	17				



436 10TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,199,000	INITIAL	\$2,299,000
SQFT	2,000	PPSF	\$1,100	BEDS	4	BATHS	3
FEES	\$317	DOM	127				



128 WOODPOINT ROAD #1

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	2,096	PPSF	\$1,026	BEDS	2	BATHS	2.5
FEES	\$2,206	DOM	3				

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