

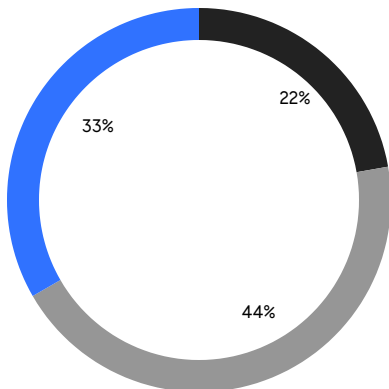
# BROOKLYN WEEKLY LUXURY REPORT



605 2ND STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



9

CONTRACTS SIGNED  
THIS WEEK

\$27,128,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 9 contracts signed this week, made up of 5 condos, and 4 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$3,014,223**

AVERAGE ASKING PRICE

**\$2,849,000**

MEDIAN ASKING PRICE

**\$1,437**

AVERAGE PPSF

**0%**

AVERAGE DISCOUNT

**\$27,128,000**

TOTAL VOLUME

**75**

AVERAGE DAYS ON MARKET

Unit 17A at 50 Bridge Park Drive in Brooklyn Heights entered contract this week, with a last asking price of \$5,125,000. Built in 2019, this condo unit spans 2,487 square feet with 4 beds and 3 full baths. It features private, high-speed elevator access, a large gallery, a chef-inspired kitchen, wide-plank oak flooring, custom Italian cabinetry, floor-to-ceiling windows, and much more. The building provides a rooftop with cabana area, a large fitness center, private and bike storage, a 24-hour concierge, and many other amenities.

Also signed this week was Unit 36A at 8 South 4th Street in Williamsburg, with a last asking price of \$3,250,000. Built in 2024, this condo unit spans 1,403 square feet with 2 beds and 2 full baths. It features wide-plank white oak flooring throughout, a primary bedroom with en-suite bath, high ceilings, oversized tilt-and-turn windows, and much more. The building provides an indoor pool and outdoor pool, a spa area, a fitness center with multiple studios, a game and media room, and many other amenities.

**5**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**4**

TOWNHOUSE DEAL(S)

**\$3,257,000**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$2,710,750**

AVERAGE ASKING PRICE

**\$2,995,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,799,000**

MEDIAN ASKING PRICE

**\$1,941**

AVERAGE PPSF

**\$807**

AVERAGE PPSF

**1,678**

AVERAGE SQFT

**3,473**

AVERAGE SQFT



### 50 BRIDGE PARK DR #17A

Brooklyn Heights

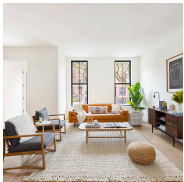
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,125,000	INITIAL	\$5,125,000
SQFT	2,487	PPSF	\$2,061	BEDS	4	BATHS	3.5
FEES	\$5,415	DOM	1				



### 8 SOUTH 4TH ST #36A

Williamsburg

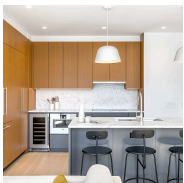
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	1,403	PPSF	\$2,317	BEDS	2	BATHS	2.5
FEES	\$2,944	DOM	119				



### 314 HALSEY ST

Bedford Stuyvesant

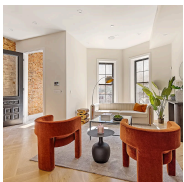
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,540	PPSF	\$847	BEDS	6	BATHS	4
FEES	\$317	DOM	146				



### 8 SOUTH 4TH ST #11E

Williamsburg

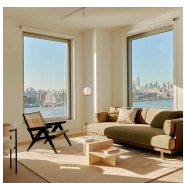
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,623	PPSF	\$1,846	BEDS	3	BATHS	2.5
FEES	\$3,012	DOM	17				



### 609 PUTNAM AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,849,000	INITIAL	\$2,894,000
SQFT	2,660	PPSF	\$1,072	BEDS	6	BATHS	4
FEES	\$740	DOM	44				



### 8 SOUTH 4TH ST #24A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,765,000	INITIAL	\$2,765,000
SQFT	1,319	PPSF	\$2,097	BEDS	2	BATHS	2.5
FEES	\$2,524	DOM	6				

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### 816 LAFAYETTE AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,749,000	INITIAL	\$2,749,000
SQFT	3,731	PPSF	\$737	BEDS	6	BATHS	4
FEES	\$185	DOM	25				



### 162 MOFFAT ST

Bushwick

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	3,959	PPSF	\$569	BEDS	6	BATHS	6
FEES	\$466	DOM	92				



### 159 GARFIELD PL #1L

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,285,000
SQFT	1,558	PPSF	\$1,380	BEDS	2	BATHS	2
FEES	\$765	DOM	217				

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