

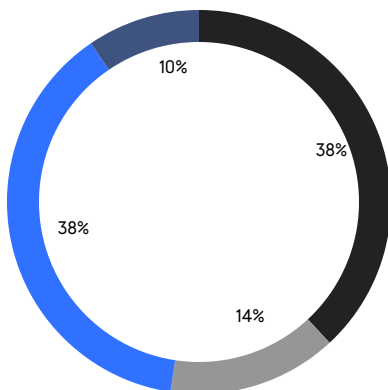
BROOKLYN WEEKLY LUXURY REPORT



605 2ND STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



21

CONTRACTS SIGNED
THIS WEEK

\$58,691,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 15 condos, and 6 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

\$2,794,810

AVERAGE ASKING PRICE

\$2,495,000

MEDIAN ASKING PRICE

\$1,497

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$58,691,000

TOTAL VOLUME

62

AVERAGE DAYS ON MARKET

Unit 26AB at 8 South 4th Street in Williamsburg entered contract this week, with a last asking price of \$5,830,000. Built in 2024, this condo unit spans 2,638 square feet with 4 beds and 4 full baths. It features wide-plank white oak flooring, tilt-and-turn windows, river and city views, high ceilings, custom walnut millwork, a chef's kitchen, and much more. The building provides a fitness center, multiple swimming pools, a spa area with steam room and sauna, private dining, and many other amenities.

Also signed this week was Unit 6J at 330 Wythe Avenue in Williamsburg, with a last asking price of \$4,250,000. This condo unit spans 2,350 square feet with 2 beds and 2 full baths. It features 18-foot ceilings, exposed redbrick walls, polished concrete floors, 15-foot windows, an open-plan kitchen with basalt stone counters, wide-plank hardwood floors, custom floating steel stairs, and much more. The building provides a virtual doorman, outdoor space, and much more.

15

CONDO DEAL(S)

0

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$2,993,134

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$2,299,000

AVERAGE ASKING PRICE

\$2,695,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,124,500

MEDIAN ASKING PRICE

\$1,753

AVERAGE PPSF

\$856

AVERAGE PPSF

1,735

AVERAGE SQFT

2,995

AVERAGE SQFT



8 SOUTH 4TH ST #26AB

Williamsburg

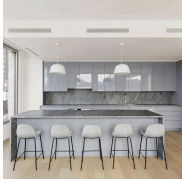
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,830,000	INITIAL	\$5,830,000
SQFT	2,638	PPSF	\$2,210	BEDS	4	BATHS	4
FEES	\$5,293	DOM	8				



330 WYTHE AVE #6J

Williamsburg

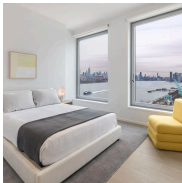
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,650,000
SQFT	2,350	PPSF	\$1,809	BEDS	2	BATHS	2
FEES	\$2,344	DOM	225				



8 SOUTH 4TH ST #5B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,900,000	INITIAL	\$3,900,000
SQFT	1,957	PPSF	\$1,993	BEDS	3	BATHS	3.5
FEES	\$3,395	DOM	1				



8 SOUTH 4TH ST #35A

Williamsburg

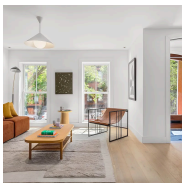
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	1,913	PPSF	\$1,673	BEDS	2	BATHS	2.5
FEES	\$2,920	DOM	5				



231 ARGYLE RD

Flatbush

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	4,239	PPSF	\$708	BEDS	7	BATHS	3
FEES	\$973	DOM	37				



437 SACKETT ST #2

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,250,000
SQFT	1,926	PPSF	\$1,556	BEDS	3	BATHS	2.5
FEES	\$1,498	DOM	34				

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8 SOUTH 4TH ST #25B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,357	PPSF	\$2,207	BEDS	2	BATHS	3
FEES	\$2,711	DOM	25				



8 SOUTH 4TH ST #22A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,885,000	INITIAL	\$2,885,000
SQFT	1,319	PPSF	\$2,187	BEDS	2	BATHS	2.5
FEES	\$2,487	DOM	5				



8 SOUTH 4TH ST #11B

Williamsburg

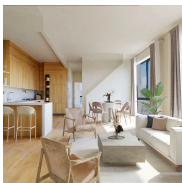
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	1,357	PPSF	\$1,986	BEDS	2	BATHS	2.5
FEES	\$2,438	DOM	7				



22 JEFFERSON AVE #2

Bedford Stuyvesant

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$2,595,000
SQFT	2,250	PPSF	\$1,111	BEDS	3	BATHS	3.5
FEES	\$817	DOM	225				



658 WASHINGTON AVE #3

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,675	PPSF	\$1,490	BEDS	4	BATHS	3
FEES	\$1,954	DOM	28				

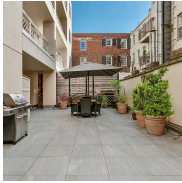


560 17TH ST

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	N/A
SQFT	2,035	PPSF	\$1,227	BEDS	3	BATHS	2
FEES	\$398	DOM	N/A				

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4 WATER ST #2C

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,575	PPSF	\$1,521	BEDS	2	BATHS	2
FEES	\$2,561	DOM	77				



323 BERGEN ST #406W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	1,221	PPSF	\$1,884	BEDS	2	BATHS	2
FEES	\$3,011	DOM	N/A				



110 NORTH 1ST ST #1A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	2,151	PPSF	\$1,047	BEDS	2	BATHS	2.5
FEES	\$5,290	DOM	42				



1783 EAST 7TH ST

Midwood

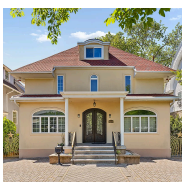
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,600,000
SQFT	3,100	PPSF	\$694	BEDS	6	BATHS	3
FEES	\$365	DOM	127				



1 CITY POINT #30F

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,143,000	INITIAL	\$2,143,000
SQFT	1,183	PPSF	\$1,812	BEDS	2	BATHS	2
FEES	N/A	DOM	68				



8210 RIDGE BLVD

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,099,000	INITIAL	\$2,699,000
SQFT	4,312	PPSF	\$487	BEDS	4	BATHS	3.5
FEES	\$1,258	DOM	130				

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76 CONGRESS ST #5B

Columbia St Waterfront

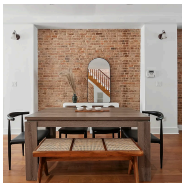
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,065,000	INITIAL	\$2,065,000
SQFT	1,144	PPSF	\$1,806	BEDS	3	BATHS	2
FEES	\$1,782	DOM	31				



444 UNION ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,050,000	INITIAL	\$2,250,000
SQFT	1,620	PPSF	\$1,266	BEDS	2	BATHS	2
FEES	\$450	DOM	90				



698 HALSEY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
SQFT	2,664	PPSF	\$751	BEDS	5	BATHS	3
FEES	\$389	DOM	9				

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