

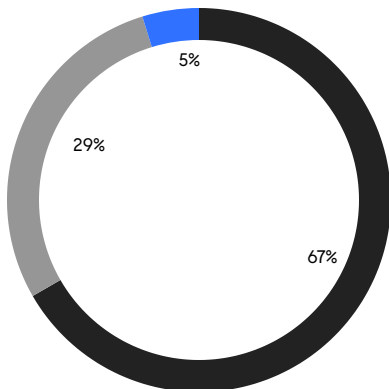
# BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



21  
CONTRACTS SIGNED  
THIS WEEK

\$70,792,500  
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 11 condos, and 10 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

**\$3,371,072**

AVERAGE ASKING PRICE

**\$3,100,000**

MEDIAN ASKING PRICE

**\$1,318**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$70,792,500**

TOTAL VOLUME

**114**

AVERAGE DAYS ON MARKET

138 State Street in Brooklyn Heights entered contract this week, with a last asking price of \$6,450,000. This turn-of-the-century townhouse spans 5,625 square feet with 8 beds and 4 full baths. It features a 25-foot-wide footprint, 5 stories and basement, high ceilings throughout, a private European-style rear patio, oversized arched doorways with custom glass, multiple fireplaces, exposed wood beams, and much more.

Also signed this week was 787 Carroll Street in Park Slope, with a last asking price of \$5,000,000. Originally built in the early 1900s, this townhouse spans 4,472 square feet with 5 beds and 3 full baths. It features a 21-foot-wide footprint, four stories, a front stoop and period details, south-facing curved bay windows, original herringbone hardwood floors, high ceilings, stained glass window accents, heavy oak doors, an expansive living room, and much more.

**11**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**10**

TOWNHOUSE DEAL(S)

**\$2,604,773**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$4,214,000**

AVERAGE ASKING PRICE

**\$2,375,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$4,447,500**

MEDIAN ASKING PRICE

**\$1,521**

AVERAGE PPSF

**\$1,039**

AVERAGE PPSF

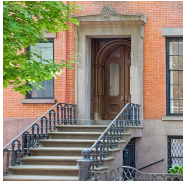
**1,768**

AVERAGE SQFT

**3,797**

AVERAGE SQFT





### 138 STATE ST

Brooklyn Heights

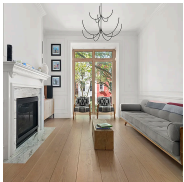
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	N/A	PPSF	N/A	BEDS	8	BATHS	4.5
FEES	\$2,099	DOM	137				



### 787 CARROLL ST

Park Slope

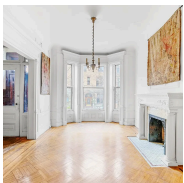
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$1,382	DOM	37				



### 275 WARREN ST

Carroll Gardens

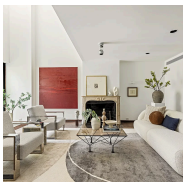
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,495,000
SQFT	3,306	PPSF	\$1,511	BEDS	5	BATHS	4
FEES	\$468	DOM	173				



### 819 CARROLL ST

Park Slope

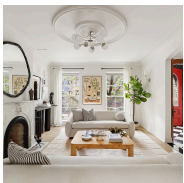
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$5,750,000
SQFT	5,106	PPSF	\$950	BEDS	6	BATHS	4.5
FEES	\$1,231	DOM	224				



### 288 GARFIELD PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,695,000	INITIAL	\$4,695,000
SQFT	4,534	PPSF	\$1,036	BEDS	6	BATHS	3.5
FEES	N/A	DOM	19				



### 439 SACKETT ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
SQFT	2,800	PPSF	\$1,500	BEDS	3	BATHS	3
FEES	\$553	DOM	39				

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### 119 PARK AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	3,600	PPSF	\$1,056	BEDS	4	BATHS	3
FEES	\$1,066	DOM	37				



### 108 NORTH 9TH ST #TH1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,295,000	INITIAL	\$3,295,000
SQFT	1,667	PPSF	\$1,977	BEDS	3	BATHS	1.5
FEES	\$347	DOM	51				



### 25 PROSPECT PK SW #SW

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	3,818	PPSF	\$839	BEDS	5	BATHS	4
FEES	\$1,000	DOM	147				



### 50 1ST PL #GARDEN

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,199,000	INITIAL	\$3,199,000
SQFT	2,605	PPSF	\$1,229	BEDS	3	BATHS	2
FEES	\$2,211	DOM	49				



### 144 VANDERBILT AVE #PHA

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,100,000	INITIAL	\$3,100,000
SQFT	1,635	PPSF	\$1,897	BEDS	2	BATHS	2
FEES	\$3,280	DOM	N/A				



### 259 NASSAU AVE

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,700,000	INITIAL	\$2,700,000
SQFT	3,100	PPSF	\$871	BEDS	5	BATHS	3.5
FEES	\$476	DOM	33				

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### 270 SAINT MARKS AVE #2

Prospect Heights

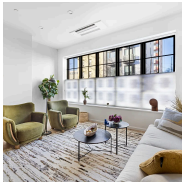
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,440	PPSF	\$1,803	BEDS	3	BATHS	2
FEES	\$1,221	DOM	40				



### 50 BRIDGE PARK DR #7C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,786	PPSF	\$1,453	BEDS	3	BATHS	3
FEES	\$5,636	DOM	282				



### 40 SKILLMAN AVE #1A

Williamsburg

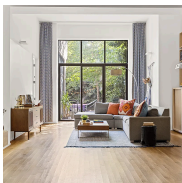
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,375,000	INITIAL	\$2,399,000
SQFT	2,138	PPSF	\$1,111	BEDS	2	BATHS	2.5
FEES	\$2,090	DOM	386				



### 183 JAVA ST #3

Greenpoint

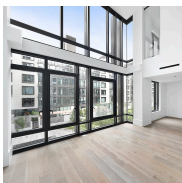
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,268	PPSF	\$1,854	BEDS	3	BATHS	2
FEES	\$645	DOM	N/A				



### 535 DEAN ST #PH104

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,672	PPSF	\$1,406	BEDS	2	BATHS	2
FEES	\$2,827	DOM	43				



### 429 KENT AVE #D327

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	2,149	PPSF	\$1,071	BEDS	3	BATHS	3.5
FEES	\$4,128	DOM	217				

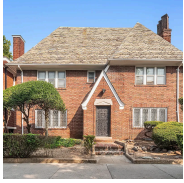
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### 66 HOPE ST #PHA

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,293,500	INITIAL	\$2,775,800
SQFT	1,530	PPSF	\$1,500	BEDS	2	BATHS	2
FEES	\$2,008	DOM	182				



### 71 MAPLE ST

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	4,110	PPSF	\$548	BEDS	6	BATHS	3.5
FEES	\$913	DOM	40				



### 87 IRVING PL #6D

Clinton Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	1,550	PPSF	\$1,420	BEDS	3	BATHS	2
FEES	\$1,338	DOM	21				

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