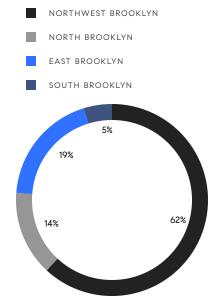
BROOKLYN WEEKLY LUXURY REPORT



51 JAY STREET, UNIT PHE

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



21 CONTRACTS SIGNED THIS WEEK

\$71,559,000 TOTAL CONTRACT VOLUME

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 04 - 10, 2024

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 12 condos, 1 co-op, and 8 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$3,407,572

\$2,950,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$1,481 AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$71,559,000

TOTAL VOLUME

AVERAGE DAYS ON MARKET

126

98 6th Avenue in Park Slope entered contract this week, with a last asking price of \$7,995,000. Originally built in 1921, this fully-restored townhouse spans approximately 5,400 square feet with 6 beds and 7 full baths. It features two rooftop decks, a parlor floor with kitchen and floor-to-ceiling NanaWall, professional-grade stainless steel appliances, a second-floor primary bedroom with en-suite bath, large walk-in closet, and nearly 400 square feet of living space, an elevator, and much more.

Also signed this week was Unit 3A at 1 Prospect Park West in Park Slope, with a last asking price of \$6,550,000. This condo unit spans 2,636 square feet with 4 beds and 3 full baths. It features 1920s-style architecture and preserved details, 12-foot ceilings, hand-laid heart pinewood flooring, sixteen large picture windows, a custom-designed kitchen with cast iron sink and high-end appliances, and much more. The building provides an attended lobby and library, a rooftop with private gardens and terraces, a fitness studio, and many other amenities.

12 CONDO DEAL(S)

\$3,173,334

AVERAGE ASKING PRICE

\$2,822,500 median asking price

\$1,909

AVERAGE PPSF

1,684 Average sqft 1 CO-OP DEAL(S)

\$2,995,000

AVERAGE ASKING PRICE

\$2,995,000

MEDIAN ASKING PRICE

TOWNHOUSE DEAL(S)

8

\$3,810,500

AVERAGE ASKING PRICE

\$2,922,000

MEDIAN ASKING PRICE

\$810

AVERAGE PPSF

4,053

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 04 - 10, 2024

98 6TH AVE							Park Slope	
TYPE SQFT FEES	TOWNHOUSE N/A \$2,991	STATUS PPSF DOM	CONTRACT N/A 59	ASK BEDS	\$7,995,000 6	INITIAL BATHS	\$7,995,000 7.5	
1 PRO	SPECT PAR	K WEST	Г #3А			Park Sloj	pe	
TYPE SQFT FEES	CONDO 2,636 \$6,848	STATUS PPSF DOM	CONTRACT \$2,485 N/A	ASK BEDS	\$6,550,000 4	INITIAL BATHS	\$6,550,000 3.5	
607 61	ГН ST					Park Sloj	ре	
TYPE SQFT FEES	TOWNHOUSE 4,300 \$1,439	STATUS PPSF DOM	CONTRACT \$1,221 52	ASK BEDS	\$5,250,000 4	INITIAL BATHS	\$5,250,000 4	
226 SAINT JOHNS PL								
226 SA	AINT JOHN	S PL				Park Sloj	pe	
226 SA TYPE SQFT FEES	AINT JOHN TOWNHOUSE 4,096 \$1,057	S PL status ppsf dom	CONTRACT \$1,038 31	ASK BEDS	\$4,250,000 5	-	pe \$4,250,000 3.5	
TYPE SQFT FEES	TOWNHOUSE 4,096	STATUS PPSF DOM	\$1,038			INITIAL	\$4,250,000	
TYPE SQFT FEES	TOWNHOUSE 4,096 \$1,057	STATUS PPSF DOM	\$1,038			INITIAL BATHS Dumbo	\$4,250,000	
type sqft fees 30 MA type sqft fees	TOWNHOUSE 4,096 \$1,057 AIN ST #PH CONDO 1,887	STATUS PPSF DOM B STATUS PPSF DOM	\$1,038 31 CONTRACT \$2,012	BEDS	5 \$3,795,000	INITIAL BATHS Dumbo INITIAL	\$4,250,000 3.5 \$3,795,000 2.5	

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 04 - 10, 2024

1	8 SOUTH 4TH ST #9A							Williamsburg	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,550,000	INITIAL	\$3,550,000	
	SQFT	1,622	PPSF	\$2,189	BEDS	3	BATHS	3.5	
	FEES	\$3,103	DOM	16					
1 1 2	8 5011	TH 4TH ST	#91F				Williams	shurg	
								-	
	TYPE	CONDO	STATUS		ASK	\$3,240,000		\$3,240,000	
	SQFT	1,623	PPSF	\$1,997 -	BEDS	3	BATHS	2.5	
	FEES	\$3,231	DOM	7					
	35 PROSPECT PARK WEST #10B							Park Slope	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000	
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2	
	FEES	N/A	DOM	431					
۹	491 MADISON ST								
۹	491 M.	ADISON ST					Bedford	Stuyvesant	
	491 M	ADISON ST TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000		Stuyvesant \$2,995,000	
			STAT US PPSF	CONTRACT \$666	ASK BEDS	\$2,995,000 6			
	ΤΥΡΕ	TOWNHOUSE					INITIAL	\$2,995,000	
	TYPE SQFT FEES	TOWNHOUSE 4,500	PPSF DOM	\$666			INITIAL	\$2,995,000 4	
	type sqft fees 345 C A	TOWNHOUSE 4,500 \$483 ARROLL ST	ppsf dom #2E	\$666 21	BEDS	6	INITIAL BATHS Carroll C	\$2,995,000 4 Gardens	
	TYPE SQFT FEES	TOWNHOUSE 4,500 \$483 ARROLL ST CONDO	PPSF DOM	\$666 21 CONTRACT		6 \$2,950,000	INITIAL BATHS Carroll C	\$2,995,000 4	
	type sqft fees 345 C A	TOWNHOUSE 4,500 \$483 ARROLL ST	ppsf dom # 2E status	\$666 21	BEDS	6	INITIAL BATHS Carroll C	\$2,995,000 4 Gardens \$2,950,000	
	type sqft fees 345 C A type sqft fees	TOWNHOUSE 4,500 \$483 ARROLL ST CONDO 1,669 \$3,822	PPSF DOM # 2E STATUS PPSF	\$666 21 CONTRACT \$1,768	BEDS	6 \$2,950,000	INITIAL BATHS Carroll C INITIAL BATHS	\$2,995,000 4 Gardens \$2,950,000 2	
	TYPE SQFT FEES 345 CA TYPE SQFT FEES 1323 D	TOWNHOUSE 4,500 \$483 ARROLL ST CONDO 1,669 \$3,822 DEAN ST	PPSF DOM #2E STATUS PPSF DOM	\$666 21 CONTRACT \$1,768 89	BEDS ASK BEDS	6 \$2,950,000 3	INITIAL BATHS Carroll C INITIAL BATHS Crown H	\$2,995,000 4 Gardens \$2,950,000 2	
	TYPE SQFT FEES 345 CA TYPE SQFT FEES 1323 D TYPE	TOWNHOUSE 4,500 \$483 ARROLL ST CONDO 1,669 \$3,822 DEAN ST TOWNHOUSE	PPSF DOM #2E STATUS PPSF DOM	\$666 21 CONTRACT \$1,768 89 CONTRACT	BEDS ASK BEDS ASK	6 \$2,950,000 3 \$2,849,000	INITIAL BATHS Carroll C INITIAL BATHS Crown H INITIAL	\$2,995,000 4 Gardens \$2,950,000 2 Heights \$2,849,000	
	TYPE SQFT FEES 345 CA TYPE SQFT FEES 1323 D TYPE SQFT	TOWNHOUSE 4,500 \$483 ARROLL ST CONDO 1,669 \$3,822 DEAN ST TOWNHOUSE 3,560	PPSF DOM #2E STATUS PPSF DOM STATUS PPSF	\$666 21 CONTRACT \$1,768 89 CONTRACT \$801	BEDS ASK BEDS	6 \$2,950,000 3	INITIAL BATHS Carroll C INITIAL BATHS Crown H	\$2,995,000 4 Gardens \$2,950,000 2	
	TYPE SQFT FEES 345 CA TYPE SQFT FEES 1323 D TYPE	TOWNHOUSE 4,500 \$483 ARROLL ST CONDO 1,669 \$3,822 DEAN ST TOWNHOUSE	PPSF DOM #2E STATUS PPSF DOM	\$666 21 CONTRACT \$1,768 89 CONTRACT	BEDS ASK BEDS ASK	6 \$2,950,000 3 \$2,849,000	INITIAL BATHS Carroll C INITIAL BATHS Crown H INITIAL	\$2,995,000 4 Gardens \$2,950,000 2 Heights \$2,849,000	

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 04 - 10, 2024

	715 EAST 22ND ST							Flatbush	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000	
	SQFT	4,200	PPSF	\$642	BEDS	6	BATHS	4	
	FEES	\$833	DOM	119					
	461 CA	ARROLL ST	#1				Gowanu	S	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000	
	SQFT	1,927	PPSF	\$1,399	BEDS	2	BATHS	2	
	FEES	\$1,052	DOM	389					
	145 PA	ARK PL #8D)				Park Sloj	pe	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,600,000	
THE C	SQFT	1,450	PPSF	\$1,794	BEDS	3	BATHS	2	
	FEES	\$3,104	DOM	24					
	130 LINCOLN RD					Prospect Lefferts Gardens			
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000	
				0400				5.5	
	SQFT	5,311	PPSF	\$462	BEDS	7	BATHS		
	SQFT FEES	5,311 \$866	P P S F D O M	\$462 42	BEDS	7	BATHS		
	FEES		DOM	42	BEDS	7	BATHS Fort Gree		
	FEES	\$866	DOM	42	BEDS	7 \$2,425,000	Fort Gree		
	FEES 144 VA	\$866 ANDERBILT	dom T AVE #1	42 PHB		-	Fort Gree	ene	
	fees 144 V A type	\$866 ANDERBILT CONDO	dom AVE # I status	42 PHB CONTRACT	ASK	\$2,425,000	Fort Gree	ene \$2,425,000	
	FEES 144 VA TYPE SQFT FEES	\$866 ANDERBILT CONDO 1,254	DOM AVE # I status ppsf DOM	42 PHB CONTRACT \$1,934	ASK	\$2,425,000	Fort Gree	ene \$2,425,000 2	
	FEES 144 VA TYPE SQFT FEES	\$866 ANDERBILT CONDO 1,254 \$2,536	DOM AVE # I status ppsf DOM	42 PHB CONTRACT \$1,934	ASK	\$2,425,000	Fort Gree INITIAL BATHS BOerum	ene \$2,425,000 2	
	FEES 144 VA TYPE SQFT FEES 601 BA	\$866 ANDERBILT CONDO 1,254 \$2,536 ALTIC ST #8	Dom STATUS PPSF Dom BA	42 PHB CONTRACT \$1,934 N/A	A S K B E D S	\$2,425,000 2	Fort Gree INITIAL BATHS BOerum	ene \$2,425,000 2 Hill	
	FEES 144 VA TYPE SQFT FEES 601 BA TYPE	\$866 ANDERBILT CONDO 1,254 \$2,536 ALTIC ST #8 CONDO	DOM STATUS PPSF DOM BA	42 PHB CONTRACT \$1,934 N/A	ASK BEDS ASK	\$2,425,000 2 \$2,195,000	Fort Gree INITIAL BATHS BOERUM	ene \$2,425,000 2 Hill \$2,195,000	

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CONTRACTS \$2M AND ABOVE NOV 04 - 10, 2024

	6 GARFIELD PL #407							Park Slope	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,180,000	INITIAL	\$2,180,000	
	SQFT	1,269	PPSF	\$1,718	BEDS	3	BATHS	2	
At 1 3	FEES	\$2,454	DOM	N/A					
	75 8TH	I AVE #PAF	RLOR				Park Slo	ре	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000	
	SQFT	1,186	PPSF	\$1,813	BEDS	2	BATHS	2	
	FEES	N/A	DOM	20					
	189 CROWN ST						Crown Heights		
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,500,000	
	SQFT	2,400	PPSF	\$834	BEDS	4	BATHS	2	
	FEES	\$507	DOM	225					

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