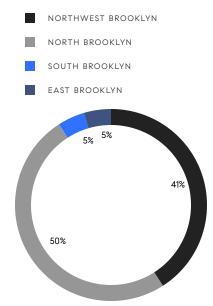
# BROOKLYN WEEKLY LUXURY REPORT



842 CARROLL STREET

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



22 CONTRACTS SIGNED THIS WEEK



#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 02 - 08, 2024

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 14 condos, 1 co-op, and 7 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$4,208,364	\$3,312,500
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE

1%

\$92,584,000

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

\$1.782

AVERAGE PPSF

99

307 Hicks Street in Brooklyn Heights entered contract this week, with a last asking price of \$15,500,000. This recently renovated townhouse spans approximately 6,200 square feet with 5 beds and 6 full baths. It features a 25-foot-wide footprint, ash wood plank floors, high-end windows, Italian marble countertops, a custom kitchen with high-end appliances, and much more.

Also signed this week was 12 College Place in Brooklyn Heights, with a last asking price of \$9,750,000. Originally built in 1920, this carriage house spans approximately 4,500 square feet with 3 beds and 3 full baths. It features 1,125 square feet of outdoor space with fully-equipped kitchen and irrigated landscaping, a chef's kitchen with high-end appliances, a large dining area, a primary bedroom with en-suite bath, floor-to-ceiling windows, and wood-burning fireplace, a finished basement, and much more.

14 condo deal(s)

\$3,376,429

AVERAGE ASKING PRICE

\$3,312,500 median asking price

> \$1,969 AVERAGE PPSF

**1,698** Average sqft 1 co-op deal(s)

\$2,550,000

AVERAGE ASKING PRICE

\$2,550,000

MEDIAN ASKING PRICE

7

TOWNHOUSE DEAL(S)

\$6,109,143

AVERAGE ASKING PRICE

\$3,499,000

MEDIAN ASKING PRICE

\$1,419 average ppsf

3,950

AVERAGE SQFT

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 02 - 08, 2024

307 HI	ICKS ST					Brooklyr	n Heights
TYPE SQFT FEES	TOWNHOUSE 6,200 \$3,500	STATUS PPSF DOM	CONTRACT \$2,500 137	ASK BEDS	\$15,500,000 5	INITIAL BATHS	N/A 6
12 CO	LLEGE PL					Brooklyr	n Heights
TYPE SQFT FEES	TOWNHOUSE 4,500 \$2,295	STATUS PPSF DOM	CONTRACT \$2,167 50	ASK BEDS	\$9,750,000 3	INITIAL BATHS	N/A 3
56 8TH	H AVE					Park Slop	pe
TYPE SQFT FEES	TOWNHOUSE 5,540 \$1,454	STATUS PPSF DOM	CONTRACT \$1,083 86	ASK BEDS	\$5,995,000 6	INITIAL BATHS	\$5,995,000 2
50 BR	IDGE PARK	DR #21	А			Brooklyr	n Heights
50 BR	IDGE PARK CONDO 2,487 \$7,878	DR #21 STATUS PPSF DOM	A CONTRACT \$2,162 399	ASK BEDS	\$5,375,000 4		n Heights \$5,375,000 3.5
TYPE SQFT FEES	CONDO 2,487	STATUS PPSF DOM	CONTRACT \$2,162			INITIAL	\$5,375,000 3.5
TYPE SQFT FEES	CONDO 2,487 \$7,878	STATUS PPSF DOM	CONTRACT \$2,162			INITIAL BATHS Williams	\$5,375,000 3.5
type sqft fees <b>480 K</b> I type sqft fees	CONDO 2,487 \$7,878 ENT AVE #1 CONDO 1,857	STATUS PPSF DOM PHE STATUS PPSF DOM	CONTRACT \$2,162 399 CONTRACT \$2,585	BEDS	4 \$4,800,000	Williams	\$5,375,000 3.5 burg \$4,800,000 3

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2024 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

compass.com

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 02 - 08, 2024

	8 SOU'	TH 4TH ST	#6B				Williams	sburg
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
	SQFT	1,957	PPSF	\$2,019	BEDS	3	BATHS	3.5
科科科科科	FEES	\$3,468	DOM	47				
%,= _ <b>_</b>	0.07 M						Williams	.b
	207 NC	ORTH 8TH	51 #PH				Williams	-
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$4,500,000
- CHA	SQFT	1,898	PPSF	\$2,029	BEDS	3	BATHS	3
	FEES	\$2,739	DOM	407				
	8 SOU	TH 4TH ST	#10D				Williams	sburg
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$3,850,000
AAC -	SQFT	1,677	PPSF	\$2,296	BEDS	3	BATHS	3.5
	FEES	\$3,560	DOM	178				
	8028 F	HARBOR V	IEW TE	RRACE			Bay Ridg	ge
	8028 H	IARBOR V	IEW TE status	RRACE CONTRACT	ASK	\$3,499,000		ge \$3,549,000
					A S K B E D S	\$3,499,000 4		
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT			INITIAL	\$3,549,000
	TYPE SQFT FEES	TOWNHOUSE 2,600	STATUS PPSF DOM	CONTRACT \$1,346			INITIAL	\$3,549,000 3.5
	TYPE SQFT FEES	TOWNHOUSE 2,600 \$1,250	STATUS PPSF DOM	CONTRACT \$1,346		4	INITIAL BATHS Greenpo	\$3,549,000 3.5 int
	type sqft fees <b>29 HU</b>	TOWNHOUSE 2,600 \$1,250 RON ST #60 CONDO	status ppsf dom CW	CONTRACT \$1,346 83	BEDS		INITIAL BATHS Greenpo	\$3,549,000 3.5
	type sqft fees <b>29 HU</b> type	TOWNHOUSE 2,600 \$1,250 RON ST #60	status ppsf dom CW status	CONTRACT \$1,346 83 CONTRACT	BEDS	4 \$3,325,000	INITIAL BATHS Greenpool	\$3,549,000 3.5 int \$3,325,000
	type sqft fees <b>29 HU</b> type sqft fees	TOWNHOUSE 2,600 \$1,250 RON ST #60 CONDO 1,566	STATUS PPSF DOM CW STATUS PPSF DOM	CONTRACT \$1,346 83 CONTRACT \$2,124	BEDS	4 \$3,325,000	INITIAL BATHS Greenpool	\$3,549,000 3.5 int \$3,325,000 2.5
	type sqft fees <b>29 HU</b> type sqft fees	TOWNHOUSE 2,600 \$1,250 RON ST #60 CONDO 1,566 \$3,124 TH 4TH ST	STATUS PPSF DOM CW STATUS PPSF DOM	CONTRACT \$1,346 83 CONTRACT \$2,124 1	BEDS	4 \$3,325,000 3	INITIAL BATHS Greenpoo INITIAL BATHS Williams	\$3,549,000 3.5 int \$3,325,000 2.5
	TYPE SQFT FEES 29 HU TYPE SQFT FEES 8 SOU TYPE	TOWNHOUSE 2,600 \$1,250 RON ST #60 CONDO 1,566 \$3,124 TH 4TH ST CONDO	STATUS PPSF DOM CW STATUS PPSF DOM #23E STATUS	CONTRACT \$1,346 83 CONTRACT \$2,124 1 CONTRACT	BEDS ASK BEDS ASK	4 \$3,325,000	INITIAL BATHS Greenpoo INITIAL BATHS Williams	\$3,549,000 3.5 int \$3,325,000 2.5 Sburg \$3,300,000
	TYPE SQFT FEES 29 HU TYPE SQFT FEES 8 SOU	TOWNHOUSE 2,600 \$1,250 RON ST #60 CONDO 1,566 \$3,124 TH 4TH ST	STATUS PPSF DOM CW STATUS PPSF DOM	CONTRACT \$1,346 83 CONTRACT \$2,124 1	BEDS ASK BEDS	4 \$3,325,000 3 \$3,300,000	INITIAL BATHS Greenpoo INITIAL BATHS Williams INITIAL	\$3,549,000 3.5 int \$3,325,000 2.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2024 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 02 - 08, 2024

4	29 HU	RON ST #7	BW				Greenpo	int	
ARCAR BENE	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,075,000	INITIAL	\$3,075,000	
	SQFT	1,326	PPSF	\$2,320	BEDS	2	BATHS	2	
	FEES	\$3,106	DOM	1					
	742 LI	NCOLN PL					Crown H	leights	
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000	
	SQFT	3,249	PPSF	\$922	BEDS	5	BATHS	4	
	FEES	\$533	DOM	44					
	7 CLIF	FORD PL					Greenpo	int	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,775,000	INITIAL	\$2,775,000	
	SQFT	2,260	PPSF	\$1,228	BEDS	4	BATHS	4	
	FEES	\$504	DOM	28					
	535 DEAN ST #808							Prospect Heights	
- v ····	535 DI	EAN ST #80	8				Prospect	Heights	
	535 DI	EAN ST #80 condo	08 status	CONTRACT	ASK	\$2,595,000		: Heights \$2,800,000	
				CONTRACT \$1,442	A S K B E D S	\$2,595,000 3		-	
	ТҮРЕ	CONDO	STATUS				INITIAL	\$2,800,000	
	TYPE SQFT FEES	CONDO 1,800	STATUS PPSF DOM	\$1,442			INITIAL	\$2,800,000 3	
	TYPE SQFT FEES	CONDO 1,800 \$1,943	STATUS PPSF DOM	\$1,442			INITIAL BATHS	\$2,800,000 3	
	type sqft fees <b>420 12</b>	CONDO 1,800 \$1,943 2TH ST #F1I	STATUS PPSF DOM	\$1,442 365	BEDS	3	INITIAL BATHS Park Slop	\$2,800,000 3	
	type sqft fees <b>420 12</b> type	CONDO 1,800 \$1,943 2TH ST #F1I COOP	STATUS PPSF DOM	\$1,442 365 CONTRACT	BEDS	3 \$2,550,000	INITIAL BATHS Park Slop	\$2,800,000 3 pe N/A	
	type sqft fees <b>420 12</b> type sqft fees	CONDO 1,800 \$1,943 2TH ST #F1I COOP 1,500	STATUS PPSF DOM STATUS PPSF	\$1,442 365 CONTRACT \$1,700	BEDS	3 \$2,550,000	INITIAL BATHS Park Slop	\$2,800,000 3 pe N/A 2	
	type sqft fees <b>420 12</b> type sqft fees	CONDO 1,800 \$1,943 2TH ST #F1I COOP 1,500 N/A	STATUS PPSF DOM STATUS PPSF	\$1,442 365 CONTRACT \$1,700	BEDS	3 \$2,550,000	INITIAL BATHS Park Slop INITIAL BATHS	\$2,800,000 3 pe N/A 2	
	TYPE SQFT FEES 420 12 TYPE SQFT FEES 459 IR	CONDO 1,800 \$1,943 CTH ST #F1I COOP 1,500 N/A	STATUS PPSF DOM STATUS PPSF DOM	\$1,442 365 CONTRACT \$1,700 N/A	BEDS ASK BEDS	3 \$2,550,000 3	INITIAL BATHS Park Slop INITIAL BATHS Bushwic	\$2,800,000 3 pe N/A 2	
	TYPE SQFT FEES 420 12 TYPE SQFT FEES 459 IR TYPE	CONDO 1,800 \$1,943 CTH ST #F1I COOP 1,500 N/A CVING AVE TOWNHOUSE	STATUS PPSF DOM STATUS PPSF DOM	\$1,442 365 CONTRACT \$1,700 N/A CONTRACT	BEDS ASK BEDS	3 \$2,550,000 3 \$2,250,000	INITIAL BATHS Park Slop INITIAL BATHS Bushwice INITIAL	\$2,800,000 3 pe N/A 2 k N/A	

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2024 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 02 - 08, 2024

 171 S F	PORTLAND	AVE #3	A			Fort Gree	ene
ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,415	PPSF	\$1,552	BEDS	3	BATHS	2
FEES	\$1,947	DOM	26				
84 6TI	H AVE #1					Park Sloj	ре
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	1,695	PPSF	\$1,269	BEDS	2	BATHS	2.5
FEES	\$1,555	DOM	40				
480 K	ENT AVE #1	16A				Williams	sburg
480 K	ENT AVE #1 condo	I <b>6A</b> status	CONTRACT	ASK	\$2,085,000		sburg \$2,085,000
			CONTRACT \$1,806	A S K B E D S	\$2,085,000 2		
ТҮРЕ	CONDO	STATUS				INITIAL	\$2,085,000
TYPE SQFT FEES	CONDO 1,155 \$3,400	STATUS PPSF DOM	\$1,806			INITIAL BATHS	\$2,085,000 2
TYPE SQFT FEES 8 SOU	CONDO 1,155 \$3,400 TH 4TH ST	STATUS PPSF DOM	\$1,806 4		2	INITIAL BATHS Williams	\$2,085,000 2 sburg
TYPE SQFT FEES	CONDO 1,155 \$3,400 TH 4TH ST CONDO	STATUS PPSF DOM	\$1,806 4 CONTRACT	BEDS	2 \$2,025,000	INITIAL BATHS Williams	\$2,085,000 2
TYPE SQFT FEES 8 SOU	CONDO 1,155 \$3,400 TH 4TH ST	status ppsf dom #14C	\$1,806 4	BEDS	2	INITIAL BATHS Williams	\$2,085,000 2 sburg

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2024 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

compass.com