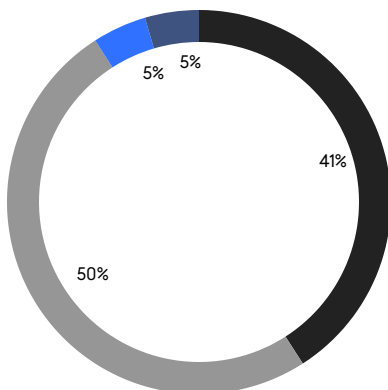
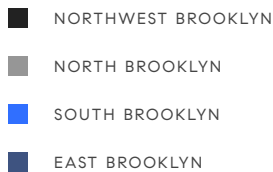


BROOKLYN WEEKLY LUXURY REPORT



842 CARROLL STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$92,584,000

TOTAL CONTRACT VOLUME

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

AVERAGE ASKING PRICE

\$3,312,500

MEDIAN ASKING PRICE

\$1,782

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$92,584,000

TOTAL VOLUME

99

AVERAGE DAYS ON MARKET

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)

1

CO-OP DEAL(S)

7

TOWNHOUSE DEAL(S)

\$3,376,429

AVERAGE ASKING PRICE

\$2,550,000

AVERAGE ASKING PRICE

\$6,109,143

AVERAGE ASKING PRICE

\$3,312,500

MEDIAN ASKING PRICE

\$2,550,000

MEDIAN ASKING PRICE

\$3,499,000

MEDIAN ASKING PRICE

\$1,969

AVERAGE PPSF

\$1,419

AVERAGE PPSF

1,698

AVERAGE SQFT

3,950

AVERAGE SQFT



307 HICKS ST

Brooklyn Heights

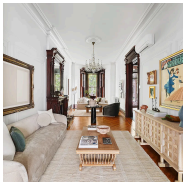
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$15,500,000	INITIAL	N/A
SQFT	6,200	PPSF	\$2,500	BEDS	5	BATHS	6
FEES	\$3,500	DOM	137				



12 COLLEGE PL

Brooklyn Heights

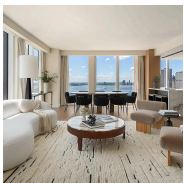
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	N/A
SQFT	4,500	PPSF	\$2,167	BEDS	3	BATHS	3
FEES	\$2,295	DOM	50				



56 8TH AVE

Park Slope

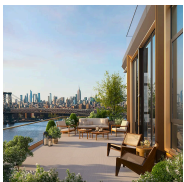
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	5,540	PPSF	\$1,083	BEDS	6	BATHS	2
FEES	\$1,454	DOM	86				



50 BRIDGE PARK DR #21A

Brooklyn Heights

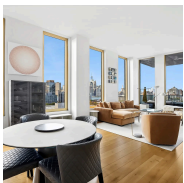
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,375,000	INITIAL	\$5,375,000
SQFT	2,487	PPSF	\$2,162	BEDS	4	BATHS	3.5
FEES	\$7,878	DOM	399				



480 KENT AVE #PHE

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,800,000	INITIAL	\$4,800,000
SQFT	1,857	PPSF	\$2,585	BEDS	3	BATHS	3
FEES	\$5,683	DOM	2				



347 HENRY ST #12A

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,695,000	INITIAL	\$4,695,000
SQFT	2,129	PPSF	\$2,205	BEDS	3	BATHS	3.5
FEES	\$9,006	DOM	52				

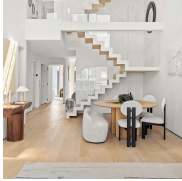
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8 SOUTH 4TH ST #6B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	1,957	PPSF	\$2,019	BEDS	3	BATHS	3.5
FEES	\$3,468	DOM	47				



207 NORTH 8TH ST #PH

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$4,500,000
SQFT	1,898	PPSF	\$2,029	BEDS	3	BATHS	3
FEES	\$2,739	DOM	407				



8 SOUTH 4TH ST #10D

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$3,850,000
SQFT	1,677	PPSF	\$2,296	BEDS	3	BATHS	3.5
FEES	\$3,560	DOM	178				



8028 HARBOR VIEW TERRACE

Bay Ridge

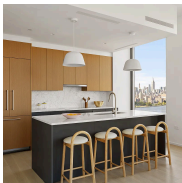
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,499,000	INITIAL	\$3,549,000
SQFT	2,600	PPSF	\$1,346	BEDS	4	BATHS	3.5
FEES	\$1,250	DOM	83				



29 HURON ST #6CW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,325,000	INITIAL	\$3,325,000
SQFT	1,566	PPSF	\$2,124	BEDS	3	BATHS	2.5
FEES	\$3,124	DOM	1				



8 SOUTH 4TH ST #23E

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
SQFT	1,623	PPSF	\$2,034	BEDS	3	BATHS	2.5
FEES	\$3,286	DOM	13				

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29 HURON ST #7BW

Greenpoint

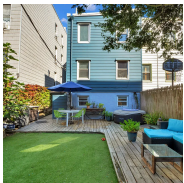
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,075,000	INITIAL	\$3,075,000
SQFT	1,326	PPSF	\$2,320	BEDS	2	BATHS	2
FEES	\$3,106	DOM	1				



742 LINCOLN PL

Crown Heights

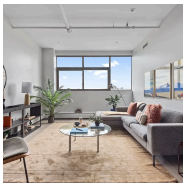
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,249	PPSF	\$922	BEDS	5	BATHS	4
FEES	\$533	DOM	44				



7 CLIFFORD PL

Greenpoint

TYPE	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

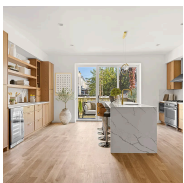
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,800,000
SQFT	1,800	PPSF	\$1,442	BEDS	3	BATHS	3
FEES	\$1,943	DOM	365				



420 12TH ST #F1L

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	N/A
SQFT	1,500	PPSF	\$1,700	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



459 IRVING AVE

Bushwick

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	N/A
SQFT	3,300	PPSF	\$682	BEDS	5	BATHS	4.5
FEES	\$424	DOM	N/A				

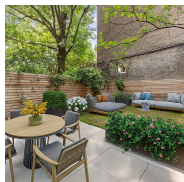
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171 S PORTLAND AVE #3A

Fort Greene

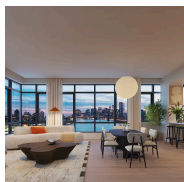
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,415	PPSF	\$1,552	BEDS	3	BATHS	2
FEES	\$1,947	DOM	26				



84 6TH AVE #1

Park Slope

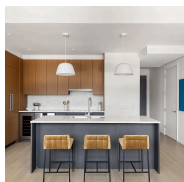
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	1,695	PPSF	\$1,269	BEDS	2	BATHS	2.5
FEES	\$1,555	DOM	40				



480 KENT AVE #16A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,085,000	INITIAL	\$2,085,000
SQFT	1,155	PPSF	\$1,806	BEDS	2	BATHS	2
FEES	\$3,400	DOM	4				



8 SOUTH 4TH ST #14C

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,025,000	INITIAL	\$2,025,000
SQFT	1,178	PPSF	\$1,720	BEDS	2	BATHS	2
FEES	\$2,040	DOM	13				

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