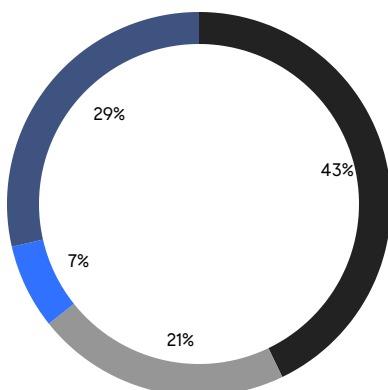
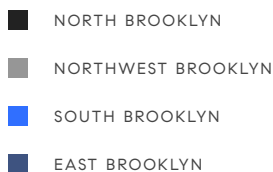


BROOKLYN WEEKLY LUXURY REPORT



842 CARROLL STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



28

CONTRACTS SIGNED
THIS WEEK

\$86,883,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 13 condos, and 15 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,102,965

AVERAGE ASKING PRICE

\$2,825,000

MEDIAN ASKING PRICE

\$1,513

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$86,883,000

TOTAL VOLUME

118

AVERAGE DAYS ON MARKET

Unit PHA at 480 Kent Avenue in Williamsburg entered contract this week, with a last asking price of \$7,200,000. This new development penthouse condo spans 2,659 square feet with 3 beds and 3 full baths. It features a large great room with balcony, river and skyline views, a kitchen with quartz slab countertops and backsplash, a large primary bedroom with en-suite bath and dual walk-in closets, and much more. The building provides a state-of-the-art fitness center, a 24-hour attended lobby, a multi-season rooftop lounge area, and many other amenities.

Also signed this week was Unit 27B at 30 Front Street in DUMBO, with a last asking price of \$6,575,000. Built in 2021, this condo unit spans 2,598 square feet with 3 beds and 3 full baths. It features skyline views, a kitchen with maple cabinetry and stone slab countertops, a primary bedroom with walk-in closet and en-suite stone bath, high-end appliances, and much more. The building provides indoor and outdoor pools, a full-size tennis court, a 24-hour doorman and concierge, bicycle and private storage, and many other amenities.

13

CONDO DEAL(S)

0

CO-OP DEAL(S)

15

TOWNHOUSE DEAL(S)

\$3,194,847

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,023,334

AVERAGE ASKING PRICE

\$2,560,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,950,000

MEDIAN ASKING PRICE

\$2,005

AVERAGE PPSF

\$980

AVERAGE PPSF

1,614

AVERAGE SQFT

3,258

AVERAGE SQFT



480 KENT AVE #PHA

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	\$7,200,000
SQFT	2,659	PPSF	\$2,708	BEDS	3	BATHS	3.5
FEES	\$8,706	DOM	N/A				



30 FRONT ST #27B

Dumbo

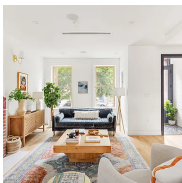
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,575,000	INITIAL	\$6,575,000
SQFT	2,598	PPSF	\$2,531	BEDS	3	BATHS	3.5
FEES	\$7,783	DOM	127				



355 PACIFIC ST

Boerum Hill

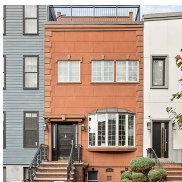
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,500,000
SQFT	3,566	PPSF	\$1,501	BEDS	4	BATHS	2
FEES	\$941	DOM	161				



363 WARREN ST

Boerum Hill

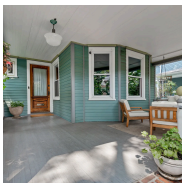
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,595,000
SQFT	3,290	PPSF	\$1,215	BEDS	5	BATHS	4.5
FEES	\$605	DOM	221				



643 HUMBOLDT ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,195,000	INITIAL	\$3,195,000
SQFT	2,550	PPSF	\$1,253	BEDS	5	BATHS	3
FEES	\$490	DOM	41				



498 WESTMINSTER ROAD

Ditmas Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,125,000	INITIAL	\$3,125,000
SQFT	2,850	PPSF	\$1,096	BEDS	5	BATHS	3.5
FEES	\$753	DOM	N/A				

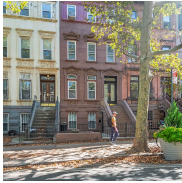
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8 SOUTH 4TH ST #28B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,065,000	INITIAL	\$3,065,000
SQFT	1,357	PPSF	\$2,259	BEDS	2	BATHS	2.5
FEES	\$2,779	DOM	6				



169 UNDERHILL AVE

Prospect Heights

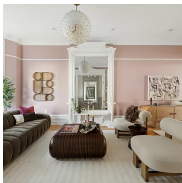
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,536	PPSF	\$848	BEDS	6	BATHS	2
FEES	\$842	DOM	45				



203 HALSEY ST

Bedford Stuyvesant

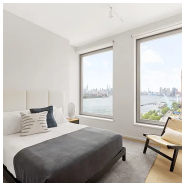
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,778	PPSF	\$793	BEDS	7	BATHS	4
FEES	\$1,276	DOM	43				



674 SAINT MARKS AVE

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	\$1,278	DOM	50				



8 SOUTH 4TH ST #25A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,960,000	INITIAL	\$2,960,000
SQFT	1,319	PPSF	\$2,245	BEDS	2	BATHS	2.5
FEES	\$2,542	DOM	2				



45 HALSEY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$2,950,000
SQFT	3,760	PPSF	\$785	BEDS	5	BATHS	5.5
FEES	\$886	DOM	N/A				

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254 83RD ST

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$2,950,000
SQFT	4,035	PPSF	\$731	BEDS	5	BATHS	2
FEES	\$1,644	DOM	58				



317 DECATUR ST

Bedford Stuyvesant

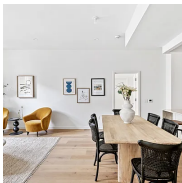
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



480 KENT AVE #17B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	1,191	PPSF	\$2,309	BEDS	2	BATHS	2
FEES	\$3,505	DOM	4				



171 CALYER ST #5A

Greenpoint

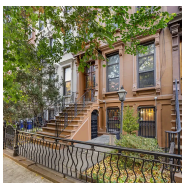
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,695,000
SQFT	1,611	PPSF	\$1,611	BEDS	3	BATHS	3.5
FEES	\$2,389	DOM	464				



8 SOUTH 4TH ST #30D

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,560,000	INITIAL	\$2,560,000
SQFT	1,303	PPSF	\$1,965	BEDS	2	BATHS	2
FEES	\$2,336	DOM	1				



228 JEFFERSON AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	4,400	PPSF	\$569	BEDS	6	BATHS	4
FEES	\$463	DOM	42				

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1357 UNION ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,475,000	INITIAL	\$2,475,000
SQFT	2,800	PPSF	\$884	BEDS	3	BATHS	3
FEES	\$311	DOM	12				



480 KENT AVE #11B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	1,019	PPSF	\$2,356	BEDS	2	BATHS	2
FEES	\$2,999	DOM	N/A				



1208 CARROLL ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	N/A	PPSF	N/A	BEDS	9	BATHS	3
FEES	N/A	DOM	N/A				



38 SKILLMAN AVE #1

Williamsburg

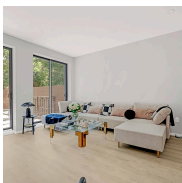
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,399,000	INITIAL	\$2,399,000
SQFT	2,200	PPSF	\$1,091	BEDS	2	BATHS	2.5
FEES	\$1,550	DOM	57				



171 CALYER ST #3E

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,349,000	INITIAL	\$1,999,000
SQFT	1,297	PPSF	\$1,812	BEDS	2	BATHS	2.5
FEES	\$1,387	DOM	411				

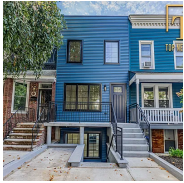


101 SOUTH 4TH ST #1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,395,000
SQFT	2,288	PPSF	\$1,004	BEDS	2	BATHS	3
FEES	\$1,194	DOM	91				

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636 VANDERBILT ST

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,275,000	INITIAL	\$2,300,000
SQFT	1,845	PPSF	\$1,234	BEDS	3	BATHS	3.5
FEES	\$352	DOM	69				



381 DECATUR ST

Bedford Stuyvesant

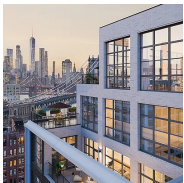
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,350,000
SQFT	2,680	PPSF	\$840	BEDS	3	BATHS	3
FEES	\$345	DOM	216				



8 SOUTH 4TH ST #21C

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,235,000	INITIAL	\$2,235,000
SQFT	1,178	PPSF	\$1,898	BEDS	2	BATHS	2
FEES	\$2,149	DOM	4				



115 YORK ST #PH21C

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	950	PPSF	\$2,264	BEDS	1	BATHS	1.5
FEES	\$2,675	DOM	463				

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