

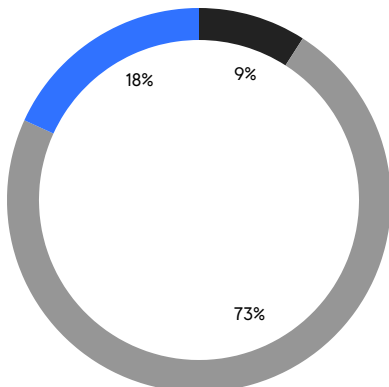
# BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- SOUTH BROOKLYN
- NORTHWEST BROOKLYN
- EAST BROOKLYN



11

CONTRACTS SIGNED  
THIS WEEK

\$29,957,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 11 contracts signed this week, made up of 5 condos, 2 co-ops, and 4 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$2,723,364	\$2,695,000	\$1,580
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
0%	\$29,957,000	101
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

2303 Avenue K in Midwood entered contract this week, with a last asking price of \$3,495,000. Originally built in 1920, this townhouse spans 4,243 square feet with 5 beds and 4 full baths. It features a large living room and formal dining room, a large eat-in kitchen with granite countertops and dual sinks, abundant storage, a primary bedroom with en-suite bath and balcony, a finished basement, a private driveway and two-car garage, a gated side yard, and much more.

Also signed this week was Unit 2 at 170 Hicks Street in Brooklyn Heights, with a last asking price of \$3,300,000. This historic full-floor condo spans 1,940 square feet with 3 beds and 2 full baths. It features private elevator access, a spacious galley kitchen, a west-facing library and private balcony, triple exposures, high ceilings, and much more.

5	2	4
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$2,701,000	\$2,458,500	\$2,883,750
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$2,495,000	\$2,458,500	\$2,772,500
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,781		\$1,072
AVERAGE PPSF		AVERAGE PPSF
1,538		3,202
AVERAGE SQFT		AVERAGE SQFT



## 2303 AVENUE K

Midwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,495,000	INITIAL	\$2,995,000
SQFT	4,243	PPSF	\$824	BEDS	5	BATHS	4.5
FEES	\$1,546	DOM	399				



## 170 HICKS ST #2

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
SQFT	1,940	PPSF	\$1,702	BEDS	3	BATHS	2
FEES	\$2,730	DOM	45				



## 732 UNION ST

Park Slope

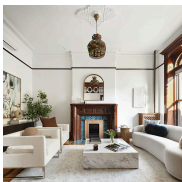
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$3,100,000
SQFT	2,160	PPSF	\$1,320	BEDS	3	BATHS	3
FEES	\$684	DOM	85				



## 115 YORK ST #15L

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,740,000	INITIAL	\$2,740,000
SQFT	1,636	PPSF	\$1,675	BEDS	3	BATHS	3
FEES	\$4,401	DOM	N/A				



## 22 ARLINGTON PL

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$461	DOM	25				

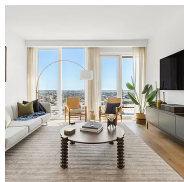


## 75 PROSPECT PARK WEST #6B

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	1,700	PPSF	\$1,586	BEDS	3	BATHS	2
FEES	N/A	DOM	55				

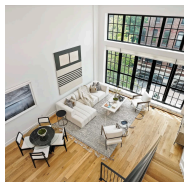
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### 50 BRIDGE PARK DRIVE #26E

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,214	PPSF	\$2,056	BEDS	2	BATHS	2
FEES	\$3,775	DOM	48				



### 113 KANE ST #3A

Columbia Street  
Waterfront District

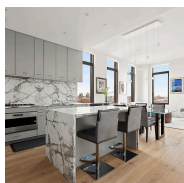
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,611	PPSF	\$1,549	BEDS	3	BATHS	3
FEES	N/A	DOM	28				



### 172 BAINBRIDGE ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$931	DOM	117				



### 347 HENRY ST #7B

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,475,000	INITIAL	N/A
SQFT	1,289	PPSF	\$1,921	BEDS	2	BATHS	2
FEES	\$4,701	DOM	N/A				



### 47 PLAZA ST #5B

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,222,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$2,500	DOM	N/A				

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