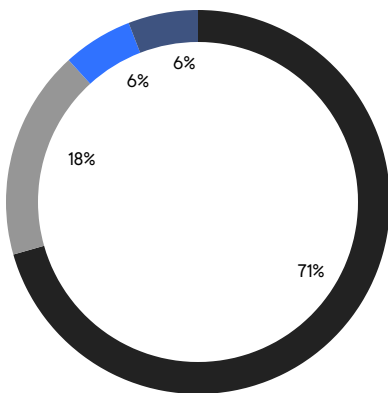
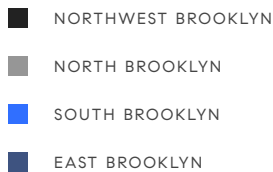


BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



17

CONTRACTS SIGNED
THIS WEEK

\$50,733,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 11 condos, and 6 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$2,984,295

AVERAGE ASKING PRICE

\$2,500,000

MEDIAN ASKING PRICE

\$1,417

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$50,733,000

TOTAL VOLUME

186

AVERAGE DAYS ON MARKET

193 Carlton Avenue in Fort Greene entered contract this week, with a last asking price of \$5,850,000. Built in 1905 and recently gut renovated, this townhouse spans 3,780 square feet with 4 beds and 4 full baths. It features a 21-foot-wide footprint, a finished roof deck, an elevator, high ceilings, over 1,000 square feet of garden space and elevated deck, a kitchen with retractable floor-to-ceiling NanaWall and high-end appliances, a primary bedroom suite with dual exposures and custom-built dressing room, and much more.

Also signed this week was Unit 11A at 50 Bridge Park Drive in Brooklyn Heights, with a last asking price of \$4,500,000. Built in 2019, this condo unit spans 2,487 square feet with 4 beds and 3 full baths. It features private high-speed elevator access, a chef-inspired kitchen with white oak cabinetry, wide-plank oak flooring, a mud room with custom Italian cabinetry, insulated floor-to-ceiling windows, a primary bedroom with walk-in closet and marble en-suite bath, and much more. The building provides a fitness center, a music room with piano, a rooftop lounge with cabanas, storage, and many other amenities.

11

CONDO DEAL(S)

0

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$2,726,364

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,457,167

AVERAGE ASKING PRICE

\$2,495,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,799,500

MEDIAN ASKING PRICE

\$1,608

AVERAGE PPSF

\$1,066

AVERAGE PPSF

1,759

AVERAGE SQFT

3,186

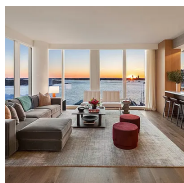
AVERAGE SQFT



193 CARLTON AVE

Fort Greene

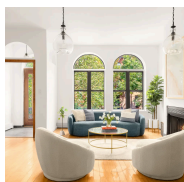
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	3,780	PPSF	\$1,548	BEDS	4	BATHS	4.5
FEES	\$1,344	DOM	3				



50 BRIDGE PARK DRIVE #11A

Brooklyn Heights

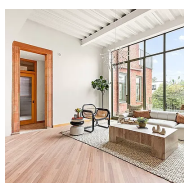
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,600,000
SQFT	2,487	PPSF	\$1,810	BEDS	4	BATHS	3.5
FEES	\$7,736	DOM	405				



278 1ST ST

Park Slope

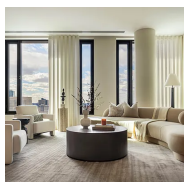
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,400,000	INITIAL	\$4,995,000
SQFT	4,440	PPSF	\$991	BEDS	6	BATHS	3
FEES	N/A	DOM	112				



96 KING ST #1

Red Hook

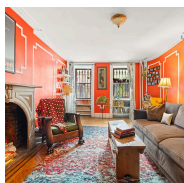
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,495,000	INITIAL	\$3,995,000
SQFT	2,460	PPSF	\$1,421	BEDS	3	BATHS	2
FEES	\$1,753	DOM	484				



30 FRONT ST #27C

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,325	PPSF	\$2,261	BEDS	2	BATHS	2
FEES	\$3,961	DOM	N/A				



33 PARK PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$3,400,000
SQFT	3,025	PPSF	\$976	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				

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28 HERBERT ST #3A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,700,000	INITIAL	\$2,400,000
SQFT	1,587	PPSF	\$1,702	BEDS	3	BATHS	2
FEES	\$2,320	DOM	1				



34 COLONIAL COURT

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,649,000	INITIAL	\$2,795,000
SQFT	2,634	PPSF	\$1,006	BEDS	4	BATHS	2
FEES	\$1,288	DOM	110				



55 BERRY ST #1F

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,675,000
SQFT	2,367	PPSF	\$1,057	BEDS	2	BATHS	3
FEES	\$3,126	DOM	121				



601 MADISON ST

Bedford Stuyvesant

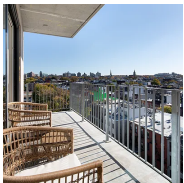
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	2,735	PPSF	\$913	BEDS	5	BATHS	3
FEES	\$396	DOM	62				



100 JAY ST #17A

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,711	PPSF	\$1,459	BEDS	3	BATHS	2.5
FEES	\$3,566	DOM	124				

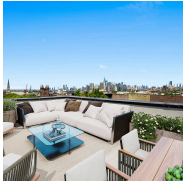


350 BUTLER ST #10B

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,596	PPSF	\$1,564	BEDS	3	BATHS	2.5
FEES	\$3,340	DOM	469				

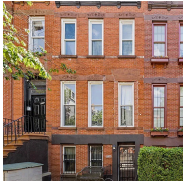
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76 1ST PL #PH

Carroll Gardens

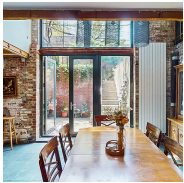
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,425,000	INITIAL	\$2,425,000
SQFT	1,270	PPSF	\$1,910	BEDS	3	BATHS	2
FEES	\$951	DOM	85				



714 DEGRAW ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,399,000	INITIAL	\$2,399,000
SQFT	2,500	PPSF	\$960	BEDS	3	BATHS	3
FEES	\$407	DOM	403				



248 17TH ST #6

Greenwood

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,495,000
SQFT	2,042	PPSF	\$1,124	BEDS	3	BATHS	2.5
FEES	\$3,203	DOM	250				



161 COLUMBIA ST #PHB

Columbia St Waterfront

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,075,000	INITIAL	\$2,175,000
SQFT	1,481	PPSF	\$1,402	BEDS	3	BATHS	2.5
FEES	\$2,026	DOM	153				



480 KENT AVE #10B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,015,000	INITIAL	\$2,015,000
SQFT	1,019	PPSF	\$1,978	BEDS	2	BATHS	2
FEES	\$2,999	DOM	3				

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