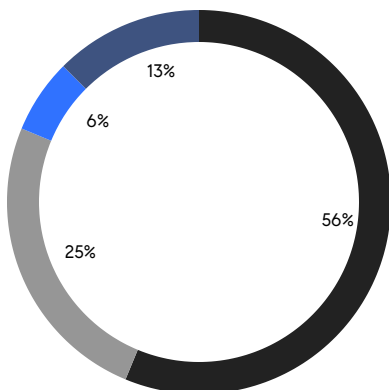
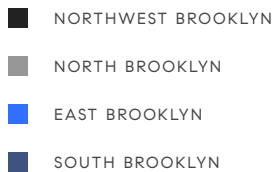


# BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP



16  
CONTRACTS SIGNED  
THIS WEEK

\$54,079,999  
TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 8 condos, 1 co-op, and 7 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$3,380,000

AVERAGE ASKING PRICE

\$3,072,500

MEDIAN ASKING PRICE

\$1,416

AVERAGE PPSF

-1%

AVERAGE DISCOUNT

\$54,079,999

TOTAL VOLUME

84

AVERAGE DAYS ON MARKET

Unit 1 at 32 Butler Street in Cobble Hill entered contract this week, with a last asking price of \$6,295,000. This newly-converted condo spans 4,126 square feet with 4 beds and 4 full baths. It features triple-paned windows, a fresh air recirculation system, a middle courtyard, a custom-built kitchen with high-end appliances, white oak flooring, a private garden and patio, and much more.

Also signed this week was Unit 7T at 34 North 7th Street in Williamsburg, with a last asking price of \$4,995,000. Built in 2008, this condo unit spans 2,273 square feet with 3 beds and 3 full baths. It features 20-foot floor-to-ceiling windows, 522 square feet of outdoor space, a gourmet kitchen with double ovens and quartz countertops, a primary bedroom with walk-in closet, private storage, and much more.

8

CONDO DEAL(S)

1

CO-OP DEAL(S)

7

TOWNHOUSE DEAL(S)

\$3,823,750

AVERAGE ASKING PRICE

\$2,000,000

AVERAGE ASKING PRICE

\$3,070,000

AVERAGE ASKING PRICE

\$3,700,000

MEDIAN ASKING PRICE

\$2,000,000

MEDIAN ASKING PRICE

\$2,695,000

MEDIAN ASKING PRICE

\$1,792

AVERAGE PPSF

\$985

AVERAGE PPSF

2,139

AVERAGE SQFT

3,298

AVERAGE SQFT



### 32 BUTLER ST #1

Carroll Gardens

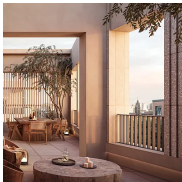
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,295,000
SQFT	4,126	PPSF	\$1,526	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



### 34 NORTH 7TH ST #7T

Williamsburg

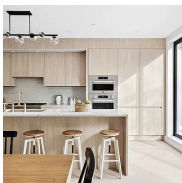
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	2,273	PPSF	\$2,198	BEDS	3	BATHS	3
FEES	\$3,319	DOM	89				



### 323 BERGEN ST #PH704W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,700,000
SQFT	2,297	PPSF	\$2,112	BEDS	3	BATHS	2.5
FEES	\$6,248	DOM	132				



### 98 COFFEY ST

Red Hook

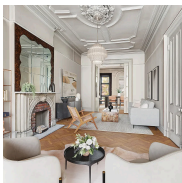
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	3,976	PPSF	\$1,131	BEDS	4	BATHS	4
FEES	\$65	DOM	131				



### 9 CHAPEL ST #PHA

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	1,978	PPSF	\$1,922	BEDS	3	BATHS	2.5
FEES	\$4,785	DOM	N/A				



### 30 STERLING PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	4,500	PPSF	\$800	BEDS	6	BATHS	3
FEES	\$830	DOM	36				

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 solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 480 KENT AVE #15C

Williamsburg

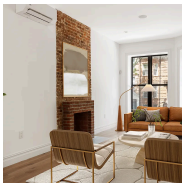
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,798	PPSF	\$2,003	BEDS	3	BATHS	3
FEES	\$5,292	DOM	38				



### 159 HOYT ST

Boerum Hill

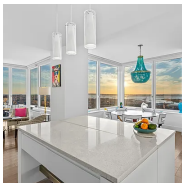
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	2,135	PPSF	\$1,616	BEDS	3	BATHS	2.5
FEES	\$669	DOM	11				



### 698 MACON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	3,930	PPSF	\$686	BEDS	7	BATHS	6
FEES	\$485	DOM	133				



### 388 BRIDGE ST #39AB

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,499,000
SQFT	1,731	PPSF	\$1,531	BEDS	3	BATHS	3
FEES	\$2,960	DOM	42				



### 1130 85TH ST

Dyker Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	3,060	PPSF	\$817	BEDS	4	BATHS	3
FEES	\$978	DOM	32				



### 324 WESTMINSTER RD

Ditmas Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,999	INITIAL	\$2,099,999
SQFT	3,483	PPSF	\$718	BEDS	5	BATHS	4
FEES	\$767	DOM	228				

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### 35 UNDERHILL AVE #B3H

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	1,590	PPSF	\$1,447	BEDS	3	BATHS	2
FEES	\$858	DOM	100				



### 311 LEONARD ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,449,000
SQFT	2,000	PPSF	\$1,125	BEDS	3	BATHS	3.5
FEES	\$278	DOM	99				



### 65 ECKFORD ST #PHB

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	1,318	PPSF	\$1,594	BEDS	3	BATHS	2
FEES	\$2,325	DOM	N/A				



### 917 PRESIDENT ST #2

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	1
FEES	\$850	DOM	12				

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