

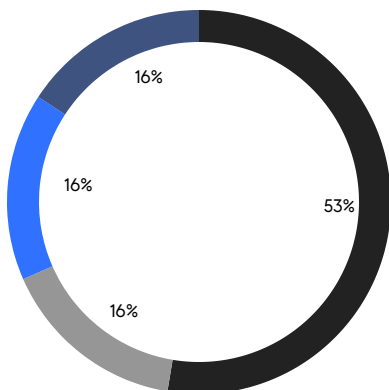
BROOKLYN WEEKLY LUXURY REPORT



545 3RD STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



19

CONTRACTS SIGNED
THIS WEEK

\$64,379,999

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 7 condos, and 12 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$3,388,421

AVERAGE ASKING PRICE

\$2,800,000

MEDIAN ASKING PRICE

\$1,416

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$64,379,999

TOTAL VOLUME

70

AVERAGE DAYS ON MARKET

535 Pacific Street in Prospect Heights entered contract this week, with a last asking price of \$7,495,000. Built in 2023, this townhouse spans 5,671 square feet with 5 beds and 6 baths. It features a 28-foot-wide footprint, 1,300 square feet of exterior space across four terraces, condo amenities, a private entryway with double-height foyer, a kitchen with custom cabinetry and quartzite countertops, a primary bedroom with fireplace, large walk-in closet, and windowed bath, and much more.

Also signed this week was 1807 East 4th Street in Gravesend, with a last asking price of \$4,800,000. Originally built in 1925 and renovated in 2019, this house spans more than 4,000 square feet with 5 beds and 4 full baths. It features an eat-in kitchen, a deck with French doors, a second-floor primary bedroom with vaulted ceiling and dual walk-in closets, modern upgrades, and much more.

7

CONDO DEAL(S)

0

CO-OP DEAL(S)

12

TOWNHOUSE DEAL(S)

\$2,885,715

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,681,667

AVERAGE ASKING PRICE

\$2,525,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,997,500

MEDIAN ASKING PRICE

\$1,849

AVERAGE PPSF

\$1,079

AVERAGE PPSF

1,578

AVERAGE SQFT

3,763

AVERAGE SQFT



535 PACIFIC ST

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,495,000
SQFT	5,671	PPSF	\$1,322	BEDS	5	BATHS	6.5
FEES	\$1,922	DOM	N/A				



579 5TH ST

Park Slope

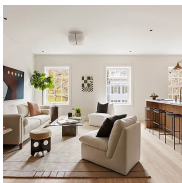
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,800,000	INITIAL	\$4,600,000
SQFT	4,500	PPSF	\$1,067	BEDS	7	BATHS	6
FEES	\$1,749	DOM	85				



1807 EAST 4TH ST

Gravesend

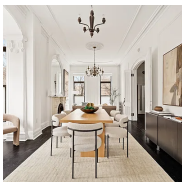
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,800,000	INITIAL	\$5,200,000
SQFT	3,212	PPSF	\$1,494	BEDS	5	BATHS	4
FEES	\$1,111	DOM	24				



109 WILLOW ST #2

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	2,165	PPSF	\$2,079	BEDS	3	BATHS	3
FEES	\$1,393	DOM	26				



81 WILLOUGHBY AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	4,500	PPSF	\$945	BEDS	4	BATHS	4
FEES	\$1,086	DOM	8				

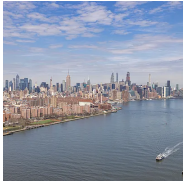


53 2ND PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	\$3,400,000
SQFT	2,709	PPSF	\$1,256	BEDS	4	BATHS	4
FEES	\$686	DOM	42				

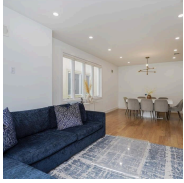
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8 SOUTH 4TH ST #42A

Williamsburg

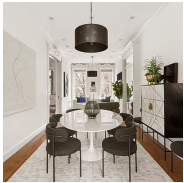
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,375,000	INITIAL	\$3,375,000
SQFT	1,403	PPSF	\$2,406	BEDS	2	BATHS	2.5
FEES	\$3,058	DOM	1				



1574 EAST 3RD ST

Ocean Parkway

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,999	INITIAL	\$2,999,999
SQFT	2,544	PPSF	\$1,179	BEDS	6	BATHS	5
FEES	\$836	DOM	127				



437 GREENE AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	5
FEES	\$1,024	DOM	12				



362 WASHINGTON AVE

Clinton Hill

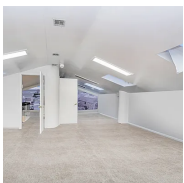
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	\$2,800,000
SQFT	2,560	PPSF	\$1,094	BEDS	7	BATHS	3
FEES	\$767	DOM	21				



296 MANHATTAN AVE

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$647	DOM	180				



1851 EAST 22ND ST

Sheepshead Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	4,000	PPSF	\$688	BEDS	5	BATHS	3.5
FEES	\$10,802	DOM	93				

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795 QUINCY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	N/A
SQFT	4,165	PPSF	\$661	BEDS	7	BATHS	4
FEES	N/A	DOM	N/A				



286 1ST ST #PH

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000
SQFT	1,519	PPSF	\$1,745	BEDS	3	BATHS	2
FEES	\$1,316	DOM	15				



144 VANDERBILT AVE #5B

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,525,000	INITIAL	\$2,525,000
SQFT	1,370	PPSF	\$1,844	BEDS	3	BATHS	2
FEES	\$2,794	DOM	N/A				



286 1ST ST #1

Park Slope

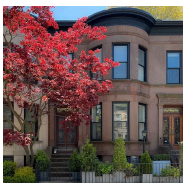
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	2,017	PPSF	\$1,240	BEDS	2	BATHS	2.5
FEES	\$1,565	DOM	27				



2 NORTHSIDE PIERS #14A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	1,376	PPSF	\$1,817	BEDS	2	BATHS	2
FEES	\$1,413	DOM	114				



196 MIDWOOD ST

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,345,000	INITIAL	\$2,450,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2
FEES	\$618	DOM	269				

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44 GARFIELD PL #2						Park Slope	
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	1,191	PPSF	\$1,806	BEDS	3	BATHS	2
FEES	\$766	DOM	N/A				

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