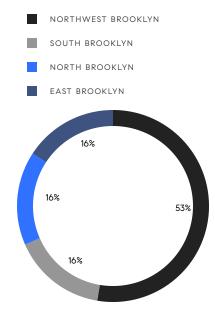
# BROOKLYN WEEKLY LUXURY REPORT



545 3RD STREET

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



19 CONTRACTS SIGNED THIS WEEK

\$64,379,999 TOTAL CONTRACT VOLUME

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE JAN 27 - FEB 02, 2025

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	\$2,800,000	\$1,416
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPS

0%

E PPSF

7()

\$64,379,999

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

AVERAGE SQFT

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 0 12 CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$2.885.715 **\$**0 \$3.681.667 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$2.525.000 \$2,997,500 \$0 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE \$1.849 \$1.079 AVERAGE PPSF AVERAGE PPSF 1.578 3.763

AVERAGE SQFT

#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE JAN 27 - FEB 02, 2025

X	535 PACIFIC ST							Prospect Heights	
NIS OF	TYPE SQFT FEES	TOWNHOUSE 5,671 \$1,922	STATUS PPSF DOM	CONTRACT \$1,322 N/A	ASK BEDS	\$7,495,000 5	INITIAL BATHS	\$7,495,000 6.5	
0	579 5T	'H ST					Park Slop	be	
	TYPE SQFT FEES	TOWNHOUSE 4,500 \$1,749	STATUS PPSF DOM	CONTRACT \$1,067 85	ASK BEDS	\$4,800,000 7	INITIAL BATHS	\$4,600,000 6	
	1807 E	AST 4TH ST	Г				Graveser	nd	
	TYPE SQFT FEES	TOWNHOUSE 3,212 \$1,111	STATUS PPSF DOM	CONTRACT \$1,494 24	ASK BEDS	\$4,800,000 5	INITIAL BATHS	\$5,200,000 4	
				Brooklyn Heights					
T.	109 W	ILLOW ST	#2				Brooklyr	n Heights	
	109 W type sqft fees	ILLOW ST CONDO 2,165 \$1,393	# <b>2</b> status ppsf dom	CONTRACT \$2,079 26	ASK BEDS	\$4,500,000 3		n Heights \$4,500,000 3	
	TYPE SQFT FEES	CONDO 2,165	STATUS PPSF DOM	\$2,079			INITIAL	\$4,500,000 3	
	TYPE SQFT FEES	CONDO 2,165 \$1,393	STATUS PPSF DOM	\$2,079			INITIAL BATHS Fort Gree	\$4,500,000 3	
	type sqft fees <b>81 WII</b> type sqft	CONDO 2,165 \$1,393 CLOUGHBY TOWNHOUSE 4,500 \$1,086	STATUS PPSF DOM AVE STATUS PPSF	\$2,079 26 CONTRACT \$945	BEDS	3 \$4,250,000	INITIAL BATHS Fort Gree INITIAL	\$4,500,000 3 ene \$4,250,000 4	

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CONTRACTS \$2M AND ABOVE JAN 27 - FEB 02, 2025

	8 SOU	TH 4TH ST	#42A		Williamsburg				
at the second second should be a	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,375,000	INITIAL	\$3,375,000	
A THINK AND THE REAL PROPERTY OF	SQFT	1,403	PPSF	\$2,406	BEDS	2	BATHS	2.5	
H	FEES	\$3,058	DOM	1					
	1574 E	AST 3RD S	Г				Ocean P	arkway	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,999	INITIAL	\$2,999,999	
the state	SQFT	2,544	PPSF	\$1,179	BEDS	6	BATHS	5	
	FEES	\$836	DOM	127					
	437 GI	REENE AVE					Bedford	Stuyvesant	
	ТҮРЕ	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	
	362 W	ASHINGTO	N AVE				Clinton I	Hill	
	<b>362 W</b>	ASHINGTO Townhouse	N AVE	CONTRACT	ASK	\$2,800,000		Hill \$2,800,000	
				CONTRACT \$1,094	A S K B E D S	\$2,800,000 7			
	ΤΥΡΕ	TOWNHOUSE	STATUS				INITIAL	\$2,800,000	
	TYPE SQFT FEES	TOWNHOUSE 2,560	STATUS PPSF DOM	\$1,094			INITIAL	\$2,800,000 3	
	TYPE SQFT FEES	TOWNHOUSE 2,560 \$767	STATUS PPSF DOM	\$1,094			INITIAL BATHS Williams	\$2,800,000 3	
	type sqft fees <b>296 M</b>	TOWNHOUSE 2,560 \$767 ANHATTAN	status ppsf dom N AVE	\$1,094 21	BEDS	7	INITIAL BATHS Williams	\$2,800,000 3 Sburg	
	type sqft fees <b>296 M</b> type	TOWNHOUSE 2,560 \$767 ANHATTAN TOWNHOUSE	status ppsf dom N AVE status	\$1,094 21 CONTRACT	BEDS	7 \$2,795,000	INITIAL BATHS Williams	\$2,800,000 3 Sburg \$2,995,000	
	TYPE SQFT FEES <b>296 M</b> TYPE SQFT FEES	TOWNHOUSE 2,560 \$767 ANHATTAN TOWNHOUSE N/A	STATUS PPSF DOM N AVE STATUS PPSF DOM	\$1,094 21 CONTRACT N/A	BEDS	7 \$2,795,000	INITIAL BATHS Williams	\$2,800,000 3 Sburg \$2,995,000 4.5	
	TYPE SQFT FEES <b>296 M</b> TYPE SQFT FEES	TOWNHOUSE 2,560 \$767 ANHATTAN TOWNHOUSE N/A \$647	STATUS PPSF DOM N AVE STATUS PPSF DOM	\$1,094 21 CONTRACT N/A	BEDS	7 \$2,795,000	INITIAL BATHS Williams INITIAL BATHS Sheepshe	\$2,800,000 3 Sburg \$2,995,000 4.5	
	TYPE SQFT FEES 296 M TYPE SQFT FEES 1851 E	TOWNHOUSE 2,560 \$767 ANHATTAN TOWNHOUSE N/A \$647 AST 22ND S	STATUS PPSF DOM NAVE STATUS PPSF DOM	\$1,094 21 CONTRACT N/A 180	BEDS ASK BEDS	7 \$2,795,000 4	INITIAL BATHS Williams INITIAL BATHS Sheepshe	\$2,800,000 3 sburg \$2,995,000 4.5 ead Bay	
	TYPE SQFT FEES 296 M TYPE SQFT FEES 1851 E TYPE	TOWNHOUSE 2,560 \$767 ANHATTAN TOWNHOUSE N/A \$647 AST 22ND S TOWNHOUSE	STATUS PPSF DOM N AVE STATUS PPSF DOM ST STATUS	\$1,094 21 CONTRACT N/A 180 CONTRACT	BEDS ASK BEDS ASK	7 \$2,795,000 4 \$2,750,000	INITIAL BATHS Williams INITIAL BATHS Sheepshe INITIAL	\$2,800,000 3 sburg \$2,995,000 4.5 ead Bay \$2,750,000	

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#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE JAN 27 - FEB 02, 2025

	795 QUINCY ST							Bedford Stuyvesant	
	ТҮРЕ	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					
I	286 1S	T ST #PH					Park Slo	ре	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000	
AN A HAR	SQFT	1,519	PPSF	\$1,745	BEDS	3	BATHS	2	
7	FEES	\$1,316	DOM	15					
	144 VA	NDERBILT	AVE #5	5B			Fort Gre	ene	
	ТҮРЕ	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 1S	T ST #1					Park Slo	ре	
	ТҮРЕ	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					
							Williams	sburg	
		\$1,565	ERS #14		ASK	\$2,500,000		sburg \$2,500,000	
	2 NOR	\$1,565 THSIDE PII	ERS #14	A	ASK BEDS	\$2,500,000 2			
	2 NOR	\$1,565 THSIDE PII CONDO	ERS #14 status	A contract			INITIAL	\$2,500,000	
	<b>2 NOR</b> TYPE SQFT FEES	\$1,565 THSIDE PII CONDO 1,376	ERS #14 status ppsf dom	A CONTRACT \$1,817			INITIAL BATHS	\$2,500,000	
	<b>2 NOR</b> TYPE SQFT FEES	\$1,565 THSIDE PII CONDO 1,376 \$1,413	ERS #14 status ppsf dom	A CONTRACT \$1,817			INITIAL BATHS Prospect	\$2,500,000 2	
	2 NOR TYPE SQFT FEES 196 MI	\$1,565 THSIDE PII CONDO 1,376 \$1,413	ERS #14 status ppsf dom	A CONTRACT \$1,817 114	BEDS	2	INITIAL BATHS Prospect	\$2,500,000 2	
	2 NOR TYPE SQFT FEES 196 MI	\$1,565 THSIDE PII CONDO 1,376 \$1,413 TOWOOD ST TOWNHOUSE	ERS #14 status ppsf dom status	A CONTRACT \$1,817 114 CONTRACT	BEDS	2 \$2,345,000	INITIAL BATHS Prospect	\$2,500,000 2 Lefferts Gardens \$2,450,000	

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#### BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

JAN 27 - FEB 02, 2025

44 GARFIELD PL #2 Park Slope							pe
 ΤΥΡΕ	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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