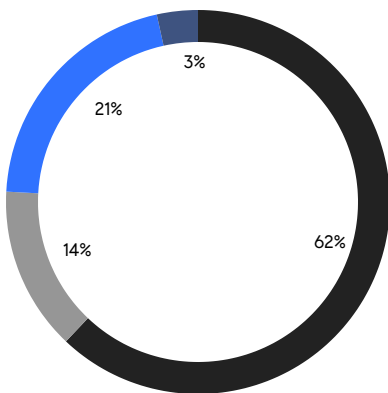
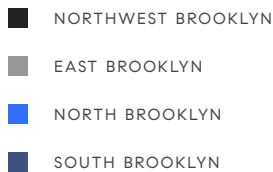


BROOKLYN WEEKLY LUXURY REPORT



545 3RD STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



29

CONTRACTS SIGNED
THIS WEEK

\$99,707,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 29 contracts signed this week, made up of 18 condos, 1 co-op, and 10 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,438,173

AVERAGE ASKING PRICE

\$2,695,000

MEDIAN ASKING PRICE

\$1,426

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$99,707,000

TOTAL VOLUME

99

AVERAGE DAYS ON MARKET

25 Schermerhorn Street in Brooklyn Heights entered contract this week, with a last asking price of \$12,995,000. This single-family townhouse spans 7,436 square feet with 6 beds and 5 baths. It features a 25-foot-wide footprint, minimalistic finishes, oversized windows, high ceilings, white oak chevron floors, a full-floor primary suite with private terrace and dual walk-in closets, a private backyard, a completed rooftop, and much more.

Also signed this week was 36 Schermerhorn Street in Brooklyn Heights, with a last asking price of \$6,995,000. Originally built in 1847, this brownstone spans approximately 3,400 square feet with 5 beds and 3 full baths. It features a recent gut renovation, an open-concept living, dining, and entertainment space, window walls, a chef's kitchen with high-end appliances and custom cabinetry, hardwood floors, a primary floor with private terrace and custom closets, and much more.

18

CONDO DEAL(S)

1

CO-OP DEAL(S)

10

TOWNHOUSE DEAL(S)

\$2,780,778

AVERAGE ASKING PRICE

\$3,400,000

AVERAGE ASKING PRICE

\$4,625,300

AVERAGE ASKING PRICE

\$2,480,000

MEDIAN ASKING PRICE

\$3,400,000

MEDIAN ASKING PRICE

\$3,274,500

MEDIAN ASKING PRICE

\$1,595

AVERAGE PPSF

\$1,120

AVERAGE PPSF

1,822

AVERAGE SQFT

4,059

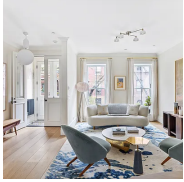
AVERAGE SQFT



25 SCHERMERHORN ST

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$12,995,000
SQFT	7,436	PPSF	\$1,748	BEDS	6	BATHS	5
FEES	N/A	DOM	151				



36 SCHERMERHORN ST

Brooklyn Heights

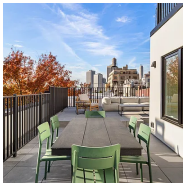
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,350,000
SQFT	3,400	PPSF	\$2,058	BEDS	5	BATHS	3.5
FEES	\$2,961	DOM	254				



245 WASHINGTON AVE

Clinton Hill

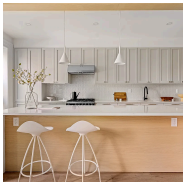
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,995,000
SQFT	5,600	PPSF	\$1,036	BEDS	6	BATHS	4.5
FEES	N/A	DOM	145				



109 WILLOW ST #RES3

Brooklyn Heights

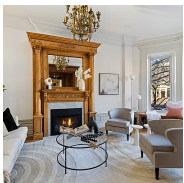
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,486	PPSF	\$2,213	BEDS	4	BATHS	3.5
FEES	\$1,789	DOM	19				



405 DOUGLASS ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,875,000	INITIAL	\$3,250,000
SQFT	4,000	PPSF	\$969	BEDS	5	BATHS	4
FEES	\$670	DOM	141				



890 PARK PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	6,110	PPSF	\$614	BEDS	7	BATHS	5.5
FEES	\$633	DOM	34				

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.



184 KENT AVE #C314

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,995,000
SQFT	1,884	PPSF	\$1,991	BEDS	3	BATHS	3
FEES	\$4,284	DOM	232				



367 GRAND AVE #2

Clinton Hill

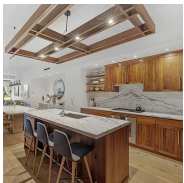
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$3,695,000
SQFT	3,300	PPSF	\$1,120	BEDS	5	BATHS	3.5
FEES	\$1,504	DOM	105				



9 PROSPECT PARK WEST #5C

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$2,900	DOM	N/A				



130 FURMAN ST #S103

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,350,000	INITIAL	\$3,350,000
SQFT	1,864	PPSF	\$1,798	BEDS	2	BATHS	2.5
FEES	\$4,687	DOM	21				



350 STUYVESANT AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,799,000	INITIAL	\$2,799,000
SQFT	2,413	PPSF	\$1,160	BEDS	4	BATHS	3
FEES	\$410	DOM	109				



987 STERLING PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	N/A
SQFT	3,170	PPSF	\$882	BEDS	6	BATHS	4.5
FEES	\$460	DOM	N/A				

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.



180 FRONT ST #10L

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,775,000	INITIAL	\$2,775,000
SQFT	1,593	PPSF	\$1,742	BEDS	3	BATHS	2
FEES	\$4,285	DOM	N/A				



247 WINDSOR PL

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	2,605	PPSF	\$1,056	BEDS	4	BATHS	2
FEES	\$691	DOM	14				



9 COLLEGE PL #2K

Brooklyn Heights

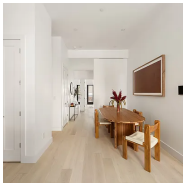
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	1,489	PPSF	\$1,810	BEDS	2	BATHS	2
FEES	\$2,883	DOM	21				



8 SOUTH 4TH ST #10A

Williamsburg

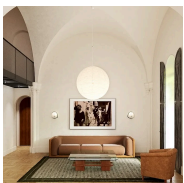
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,665,000	INITIAL	\$2,665,000
SQFT	1,310	PPSF	\$2,035	BEDS	2	BATHS	2.5
FEES	\$2,305	DOM	4				



522 STATE ST #1

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,887	PPSF	\$1,376	BEDS	2	BATHS	2.5
FEES	\$2,399	DOM	277				



101 WARREN ST #A3A

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,485,000	INITIAL	\$2,485,000
SQFT	3,044	PPSF	\$817	BEDS	3	BATHS	2
FEES	\$5,180	DOM	16				

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.



500 WAVERLY AVE #2A

Clinton Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,475,000	INITIAL	\$2,475,000
SQFT	1,459	PPSF	\$1,697	BEDS	3	BATHS	2
FEES	\$2,704	DOM	25				



406 GREENE AVE #1

Bedford Stuyvesant

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	2,506	PPSF	\$958	BEDS	4	BATHS	3.5
FEES	\$1,847	DOM	109				



40 SKILLMAN AVE #3B

Williamsburg

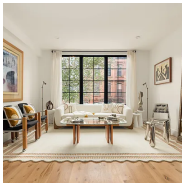
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,399,000	INITIAL	\$2,449,000
SQFT	1,601	PPSF	\$1,499	BEDS	3	BATHS	3
FEES	\$2,090	DOM	155				



323 BERGEN ST #318W

Boerum Hill

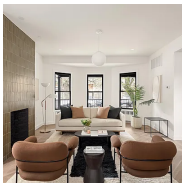
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,222	PPSF	\$1,924	BEDS	2	BATHS	2
FEES	\$3,014	DOM	N/A				



345 BERGEN ST #6

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,495,000
SQFT	1,554	PPSF	\$1,481	BEDS	3	BATHS	2.5
FEES	\$2,340	DOM	99				



86 CROOKE AVE

Flatbush

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,200,000
SQFT	3,800	PPSF	\$604	BEDS	5	BATHS	3.5
FEES	\$648	DOM	114				

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.



68 NORTH HENRY ST #PH

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,593	PPSF	\$1,413	BEDS	3	BATHS	2
FEES	\$3,323	DOM	38				



345 BERGEN ST #5

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,450,000
SQFT	1,554	PPSF	\$1,448	BEDS	3	BATHS	2.5
FEES	\$2,273	DOM	156				



590 LORIMER ST #1

Williamsburg

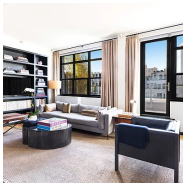
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,199,000	INITIAL	\$1,995,000
SQFT	2,050	PPSF	\$1,073	BEDS	2	BATHS	2
FEES	\$1,430	DOM	106				



85 JAY ST #17G

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,070,000	INITIAL	\$2,070,000
SQFT	1,219	PPSF	\$1,699	BEDS	2	BATHS	2
FEES	\$3,279	DOM	N/A				



80 METROPOLITAN AVE #PHN

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,050,000	INITIAL	\$2,050,000
SQFT	1,215	PPSF	\$1,688	BEDS	1	BATHS	2
FEES	\$1,375	DOM	23				

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.