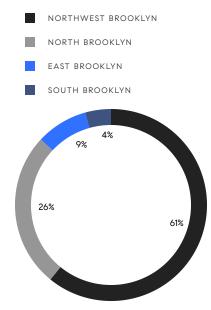
BROOKLYN WEEKLY LUXURY REPORT



545 3RD STREET

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



23 CONTRACTS SIGNED THIS WEEK

\$69,552,901

CONTRACTS \$2M AND ABOVE FEB 10 - 16, 2025

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 23 contracts signed this week, made up of 11 condos, 1 co-op, and 11 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

\$3,024,040

\$2,650,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

1%

AVERAGE DISCOUNT

\$69.552.901

TOTAL VOLUME

AVERAGE DAYS ON MARKET

62

\$1.500

AVERAGE PPSF

331 Washington Avenue in Clinton Hill entered contract this week, with a last asking price of \$6,250,000. Originally built in 1878, this brownstone spans 4,538 square feet with 4 beds and 4.5 baths. It features a lush garden, a roof terrace, an expansive parlor floor with 11-foot ceilings, parquet floors, restored moldings, an eat-in kitchen, a primary bedroom with private terrace and dual walk-in closets, and much more.

Also signed this week was 108 Willow Street in Brooklyn Heights, with a last asking price of \$6,200,000. This townhouse spans 5,258 square feet with 6 beds and 3 baths. It features a 64-foot-deep footprint, 11-foot ceilings, a wide mahogany staircase, a Tiffany stained glass skylight, a multi-purpose cellar, a rear garden and patio area, multiple fireplaces, and much more.

11 CONDO DEAL(S)

\$2,720,355

AVERAGE ASKING PRICE

\$2,366,500

\$1,838 AVERAGE PPSF

1,497 Average sqft 1 CO-OP DEAL(S)

\$2,800,000

AVERAGE ASKING PRICE

\$2,800,000

11

TOWNHOUSE DEAL(S)

\$3,348,091

AVERAGE ASKING PRICE

\$2,795,000

MEDIAN ASKING PRICE

\$1,103 AVERAGE PPSF

3,120

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE FEB 10 - 16, 2025

331 W A TYPE SQFT FEES	ASHINGTON TOWNHOUSE 4,538 \$891	N AVE status ppsf dom	CONTRACT \$1,378 85	A S K B E D S	\$6,250,000 4	Clinton I INITIAL BATHS	Hill \$6,250,000 4.5
108 W type sqft fees	ILLOW ST TOWNHOUSE 5,000 \$2,565	STATUS PPSF DOM	CONTRACT \$1,240 69	ASK BEDS	\$6,200,000 6		n Heights \$7,350,000 3
584 LH TYPE SQFT FEES	EONARD ST CONDO 3,102 \$4,520	" #PH status ppsf dom	CONTRACT \$1,822 35	ASK BEDS	\$5,650,000 4	Greenpo INITIAL BATHS	int \$5,650,000 3.5
114 2N Type	D ST TOWNHOUSE	STATUS	CONTRACT		A	Gowanus	s \$3,300,000
SQFT FEES	N/A N/A	PPSF DOM	N/A 21	ASK BEDS	\$3,300,000 3	BATHS	2
FEES			N/A			BATHS Cobble H	2

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

© 2025 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

compass.com

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

FEB 10 - 16, 2025

115 WILLOW ST #5A							Brooklyn Heights	
ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	N/A	
SQFT	1,600	PPSF	\$1,750	BEDS	3	BATHS	2	
FEES	\$1,994	DOM	N/A					
239 16	TH ST					Park Sloj	ре	
ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,795,000	
SQFT	2,102	PPSF	\$1,330	BEDS	5	BATHS	4	
FEES	\$243	DOM	19					
987 ST	CERLING PI		Crown Heights					
ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,795,000	
SQFT	3,170	PPSF	\$882	BEDS	6	BATHS	4.5	
FEES	\$460	DOM	4					
 44 GARFIELD PL #PH								
44 GA	RFIELD PL	, #PH				Park Sloj	ре	
44 GA	RFIELD PL TOWNHOUSE	, #PH status	CONTRACT	ASK	\$2,795,000		pe \$2,795,000	
			CONTRACT \$1,815	A S K B E D S	\$2,795,000 3		-	
ΤΥΡΕ	TOWNHOUSE	STATUS				INITIAL	\$2,795,000	
TYPE SQFT FEES	TOWNHOUSE 1,540	STATUS PPSF DOM	\$1,815 9			INITIAL BATHS	\$2,795,000	
TYPE SQFT FEES	TOWNHOUSE 1,540 \$1,059	STATUS PPSF DOM	\$1,815 9			INITIAL BATHS Brooklyn	\$2,795,000 3	
type sqft fees 118 RE	TOWNHOUSE 1,540 \$1,059 CMSEN ST #	status ppsf dom DOMICI	\$1,815 9 ILE	BEDS	3	INITIAL BATHS Brooklyn	\$2,795,000 3 n Heights	
type sqft fees 118 RE type	TOWNHOUSE 1,540 \$1,059 CMSEN ST # CONDO	status ppsf dom DOMICI status	\$1,815 9 ILE CONTRACT	BEDS	3 \$2,750,000	INITIAL BATHS Brooklyn INITIAL	\$2,795,000 3 n Heights \$2,750,000	
type sqft fees 118 RE type sqft fees	TOWNHOUSE 1,540 \$1,059 CMSEN ST # CONDO 1,216	STATUS PPSF DOM DOMICI STATUS PPSF DOM	\$1,815 9 ILE CONTRACT \$2,262	BEDS	3 \$2,750,000	INITIAL BATHS Brooklyn INITIAL	\$2,795,000 3 n Heights \$2,750,000 2	
type sqft fees 118 RE type sqft fees	TOWNHOUSE 1,540 \$1,059 CMSEN ST # CONDO 1,216 \$1,983	STATUS PPSF DOM DOMICI STATUS PPSF DOM	\$1,815 9 ILE CONTRACT \$2,262	BEDS	3 \$2,750,000	INITIAL BATHS Brooklyn INITIAL BATHS Clinton	\$2,795,000 3 n Heights \$2,750,000 2	
TYPE SQFT FEES 118 RE TYPE SQFT FEES 87 IRV	TOWNHOUSE 1,540 \$1,059 CMSEN ST # CONDO 1,216 \$1,983 VING PL #P	STATUS PPSF DOM DOMICI STATUS PPSF DOM	\$1,815 9 ILE CONTRACT \$2,262 96	BEDS ASK BEDS	3 \$2,750,000 3	INITIAL BATHS Brooklyn INITIAL BATHS Clinton	\$2,795,000 3 n Heights \$2,750,000 2 Hill	
TYPE SQFT FEES 118 RE TYPE SQFT FEES 87 IRV TYPE	TOWNHOUSE 1,540 \$1,059 CMSEN ST # CONDO 1,216 \$1,983 CING PL #P CONDO	STATUS PPSF DOM DOMICI STATUS PPSF DOM HB STATUS	\$1,815 9 ILE CONTRACT \$2,262 96 CONTRACT	BEDS ASK BEDS ASK	3 \$2,750,000 3 \$2,650,000	INITIAL BATHS Brooklyn INITIAL BATHS Clinton I INITIAL	\$2,795,000 3 h Heights \$2,750,000 2 Hill \$2,650,000	

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

© 2025 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE FEB 10 - 16, 2025

 1053 EAST 27TH ST							Midwood	
ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000	
SQFT	3,233	PPSF	\$774	BEDS	6	BATHS	4.5	
FEES	\$1,473	DOM	36					
750 LII	NCOLN PL					Crown H	eights	
ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000	
SQFT	3,400	PPSF	\$734	BEDS	3	BATHS	3.5	
FEES	\$546	DOM	40					
1 CITY	POINT #61	IC				Downtow	vn Brooklyn	
ТҮРЕ	CONDOP	STATUS	CONTRACT	ASK	\$2,391,900	INITIAL	\$2,391,900	
SQFT	1,144	PPSF	\$2,091	BEDS	2	BATHS	2	
FEES	\$1,433	DOM	34					
66 HOPE ST #PHB								
66 HO	PE ST #PHE	3				Williams	burg	
66 НО түре	PE ST #PHE condo	3 status	CONTRACT	ASK	\$2,366,500		burg \$2,366,500	
			CONTRACT \$1,652	ASK BEDS	\$2,366,500 3		-	
ТҮРЕ	CONDO	STATUS				INITIAL	\$2,366,500	
TYPE SQFT FEES	CONDO 1,433	STATUS PPSF DOM	\$1,652			INITIAL BATHS	\$2,366,500	
TYPE SQFT FEES	CONDO 1,433 \$2,345	STATUS PPSF DOM	\$1,652			INITIAL BATHS Downtow	\$2,366,500 2	
type sqft fees 1 CITY	CONDO 1,433 \$2,345 POINT #37	status ppsf dom 7A	\$1,652 169	BEDS	3	INITIAL BATHS Downtow	\$2,366,500 2 vn Brooklyn	
type sqft fees 1 CITY type	CONDO 1,433 \$2,345 POINT #37 CONDOP	status ppsf dom 7 A status	\$1,652 169 CONTRACT	BEDS	3 \$2,351,000	INITIAL BATHS Downtow	\$2,366,500 2 vn Brooklyn \$2,351,000	
TYPE SQFT FEES 1 CITY TYPE SQFT FEES	CONDO 1,433 \$2,345 POINT #37 CONDOP 1,174	status ppsf dom 7A status ppsf	\$1,652 169 CONTRACT \$2,003	BEDS	3 \$2,351,000	INITIAL BATHS Downtow	\$2,366,500 2 vn Brooklyn \$2,351,000 2	
TYPE SQFT FEES 1 CITY TYPE SQFT FEES	CONDO 1,433 \$2,345 POINT #37 CONDOP 1,174 N/A	status ppsf dom 7A status ppsf	\$1,652 169 CONTRACT \$2,003	BEDS	3 \$2,351,000	INITIAL BATHS Downtow INITIAL BATHS Windsor	\$2,366,500 2 vn Brooklyn \$2,351,000 2	
TYPE SQFT FEES 1 CITY TYPE SQFT FEES 91 SEE	CONDO 1,433 \$2,345 POINT #37 CONDOP 1,174 N/A	status ppsf dom 7A status ppsf dom	\$1,652 169 CONTRACT \$2,003 N/A	BEDS ASK BEDS	3 \$2,351,000 2	INITIAL BATHS Downtow INITIAL BATHS Windsor	\$2,366,500 2 vn Brooklyn \$2,351,000 2 Terrace	
TYPE SQFT FEES 1 CITY TYPE SQFT FEES 91 SEE TYPE	CONDO 1,433 \$2,345 POINT #37 CONDOP 1,174 N/A LEY ST TOWNHOUSE	STATUS PPSF DOM 7A STATUS PPSF DOM	\$1,652 169 CONTRACT \$2,003 N/A CONTRACT	ASK ASK	3 \$2,351,000 2 \$2,350,000	INITIAL BATHS Downtow INITIAL BATHS Windsor	\$2,366,500 2 vn Brooklyn \$2,351,000 2 Terrace \$2,848,000	

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

© 2025 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE FEB 10 - 16, 2025

: ./	1 CITY POINT #37F							Downtown Brooklyn	
	ТҮРЕ	CONDOP	STATUS	CONTRACT	ASK	\$2,259,501	INITIAL	\$2,259,501	
	SQFT	1,183	PPSF	\$1,910	BEDS	2	BATHS	2	
	FEES	N/A	DOM	N/A					
	53 LINCOLN PL #2							Park Slope	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000	
	SQFT	1,342	PPSF	\$1,677	BEDS	2	BATHS	2	
	FEES	\$676	DOM	25					
	440 KENT AVE #8B							sburg	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,300,000	
	SQFT	1,460	PPSF	\$1,507	BEDS	3	BATHS	2	
N	FEES	\$1,758	DOM	221					
	171 CA	LYER ST #2	2E				Greenpo	vint	
H H	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,250,000	
	SQFT	1,531	PPSF	\$1,405	BEDS	2	BATHS	2.5	
	FEES	\$2,270	DOM	25					
	95 MOFFAT ST						Bushwick		
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,099,000	INITIAL	\$2,099,000	
	SQFT	3,158	PPSF	\$665	BEDS	5	BATHS	4.5	
	FEES	\$375	DOM	39					

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

© 2025 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

compass.com