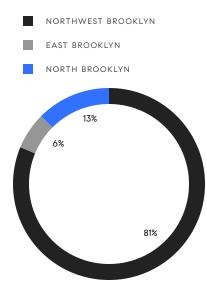
BROOKLYN WEEKLY LUXURY REPORT



545 3RD STREET

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



16 CONTRACTS SIGNED THIS WEEK

\$43,279,000

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE FEB 17 - 23, 2025

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 12 condos, 2 co-ops, and 2 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$2.704.938

\$2.637.500

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

0%

\$43.279.000

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

130

\$1.683

AVERAGE PPSF

Unit 517E at 323 Bergen Street in Boerum Hill entered contract this week, with a last asking price of \$3,425,000. Built in 2024, this condo unit spans 1,790 square feet with 3 beds and 3 baths. It features a large private balcony, an open-concept living and dining space, a kitchen with large island and high-end appliances, a primary bedroom with en-suite bath and large walk-in closet, and much more. The building provides a full-time attended lobby, a private park, a common roof area, and many other amenities.

Also signed this week was Unit 2 at 389 Bergen Street in Park Slope, with a last asking price of \$3,400,000. This condo unit spans 2,028 square feet with 3 beds and 3 baths. It features a private deck and rooftop area, high ceilings, oak wood flooring, an ethanol marble fireplace, custom cabinetry, a chef's kitchen with marble island and high-end appliances, a large primary bedroom with walk-in closet and spa-like bath, and much more.

12 2 2 CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$2.712.500 \$2.925.000 \$2.667.000 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$2,575,000 \$2,712,500 \$2,925,000 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE \$1.823 **\$942** AVERAGE PPSF AVERAGE PPSF

1.515 AVERAGE SQFT

3.143

AVERAGE SQFT

L

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE FEB 17 - 23, 2025

	323 BE	ERGEN ST #	517E				Boerum	Hill
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,425,000	INITIAL	\$3,425,000
	SQFT	1,790	PPSF	\$1,914	BEDS	3	BATHS	2.5
	FEES	\$4,454	DOM	N/A				
-	790 DI	ERGEN ST #	4 0				Park Slop	he
	209 DI	ENGLIN ST #	Ľ				1 al K 010j	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	\$3,500,000
	SQFT	2,028	PPSF	\$1,677	BEDS	3	BATHS	2.5
	FEES	\$1,019	DOM	45				
I P	637 CA	ARLTON AV	Έ				Prospect	Heights
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	ΙΝΙΤΙΔΙ	\$3,799,000
	SQFT	2,940	PPSF	\$1,106	BEDS	4	BATHS	1
F.T.F.	FEES	\$778	DOM	236	DEDO	-	BATTIO	1
		<i>Qi i o</i>		200				
							D 11	
	118 RE	CMSEN ST #	4				Brooklyr	n Heights
	118 RE Type	CMSEN ST #	4 status	CONTRACT	ASK	\$2,795,000	-	
				CONTRACT \$2,181	A S K B E D S	\$2,795,000 3	-	n Heights \$2,795,000 2
	ТҮРЕ	CONDO	STATUS				INITIAL	\$2,795,000
	T Y P E S Q F T	CONDO 1,282	STAT U S P P S F	\$2,181			INITIAL	\$2,795,000
	TYPE SQFT FEES	CONDO 1,282 \$2,356	STATUS PPSF DOM	\$2,181			INITIAL BATHS	\$2,795,000 2
	TYPE SQFT FEES	CONDO 1,282	STATUS PPSF DOM	\$2,181			INITIAL	\$2,795,000 2
	TYPE SQFT FEES	CONDO 1,282 \$2,356	STATUS PPSF DOM	\$2,181			INITIAL BATHS Carroll C	\$2,795,000 2
	type sqft fees 145 PR	CONDO 1,282 \$2,356 RESIDENT S	status ppsf dom T #3C	\$2,181 15	BEDS	3	INITIAL BATHS Carroll C	\$2,795,000 2 Gardens
	type sqft fees 145 PR type	CONDO 1,282 \$2,356 RESIDENT S CONDO	status ppsf dom T #3C status	\$2,181 15 CONTRACT	BEDS	3 \$2,750,000	INITIAL BATHS Carroll C	\$2,795,000 2 Gardens \$2,750,000
	type sqft fees 145 PR type sqft fees	CONDO 1,282 \$2,356 CONDO 1,800 \$3,319	STATUS PPSF DOM T #3C STATUS PPSF DOM	\$2,181 15 CONTRACT \$1,528 29	BEDS	3 \$2,750,000	INITIAL BATHS Carroll C INITIAL BATHS	\$2,795,000 2 Gardens \$2,750,000 2.5
	type sqft fees 145 PR type sqft fees	CONDO 1,282 \$2,356 RESIDENT S CONDO 1,800	STATUS PPSF DOM T #3C STATUS PPSF DOM	\$2,181 15 CONTRACT \$1,528 29	BEDS	3 \$2,750,000	INITIAL BATHS Carroll C	\$2,795,000 2 Gardens \$2,750,000 2.5
	type sqft fees 145 PR type sqft fees	CONDO 1,282 \$2,356 CONDO 1,800 \$3,319	STATUS PPSF DOM T #3C STATUS PPSF DOM	\$2,181 15 CONTRACT \$1,528 29	BEDS	3 \$2,750,000	INITIAL BATHS Carroll C INITIAL BATHS BOerum	\$2,795,000 2 Gardens \$2,750,000 2.5
	TYPE SQFT FEES 145 PR TYPE SQFT FEES 423 AT	CONDO 1,282 \$2,356 CONDO 1,800 \$3,319 FLANTIC A	STATUS PPSF DOM T #3C STATUS PPSF DOM	\$2,181 15 CONTRACT \$1,528 29	BEDS ASK BEDS	3 \$2,750,000 3	INITIAL BATHS Carroll C INITIAL BATHS BOerum	\$2,795,000 2 Gardens \$2,750,000 2.5
	TYPE SQFT FEES 145 PR TYPE SQFT FEES 423 AT	CONDO 1,282 \$2,356 ESIDENT S CONDO 1,800 \$3,319 FLANTIC A COOP	STATUS PPSF DOM T #3C STATUS PPSF DOM VE #3N STATUS	\$2,181 15 CONTRACT \$1,528 29 P CONTRACT	BEDS ASK BEDS	3 \$2,750,000 3 \$2,750,000	INITIAL BATHS Carroll C INITIAL BATHS BOERUM INITIAL	\$2,795,000 2 Gardens \$2,750,000 2.5 Hill \$2,750,000

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE FFB 17 - 23 2025

FEB	17 -	23,	2025	

0	118 R E	EMSEN ST #	3				Brooklyı	n Heights
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
	SQFT	1,216	PPSF	\$2,262	BEDS	3	BATHS	2
	FEES	\$1,953	DOM	96				
	22 PIE	CRREPONT	ST #3				Brooklyı	n Heights
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$2,675,000	INITIAL	\$2,825,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
	FEES	\$2,171	DOM	106				
•	631 M.	ACON ST					Bedford	Stuyvesant
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,600,000
	SQFT	3,345	PPSF	\$778	BEDS	6	BATHS	3.5
	FEES	\$688	DOM	130				
			Boerum Hill					
THE	323 BI	ERGEN ST #	#419E				Boerum	Hill
	323 BI	ERGEN ST #	419E status	CONTRACT	ASK	\$2,575,000		Hill \$2,450,000
				CONTRACT \$1,934	A S K B E D S	\$2,575,000 2		
	ТҮРЕ	CONDO	STATUS				INITIAL	\$2,450,000
	TYPE SQFT FEES	CONDO 1,332	STATUS PPSF DOM	\$1,934			INITIAL	\$2,450,000 2
	TYPE SQFT FEES	CONDO 1,332 \$3,277	STATUS PPSF DOM	\$1,934			INITIAL BATHS Boerum	\$2,450,000 2
	type sqft fees 323 BI	CONDO 1,332 \$3,277 ERGEN ST #	status ppsf dom \$ 319E	\$1,934 248	BEDS	2	INITIAL BATHS Boerum	\$2,450,000 2 Hill
	type sqft fees 323 BI type	CONDO 1,332 \$3,277 ERGEN ST # CONDO	status ppsf dom \$ 319E status	\$1,934 248 CONTRACT	BEDS	2 \$2,575,000	INITIAL BATHS BOERUM	\$2,450,000 2 Hill \$2,375,000
	type sqft fees 323 BI type sqft fees	CONDO 1,332 \$3,277 ERGEN ST # CONDO 1,332	status ppsf dom #319E status ppsf dom	\$1,934 248 CONTRACT \$1,934	BEDS	2 \$2,575,000	INITIAL BATHS BOERUM	\$2,450,000 2 Hill \$2,375,000 2
	type sqft fees 323 BI type sqft fees	CONDO 1,332 \$3,277 ERGEN ST # CONDO 1,332 \$3,277	status ppsf dom #319E status ppsf dom	\$1,934 248 CONTRACT \$1,934	BEDS	2 \$2,575,000	INITIAL BATHS BOERUM INITIAL BATHS Greenpo	\$2,450,000 2 Hill \$2,375,000 2
	type sqft fees 323 BI type sqft fees 29 HU	CONDO 1,332 \$3,277 ERGEN ST # CONDO 1,332 \$3,277 TRON ST #1	STATUS PPSF DOM #319E STATUS PPSF DOM 0FW	\$1,934 248 CONTRACT \$1,934 294	BEDS ASK BEDS	2 \$2,575,000 2	INITIAL BATHS BOERUM INITIAL BATHS Greenpo	\$2,450,000 2 Hill \$2,375,000 2 int
	TYPE SQFT FEES 323 BI TYPE SQFT FEES 29 HU TYPE	CONDO 1, 332 \$3, 277 ERGEN ST # CONDO 1, 332 \$3, 277 FRON ST #1 CONDO	STATUS PPSF DOM #319E STATUS PPSF DOM 0FW STATUS	\$1,934 248 CONTRACT \$1,934 294 CONTRACT	BEDS ASK BEDS ASK	2 \$2,575,000 2 \$2,475,000	INITIAL BATHS BOERUM INITIAL BATHS Greenpool	\$2,450,000 2 Hill \$2,375,000 2 int \$2,475,000

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE FEB 17 - 23, 2025

345 BI	ERGEN ST #	GARDE	N			Boerum	Hill
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	2,339	PPSF	\$1,024	BEDS	2	BATHS	2
FEES	\$2,607	DOM	N/A				
323 BF	ERGEN ST #	306W				Boerum	Hill
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,175,000
SQFT	1,221	PPSF	\$1,925	BEDS	2	BATHS	2
FEES	\$3,011	DOM	294				
1 CITY	Y POINT #3	8L				Downtov	wn Brooklyn
1 CITY	7 POINT #38 CONDOP	8L status	CONTRACT	ASK	\$2,319,000		wn Brooklyn \$2,319,000
-			CONTRACT \$1,988	ASK BEDS	\$2,319,000 2		
ТҮРЕ	CONDOP	STATUS				INITIAL	\$2,319,000
TYPE	CONDOP 1,167	STATUS PPSF	\$1,988			INITIAL	\$2,319,000
TYPE SQFT FEES	CONDOP 1,167	STATUS PPSF	\$1,988			INITIAL	\$2,319,000 2
TYPE SQFT FEES	CONDOP 1,167 N/A	STATUS PPSF	\$1,988			INITIAL BATHS Greenpo	\$2,319,000 2
type sqft fees 183 JA	CONDOP 1,167 N/A VA ST #4A	STATUS PPSF DOM	\$1,988 N/A	BEDS	2	INITIAL BATHS Greenpo	\$2,319,000 2
type sqft fees 183 JA type	CONDOP 1,167 N/A VA ST #4A CONDO	STATUS PPSF DOM STATUS	\$1,988 N/A CONTRACT	BEDS	2 \$2,195,000	INITIAL BATHS Greenpo	\$2,319,000 2 sint \$2,195,000

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