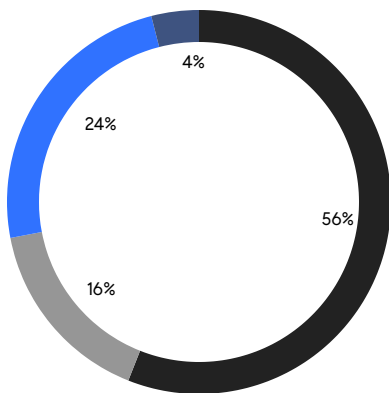
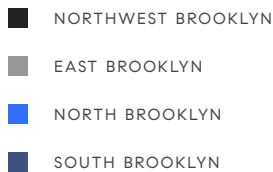


# BROOKLYN WEEKLY LUXURY REPORT



451 DEGRAW STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP



25

CONTRACTS SIGNED  
THIS WEEK

\$75,727,017

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 8 condos, 2 co-ops, and 15 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,029,081

AVERAGE ASKING PRICE

\$2,750,000

MEDIAN ASKING PRICE

\$1,356

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$75,727,017

TOTAL VOLUME

110

AVERAGE DAYS ON MARKET

624 6th Street in Park Slope entered contract this week, with a last asking price of \$5,995,000. This townhouse spans 4,220 square feet with 6 beds and 3 baths. It features a 20-foot-wide footprint, oversized windows, high ceilings, hardwood floors, a chef's kitchen with high-end appliances, a private backyard with sauna, and much more.

Also signed this week was 86 Bergen Street in Boerum Hill, with a last asking price of \$4,999,999. This townhouse spans 3,080 square feet with 4 beds and 6 baths. It features an open-concept main floor, white oak flooring, a state-of-the-art kitchen with large quartz island, a south-facing backyard, a finished cellar, a third-floor primary suite with walk-in closet, and much more.

8

CONDO DEAL(S)

2

CO-OP DEAL(S)

15

TOWNHOUSE DEAL(S)

\$2,559,628

AVERAGE ASKING PRICE

\$2,822,500

AVERAGE ASKING PRICE

\$3,307,000

AVERAGE ASKING PRICE

\$2,350,000

MEDIAN ASKING PRICE

\$2,822,500

MEDIAN ASKING PRICE

\$2,950,000

MEDIAN ASKING PRICE

\$1,815

AVERAGE PPSF

\$1,125

AVERAGE PPSF

1,402

AVERAGE SQFT

3,090

AVERAGE SQFT



### 624 6TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	4,220	PPSF	\$1,421	BEDS	6	BATHS	3
FEES	\$1,105	DOM	20				



### 86 BERGEN ST

Boerum Hill

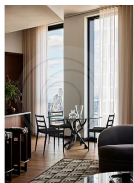
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,999,999	INITIAL	\$5,750,000
SQFT	3,080	PPSF	\$1,624	BEDS	4	BATHS	4
FEES	\$692	DOM	125				



### 214 JEFFERSON AVE

Bedford Stuyvesant

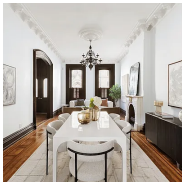
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,125,000	INITIAL	\$4,125,000
SQFT	4,500	PPSF	\$917	BEDS	6	BATHS	5
FEES	\$860	DOM	15				



### 9 DEKALB AVE #56C

Downtown Brooklyn

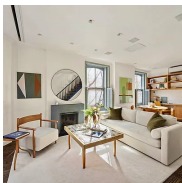
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,000,000	INITIAL	\$4,000,000
SQFT	1,651	PPSF	\$2,423	BEDS	3	BATHS	3
FEES	\$4,414	DOM	N/A				



### 274 LAFAYETTE AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	3,600	PPSF	\$1,110	BEDS	5	BATHS	3
FEES	\$823	DOM	11				

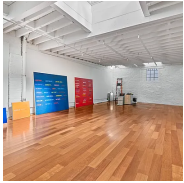


### 148 WARREN ST

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,495,000	INITIAL	N/A
SQFT	1,821	PPSF	\$1,920	BEDS	3	BATHS	2.5
FEES	\$775	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.



### 394 UNION AVE

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,315,000	INITIAL	\$3,315,000
SQFT	3,979	PPSF	\$834	BEDS	2	BATHS	2
FEES	\$901	DOM	N/A				



### 35 PROSPECT PARK WEST #14C

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	2,830	PPSF	\$1,148	BEDS	3	BATHS	3
FEES	\$5,106	DOM	28				



### 1706 8TH AVE

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	4,813	PPSF	\$624	BEDS	4	BATHS	3
FEES	\$903	DOM	34				



### 330 CLERMONT AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$3,875,000
SQFT	2,339	PPSF	\$1,262	BEDS	4	BATHS	2
FEES	\$713	DOM	169				



### 34 NORTH 7TH ST #PH2B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,915,000	INITIAL	\$2,915,000
SQFT	1,739	PPSF	\$1,677	BEDS	2	BATHS	2.5
FEES	\$2,697	DOM	N/A				



### 90 PUTNAM AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,895,000	INITIAL	\$2,895,000
SQFT	2,775	PPSF	\$1,044	BEDS	6	BATHS	4
FEES	\$216	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.





### 131 GARFIELD PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	1,920	PPSF	\$1,432	BEDS	3	BATHS	3
FEES	\$648	DOM	267				



### 347A QUINCY ST

Bedford Stuyvesant

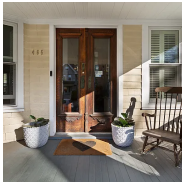
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	N/A
SQFT	2,811	PPSF	\$959	BEDS	5	BATHS	4
FEES	\$250	DOM	N/A				



### 357 21ST ST

Greenwood

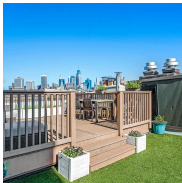
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	3,160	PPSF	\$822	BEDS	7	BATHS	4
FEES	\$417	DOM	163				



### 465 ARGYLE RD

Flatbush

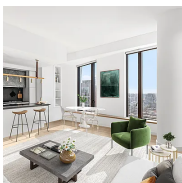
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	2,770	PPSF	\$903	BEDS	6	BATHS	3.5
FEES	\$767	DOM	79				



### 277 HICKS ST #4D

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$1,884	DOM	N/A				



### 11 HOYT ST #24J

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,380,000	INITIAL	\$2,500,000
SQFT	1,410	PPSF	\$1,688	BEDS	2	BATHS	2
FEES	\$3,509	DOM	56				

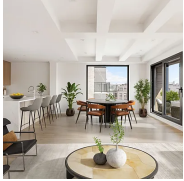
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



### 2 NORTHSIDE PIERS #8A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,392	PPSF	\$1,689	BEDS	2	BATHS	2
FEES	\$1,667	DOM	38				



### 96 NORTH 1ST ST #4

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,360	PPSF	\$1,728	BEDS	N/A	BATHS	1
FEES	\$1,713	DOM	N/A				



### 183 JAVA ST #4

Greenpoint

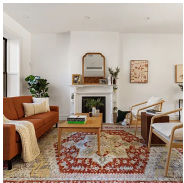
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,200,000
SQFT	1,268	PPSF	\$1,732	BEDS	3	BATHS	2
FEES	\$708	DOM	116				



### 80 METROPOLITAN AVE #PHQ

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,218	PPSF	\$1,803	BEDS	2	BATHS	2.5
FEES	\$1,403	DOM	42				



### 716 DECATUR ST

Ocean Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	2,824	PPSF	\$778	BEDS	5	BATHS	3
FEES	\$349	DOM	105				



### 156 NEVINS ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	1,728	PPSF	\$1,216	BEDS	4	BATHS	2
FEES	\$525	DOM	30				

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.



1 CITY POINT #28E						Downtown Brooklyn	
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,092,018	INITIAL	\$1,895,000
SQFT	1,178	PPSF	\$1,776	BEDS	2	BATHS	2
FEES	\$1,419	DOM	572				

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.