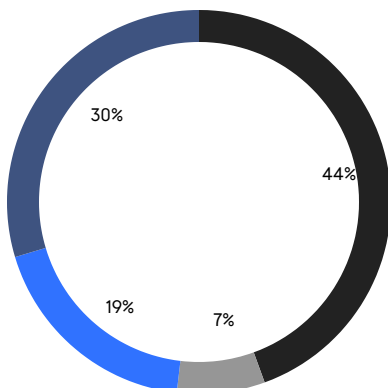
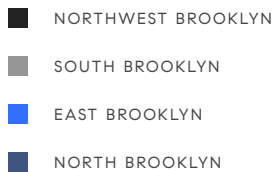


BROOKLYN WEEKLY LUXURY REPORT



451 DEGRAW STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



27

CONTRACTS SIGNED
THIS WEEK

\$80,776,174

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 13 condos, 2 co-ops, and 12 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$2,991,711

AVERAGE ASKING PRICE

\$2,695,000

MEDIAN ASKING PRICE

\$1,471

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$80,776,174

TOTAL VOLUME

131

AVERAGE DAYS ON MARKET

297 Pacific Street in Boerum Hill entered contract this week, with a last asking price of \$8,500,000. This house spans 5,685 square feet with 5 beds and 4.5 baths. It features a 25-foot-wide footprint and four stories, a large great room with fireplace and skylight, a custom chef's kitchen with built-in marble dining table and high-end appliances, two large outdoor terraces, a primary bedroom level with dual walk-in closets and large en-suite bath, parking, and much more.

Also signed this week was 1135 84th Street in Dyker Heights, with a last asking price of \$4,299,999. Originally built in 1935, this single-family house spans 5,056 square feet with 7 beds and 3 baths. It features high ceilings, custom wood moldings and trim, a large formal dining room, multiple wood-burning fireplaces, stained glass windows, original solid wood pocket doors and flooring throughout, and much more.

13

CONDO DEAL(S)

2

CO-OP DEAL(S)

12

TOWNHOUSE DEAL(S)

\$2,940,322

AVERAGE ASKING PRICE

\$2,350,000

AVERAGE ASKING PRICE

\$3,154,334

AVERAGE ASKING PRICE

\$2,900,000

MEDIAN ASKING PRICE

\$2,350,000

MEDIAN ASKING PRICE

\$2,547,000

MEDIAN ASKING PRICE

\$1,877

AVERAGE PPSF

\$1,007

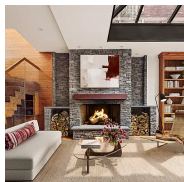
AVERAGE PPSF

1,605

AVERAGE SQFT

3,249

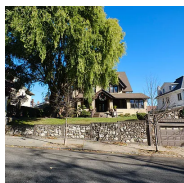
AVERAGE SQFT



297 PACIFIC ST

Boerum Hill

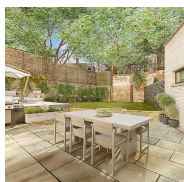
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$12,000,000
SQFT	5,685	PPSF	\$1,496	BEDS	5	BATHS	4.5
FEES	\$1,166	DOM	400				



1135 84TH ST

Dyker Heights

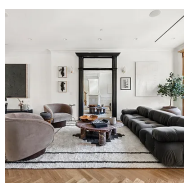
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,299,999	INITIAL	\$4,299,999
SQFT	5,056	PPSF	\$851	BEDS	7	BATHS	2.5
FEES	\$1,484	DOM	102				



280 SAINT MARKS AVE #THE

Prospect Heights

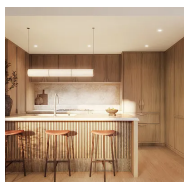
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	1,857	PPSF	\$2,047	BEDS	4	BATHS	3
FEES	\$3,784	DOM	32				



339 STUYVESANT AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,699,000	INITIAL	\$3,699,000
SQFT	4,050	PPSF	\$914	BEDS	6	BATHS	4
FEES	\$518	DOM	84				



323 BERGEN ST #501W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,694	PPSF	\$2,126	BEDS	3	BATHS	2.5
FEES	\$4,300	DOM	33				



25 CONSELYEA ST #2

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	\$3,895,000
SQFT	2,230	PPSF	\$1,613	BEDS	4	BATHS	3
FEES	\$1,001	DOM	176				

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.



480 KENT AVE #21A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,225,000	INITIAL	\$3,225,000
SQFT	1,442	PPSF	\$2,237	BEDS	2	BATHS	2
FEES	\$4,243	DOM	3				



8 SOUTH 4TH ST #27A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,010,000	INITIAL	\$3,010,000
SQFT	1,319	PPSF	\$2,283	BEDS	2	BATHS	2.5
FEES	\$2,579	DOM	N/A				



1 JOHN ST #5C

Dumbo

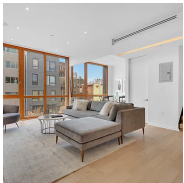
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,990,000	INITIAL	\$2,990,000
SQFT	1,495	PPSF	\$2,000	BEDS	2	BATHS	2
FEES	\$4,023	DOM	37				



144 FREEMAN ST #TH1B

Greenpoint

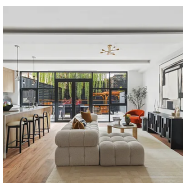
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	\$3,000,000
SQFT	2,295	PPSF	\$1,264	BEDS	2	BATHS	2
FEES	\$2,597	DOM	248				



224 NORTH 6TH ST #2

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	\$2,800,000
SQFT	1,499	PPSF	\$1,868	BEDS	3	BATHS	3
FEES	\$1,880	DOM	N/A				



123 SOUTH 1ST ST #TH1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,745,000	INITIAL	\$2,875,000
SQFT	1,679	PPSF	\$1,635	BEDS	3	BATHS	3
FEES	\$695	DOM	88				

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.



427 QUINCY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	2,815	PPSF	\$958	BEDS	5	BATHS	3
FEES	\$250	DOM	39				



726 LINCOLN PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,995,000
SQFT	3,180	PPSF	\$848	BEDS	5	BATHS	2
FEES	\$845	DOM	117				



343 PROSPECT AVE

Park Slope

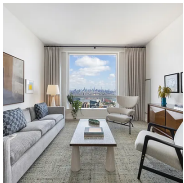
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,599,000	INITIAL	\$2,850,000
SQFT	1,725	PPSF	\$1,507	BEDS	4	BATHS	2
FEES	\$321	DOM	497				



29 HURON ST #2KE

Greenpoint

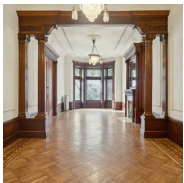
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000
SQFT	1,507	PPSF	\$1,693	BEDS	3	BATHS	2.5
FEES	\$3,036	DOM	228				



1 CITY POINT #67C

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,549,685	INITIAL	\$2,549,685
SQFT	1,146	PPSF	\$2,225	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

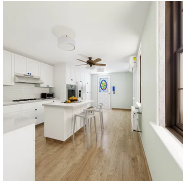


549 1ST ST #1

Park Slope

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$1,314	DOM	24				

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.



108 WITHERS ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,695,000
SQFT	1,908	PPSF	\$1,308	BEDS	3	BATHS	2.5
FEES	\$426	DOM	N/A				



1 CITY POINT #49C

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,309,490	INITIAL	\$2,309,490
SQFT	1,147	PPSF	\$2,014	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



438 THROOP AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	N/A
SQFT	3,380	PPSF	\$666	BEDS	5	BATHS	3
FEES	\$289	DOM	N/A				



468 STATE ST

Boerum Hill

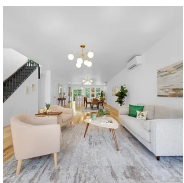
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	2,200	PPSF	\$1,023	BEDS	4	BATHS	3
FEES	\$612	DOM	12				



75 LIVINGSTON ST #14C

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	1,694	PPSF	\$1,299	BEDS	3	BATHS	2
FEES	\$2,033	DOM	103				



79 KERMIT PL

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,395,000
SQFT	3,000	PPSF	\$732	BEDS	6	BATHS	4
FEES	\$684	DOM	186				

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.



345 BERGEN ST #2

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,295,000
SQFT	1,554	PPSF	\$1,384	BEDS	3	BATHS	2.5
FEES	\$2,005	DOM	180				



243 EAST 7TH ST

Kensington

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	N/A
SQFT	2,736	PPSF	\$766	BEDS	4	BATHS	3.5
FEES	\$590	DOM	N/A				



237 ALBANY AVE

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,079,000	INITIAL	\$2,079,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$369	DOM	31				

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.