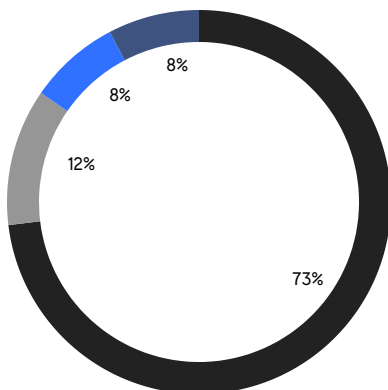
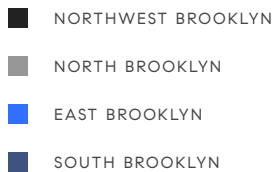


BROOKLYN WEEKLY LUXURY REPORT



451 DEGRAW STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



26

CONTRACTS SIGNED
THIS WEEK

\$85,426,545

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 10 condos, 3 co-ops, and 13 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$3,285,637

AVERAGE ASKING PRICE

\$2,922,500

MEDIAN ASKING PRICE

\$1,364

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$85,426,545

TOTAL VOLUME

121

AVERAGE DAYS ON MARKET

246 Clinton Street in Cobble Hill entered contract this week, with a last asking price of \$8,475,000. This townhouse spans 5,392 square feet with 4 beds and 4 baths. It features a 25-foot-wide footprint and 4 stories, geothermal heating and cooling, original classic details, radiant heated floors, a living room with 21-foot ceilings and floor-to-ceiling windows, a garden with mature plantings and irrigation system, an oversized primary bedroom suite with custom-built wardrobe closets, and much more.

Also signed this week was 144 Baltic Street in Cobble Hill, with a last asking price of \$4,995,000. This brownstone spans 5,440 square feet with 8 beds and 7 baths. It features a 25-foot-wide footprint and 106-foot lot, high ceilings, a primary bedroom with en-suite bath, multiple fireplaces with marble mantels, tin ceilings, intricate crown molding, exposed brick, 1,608 square feet of outdoor space, and much more.

10

CONDO DEAL(S)

3

CO-OP DEAL(S)

13

TOWNHOUSE DEAL(S)

\$3,013,855

AVERAGE ASKING PRICE

\$2,681,667

AVERAGE ASKING PRICE

\$3,634,077

AVERAGE ASKING PRICE

\$2,797,000

MEDIAN ASKING PRICE

\$2,350,000

MEDIAN ASKING PRICE

\$3,100,000

MEDIAN ASKING PRICE

\$1,750

AVERAGE PPSF

\$1,043

AVERAGE PPSF

1,716

AVERAGE SQFT

3,505

AVERAGE SQFT



246 CLINTON ST

Cobble Hill

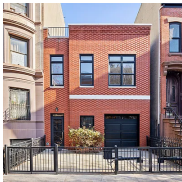
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,475,000	INITIAL	\$8,995,000
SQFT	5,392	PPSF	\$1,572	BEDS	4	BATHS	3.5
FEES	\$2,470	DOM	281				



144 BALTIC ST

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,995,000
SQFT	5,440	PPSF	\$919	BEDS	8	BATHS	7
FEES	\$916	DOM	310				



265 CUMBERLAND ST

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
SQFT	3,900	PPSF	\$1,218	BEDS	3	BATHS	2
FEES	\$1,289	DOM	62				



323 BERGEN ST #TH117E

Boerum Hill

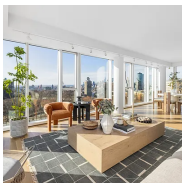
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,500,000
SQFT	2,376	PPSF	\$2,000	BEDS	3	BATHS	3.5
FEES	\$6,047	DOM	49				



103 GARFIELD PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,699,000	INITIAL	\$3,999,999
SQFT	3,840	PPSF	\$964	BEDS	5	BATHS	5
FEES	\$906	DOM	123				

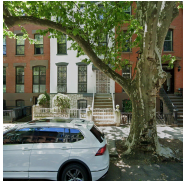


1 GRAND ARMY PLAZA #11E

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,650,000
SQFT	1,825	PPSF	\$2,000	BEDS	3	BATHS	2
FEES	\$2,681	DOM	15				

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24 LEFFERTS PL

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	3,600	PPSF	\$1,000	BEDS	2	BATHS	1
FEES	N/A	DOM	707				



145 PRESIDENT ST #3A

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,940	PPSF	\$1,805	BEDS	4	BATHS	3.5
FEES	\$3,704	DOM	14				



58 PIERREPONT ST #1

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,495,000	INITIAL	\$3,495,000
SQFT	3,000	PPSF	\$1,165	BEDS	4	BATHS	3
FEES	N/A	DOM	54				



78 SOUTH 3RD ST #3

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	1,692	PPSF	\$1,921	BEDS	2	BATHS	2.5
FEES	\$1,373	DOM	116				



159 BOND ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	2,904	PPSF	\$1,102	BEDS	5	BATHS	3
FEES	\$835	DOM	59				

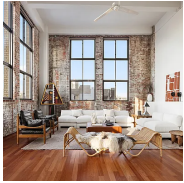


397 DOUGLASS ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,100,000	INITIAL	\$3,100,000
SQFT	3,147	PPSF	\$986	BEDS	5	BATHS	4
FEES	\$649	DOM	92				

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330 WYTHE AVE #5J

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,400,000
SQFT	2,000	PPSF	\$1,498	BEDS	2	BATHS	2
FEES	\$2,998	DOM	176				



865 STERLING PL

Crown Heights

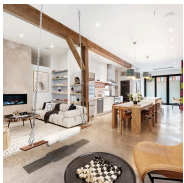
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	N/A
SQFT	2,785	PPSF	\$1,023	BEDS	4	BATHS	4
FEES	\$847	DOM	N/A				



244 EAST 3RD ST

Kensington

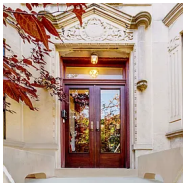
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,799,000	INITIAL	\$2,999,000
SQFT	N/A	PPSF	N/A	BEDS	8	BATHS	4
FEES	\$834	DOM	215				



876 PACIFIC ST #1

Prospect Heights

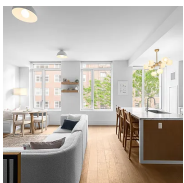
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,599,000	INITIAL	N/A
SQFT	1,450	PPSF	\$1,792	BEDS	3	BATHS	3
FEES	\$1,134	DOM	N/A				



46 SHERMAN ST

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	2,783	PPSF	\$899	BEDS	4	BATHS	3
FEES	\$735	DOM	22				



1 CLINTON ST #4K

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	1,533	PPSF	\$1,631	BEDS	2	BATHS	2.5
FEES	\$3,448	DOM	14				

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420A LAFAYETTE AVE

Bedford Stuyvesant

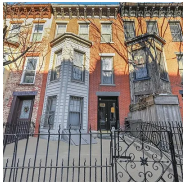
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,650,000
SQFT	3,167	PPSF	\$788	BEDS	4	BATHS	3.5
FEES	\$573	DOM	12				



177 GREENPOINT AVE #GARDEN

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,595,000
SQFT	1,784	PPSF	\$1,399	BEDS	2	BATHS	2.5
FEES	\$2,811	DOM	181				



399 14TH ST

Park Slope

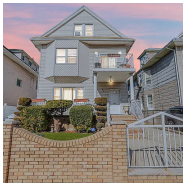
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,480,000	INITIAL	\$2,480,000
SQFT	1,881	PPSF	\$1,319	BEDS	4	BATHS	2.5
FEES	\$153	DOM	42				



139 PACIFIC ST #3

Cobble Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$725	DOM	N/A				



96 BAY 17TH ST

Bath Beach

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	3,217	PPSF	\$715	BEDS	6	BATHS	4
FEES	N/A	DOM	22				



356 BALTIC ST #4B

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	1,376	PPSF	\$1,668	BEDS	3	BATHS	2.5
FEES	\$2,158	DOM	23				

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75 HENRY ST #14K

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	N/A
SQFT	1,415	PPSF	\$1,555	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



1 CITY POINT #22F

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,104,545	INITIAL	\$2,104,545
SQFT	1,183	PPSF	\$1,779	BEDS	2	BATHS	2
FEES	N/A	DOM	60				

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