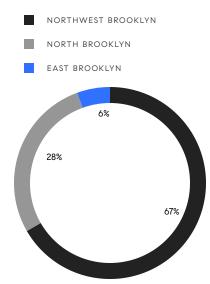
BROOKLYN WEEKLY LUXURY REPORT



451 DEGRAW STREET

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



18 CONTRACTS SIGNED THIS WEEK

\$69,635,000 TOTAL CONTRACT VOLUME

BROOKLYN LUXURY REPORT

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

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 14 condos, and 4 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$3,868,612

\$3,142,500

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$1.640

0%

\$69,635,000

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

99

17 Willow Place in Brooklyn Heights entered contract this week, with a last asking price of \$10,000,000. Designed and completed in 2012, this modern townhouse spans approximately 4,600 square feet with 4 beds and 4 baths. It features unobstructed east and west exposures, a 25-foot-wide footprint, a 3-story curved staircase, a two-story window wall, multiple private garden spaces, a double-height living room with wood-burning fireplace, and much more.

Also signed this week was 218 North 5th Street in Williamsburg, with a last asking price of \$7,250,000. Built in 2013, this townhouse spans 4,563 square feet with 4 beds and 5 baths. It features a 24-foot-wide footprint with four stories, cellar, and rooftop, multiple outdoor spaces, high ceilings, polished concrete and white oak flooring, custom wood closets, abundant garage space, and much more.

14	0	4
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$3,242,143	\$ O	\$6,061,250
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$3,065,000	\$ O	\$5,975,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,678		\$1,515
AVERAGE PPSF		AVERAGE PPSF
2,013		3,849

AVERAGE SQFT

AVERAGE SQFT

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

MAR 17 - 23, 2025

	17 WII	LLOW PL					Brooklyr	n Heights
	TYPE SQFT FEES	TOWNHOUSE 4,600 \$3,838	STATUS PPSF DOM	CONTRACT \$2,174 7	ASK BEDS	\$10,000,000 4	INITIAL BATHS	\$10,000,000 3.5
	218 NC	ORTH 5TH S	ST				Williams	burg
	TYPE SQFT FEES	TOWNHOUSE 4,563 \$1,272	STATUS PPSF DOM	CONTRACT \$1,589 290	ASK BEDS	\$7,250,000 4	INITIAL BATHS	\$7,995,000 3
	90 FU	RMAN ST #	N411				Brooklyr	n Heights
	TYPE SQFT FEES	CONDO 3,550 \$8,486	STATUS PPSF DOM	CONTRACT \$1,733 27	ASK BEDS	\$6,150,000 4	INITIAL BATHS	\$6,150,000 2.5
	22 CH	EEVER PL					Cobble H	Iill
	TYPE SQFT FEES	TOWNHOUSE 4,335 \$2,055	STATUS PPSF DOM	CONTRACT \$1,085 16	ASK BEDS	\$4,700,000 6	INITIAL BATHS	\$4,700,000 5
-	1 PRO	SPECT PAR	K WEST	Г #8С			Park Sloj	pe
	TYPE SQFT FEES	CONDO 1,660 \$4,631	STATUS PPSF DOM	CONTRACT \$2,561 18	ASK BEDS	\$4,250,000 3	INITIAL BATHS	\$4,250,000 2.5
	265 ST	'ATE ST #16	01				Boerum	Hill
	TYPE SQFT FEES	CONDO 2,500 \$6,626	STATUS PPSF DOM	CONTRACT \$1,600 N/A	ASK BEDS	\$4,000,000 4	INITIAL BATHS	\$4,000,000 3.5

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BROOKLYN LUXURY REPORT

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

	668 BALTIC ST #3 Park Slope							ре
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,825,000	INITIAL	\$3,825,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
	FEES	\$1,120	DOM	N/A				
	393 BI	ERGEN ST #	405W				Boerum	Hill
				CONTRACT		AA 450 000		
	TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,450,000		\$3,375,000
	SQFT	1,766	PPSF	\$1,954	BEDS	3	BATHS	2.5
The second s	FEES	\$4,392	DOM	194				
	110 PRESIDENT ST #2						Columbia Street Waterfront	
A A A A A A A A A A A A A A A A A A A	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	\$3,150,000
	SQFT	2,153	PPSF	\$1,464	BEDS	3	BATHS	3.5
	FEES	\$1,628	DOM	20				
	8 SOUTH 4TH ST #33A Williamsburg							sburg
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,135,000	INITIAL	\$3,135,000
	SQFT	1,319	PPSF	\$2,377		0	BATHS	2.5
		1,010		<i>Q2</i> ,077	BEDS	2	DAINS	
	FEES	\$2,670	DOM	N/A	BED2	2	DAINS	
			DOM		RED2	2	Boerum	
		\$2,670	DOM		ASK	\$2,995,000	Boerum	
	118 DC	\$2,670 DUGLASS ST	dom Г #PH	N/A			Boerum	Hill
	118 DC	\$2,670 DUGLASS ST CONDO	dom Г # PH status	N/A CONTRACT	ASK	\$2,995,000	Boerum	Hill \$2,995,000
	118 DC TYPE SQFT FEES	\$2,670 DUGLASS ST CONDO 2,146	dom F # PH status ppsf dom	N/A CONTRACT \$1,396	ASK	\$2,995,000	Boerum	Hill \$2,995,000 3.5
	118 DC TYPE SQFT FEES	\$2,670 DUGLASS ST CONDO 2,146 \$1,593	dom F # PH status ppsf dom	N/A CONTRACT \$1,396	ASK	\$2,995,000	Boerum INITIAL BATHS	Hill \$2,995,000 3.5 sburg
	118 DC TYPE SQFT FEES 429 K	\$2,670 DUGLASS ST CONDO 2,146 \$1,593 ENT AVE #1	DOM F #PH STATUS PPSF DOM	N/A CONTRACT \$1,396 14	ASK BEDS	\$2,995,000 3	Boerum INITIAL BATHS Williams	Hill \$2,995,000 3.5 sburg
	118 DC TYPE SQFT FEES 429 KI	\$2,670 DUGLASS ST CONDO 2,146 \$1,593 ENT AVE #I CONDO	DOM F #PH STATUS PPSF DOM 253 STATUS	N/A CONTRACT \$1,396 14 CONTRACT	ASK BEDS ASK	\$2,995,000 3 \$2,850,000	Boerum INITIAL BATHS Williams	Hill \$2,995,000 3.5 sburg

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

4	29 HU	RON ST #P	HEE				Greenpo	int
Dening the Industry	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
Settem	SQFT	1,227	PPSF	\$2,034	BEDS	2	BATHS	2
	FEES	\$2,514	DOM	N/A				
S.C.	225 EA	ASTERN PK	Crown Heights					
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SYN SLOP	SQFT	2,000	PPSF	\$1,198	BEDS	4	BATHS	3
	FEES	\$2,626	DOM	96				
	419 MANHATTAN AVE #5							sburg
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
	SQFT	1,243	PPSF	\$1,851	BEDS	3	BATHS	2
	FEES	\$1,756	DOM	N/A				
	301A 13TH ST						Park Slope	
/	301A 1	I3TH ST					Park Slo	pe
	301A 1	I3TH ST TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000		pe \$2,295,000
			STATUS PPSF	CONTRACT \$1,211	ASK BEDS	\$2,295,000 3		
	ТҮРЕ	TOWNHOUSE					INITIAL	\$2,295,000
	TYPE SQFT FEES	TOWNHOUSE 1,896	PPSF DOM	\$1,211			INITIAL	\$2,295,000 2
	TYPE SQFT FEES	TOWNHOUSE 1,896 \$427	PPSF DOM	\$1,211			INITIAL BATHS Boerum	\$2,295,000 2
	type sqft fees 345 BI	TOWNHOUSE 1,896 \$427 ERGEN ST #	PPSF DOM	\$1,211 20	BEDS	3	INITIAL BATHS Boerum	\$2,295,000 2 Hill
	type sqft fees 345 BI type	TOWNHOUSE 1,896 \$427 ERGEN ST # CONDO	PPSF DOM	\$1,211 20 CONTRACT	BEDS	3 \$2,200,000	INITIAL BATHS BOERUM	\$2,295,000 2 Hill \$2,200,000
	type sqft fees 345 BI type sqft fees	TOWNHOUSE 1,896 \$427 ERGEN ST # CONDO 1,554	PPSF DOM 4 STATUS PPSF	\$1,211 20 CONTRACT \$1,416	BEDS	3 \$2,200,000	INITIAL BATHS BOERUM	\$2,295,000 2 Hill \$2,200,000
	type sqft fees 345 BI type sqft fees	TOWNHOUSE 1,896 \$427 ERGEN ST # CONDO 1,554 \$2,073	PPSF DOM 4 STATUS PPSF	\$1,211 20 CONTRACT \$1,416	BEDS	3 \$2,200,000	INITIAL BATHS BOERUM INITIAL BATHS Dumbo	\$2,295,000 2 Hill \$2,200,000
	TYPE SQFT FEES 345 BI TYPE SQFT FEES 100 JA	TOWNHOUSE 1,896 \$427 ERGEN ST # CONDO 1,554 \$2,073	PPSF DOM 44 STATUS PPSF DOM	\$1,211 20 CONTRACT \$1,416 13	BEDS ASK BEDS	3 \$2,200,000 3	INITIAL BATHS BOERUM INITIAL BATHS Dumbo	\$2,295,000 2 Hill \$2,200,000 2.5
	TYPE SQFT FEES 345 BH TYPE SQFT FEES 100 JA TYPE	TOWNHOUSE 1,896 \$427 ERGEN ST # CONDO 1,554 \$2,073 XY ST #14H CONDO	PPSF DOM 44 STATUS PPSF DOM STATUS	\$1,211 20 CONTRACT \$1,416 13 CONTRACT	BEDS ASK BEDS ASK	3 \$2,200,000 3 \$2,195,000	INITIAL BATHS BOERUM INITIAL BATHS Dumbo INITIAL	\$2,295,000 2 Hill \$2,200,000 2.5 \$2,395,000

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