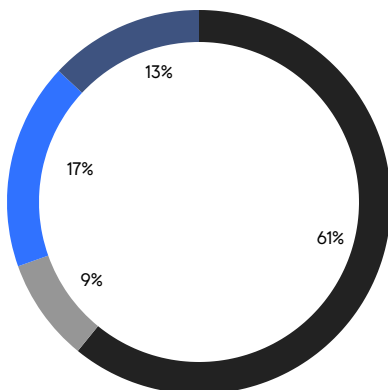
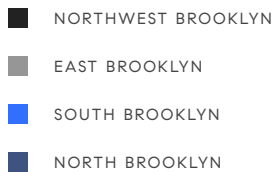


BROOKLYN WEEKLY LUXURY REPORT



451 DEGRAW STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP



23

CONTRACTS SIGNED
THIS WEEK

\$73,917,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 23 contracts signed this week, made up of 6 condos, 1 co-op, and 16 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,213,783

AVERAGE ASKING PRICE

\$2,570,000

MEDIAN ASKING PRICE

\$1,108

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$73,917,000

TOTAL VOLUME

126

AVERAGE DAYS ON MARKET

176 State Street in Brooklyn Heights entered contract this week, with a last asking price of \$5,995,000. This townhouse spans 3,192 square feet with 6 beds and 3 baths. It features a recent renovation, a grand entry foyer and central staircase, floor-to-ceiling windows, an approximately 1,000 square foot garden, a library, a full cellar with tall ceilings, wood-burning fireplaces, and much more.

Also signed this week was Unit 2 at 32 Butler Street in Cobble Hill, with a last asking price of \$5,600,000. This newly converted townhouse unit spans 2,758 square feet with 4 beds and 4 baths. It features triple-paned windows and soundproofing, a fresh air recirculation system, a custom-built kitchen with white oak flooring, a private roof terrace with outdoor kitchen, and much more.

6

CONDO DEAL(S)

1

CO-OP DEAL(S)

16

TOWNHOUSE DEAL(S)

\$3,317,500

AVERAGE ASKING PRICE

\$3,695,000

AVERAGE ASKING PRICE

\$3,144,813

AVERAGE ASKING PRICE

\$2,732,500

MEDIAN ASKING PRICE

\$3,695,000

MEDIAN ASKING PRICE

\$2,489,500

MEDIAN ASKING PRICE

\$1,525

AVERAGE PPSF

\$942

AVERAGE PPSF

2,164

AVERAGE SQFT

3,480

AVERAGE SQFT



176 STATE ST

Brooklyn Heights

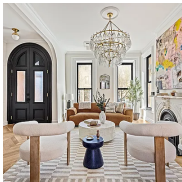
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,250,000
SQFT	3,304	PPSF	\$1,815	BEDS	6	BATHS	3
FEES	\$1,943	DOM	81				



32 BUTLER ST #2

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$5,600,000
SQFT	2,758	PPSF	\$2,031	BEDS	4	BATHS	3
FEES	\$635	DOM	1				



555 CARLTON AVE

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	3,883	PPSF	\$1,417	BEDS	5	BATHS	4
FEES	\$432	DOM	25				



599 2ND ST

Park Slope

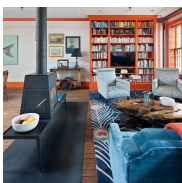
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,180,000	INITIAL	\$5,180,000
SQFT	4,624	PPSF	\$1,121	BEDS	6	BATHS	3
FEES	\$1,295	DOM	N/A				



323 BERGEN ST #TH101W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	\$4,600,000
SQFT	2,991	PPSF	\$1,555	BEDS	3	BATHS	2
FEES	\$6,474	DOM	200				



164 COFFEY ST

Red Hook

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	4,000	PPSF	\$999	BEDS	6	BATHS	3
FEES	\$751	DOM	12				

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388 WASHINGTON AVE #1

Clinton Hill

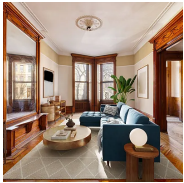
TYPE	COOP	STATUS	PRICE IN	ASK	\$3,695,000	INITIAL	\$3,425,000
SQFT	2,936	PPSF	\$1,259	BEDS	3	BATHS	3
FEES	\$2,164	DOM	N/A				



428 9TH ST

Park Slope

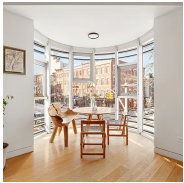
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,150,000
SQFT	2,672	PPSF	\$1,121	BEDS	4	BATHS	3
FEES	\$640	DOM	52				



56 RUTLAND RD

Prospect Lefferts Gardens

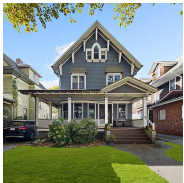
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	4,700	PPSF	\$638	BEDS	4	BATHS	3
FEES	\$756	DOM	26				



187 7TH AVE #1

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,895,000	INITIAL	\$2,895,000
SQFT	2,269	PPSF	\$1,276	BEDS	3	BATHS	2.5
FEES	\$4,000	DOM	4				



462 WESTMINSTER RD

Flatbush

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,699,000	INITIAL	\$2,800,000
SQFT	3,357	PPSF	\$804	BEDS	6	BATHS	2.5
FEES	\$749	DOM	140				



8 SOUTH 4TH ST #33C

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,570,000	INITIAL	\$2,570,000
SQFT	1,418	PPSF	\$1,812	BEDS	2	BATHS	2
FEES	\$2,438	DOM	9				

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1530 E 22 ST

Midwood

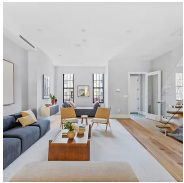
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$3,500,000
SQFT	6,000	PPSF	\$417	BEDS	5	BATHS	2
FEES	\$967	DOM	597				



310 BAY 10 ST

Bath Beach

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,480,000	INITIAL	\$2,500,000
SQFT	3,472	PPSF	\$715	BEDS	7	BATHS	5
FEES	\$1,147	DOM	140				



79 WEIRFIELD ST

Bushwick

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	3,300	PPSF	\$728	BEDS	4	BATHS	3.5
FEES	\$259	DOM	110				



20 LEFFERTS PL

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	2,436	PPSF	\$984	BEDS	4	BATHS	3.5
FEES	\$176	DOM	35				



547 16TH ST

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,349,000	INITIAL	\$2,449,000
SQFT	2,014	PPSF	\$1,167	BEDS	4	BATHS	2
FEES	\$993	DOM	84				



483 BAINBRIDGE ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,345,000
SQFT	3,300	PPSF	\$696	BEDS	5	BATHS	4.5
FEES	\$494	DOM	112				

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679 18TH ST

Windsor Terrace

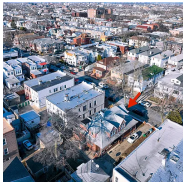
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,788,000
SQFT	3,050	PPSF	\$720	BEDS	4	BATHS	3
FEES	\$650	DOM	727				



454 17TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,950	PPSF	\$1,126	BEDS	4	BATHS	3
FEES	\$455	DOM	23				



2024 80TH ST

Bensonhurst

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	3,609	PPSF	\$596	BEDS	8	BATHS	2
FEES	\$1,020	DOM	65				



240 WARREN ST #PARLOR

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	1,400	PPSF	\$1,497	BEDS	3	BATHS	2.5
FEES	\$1,160	DOM	23				



79 EAGLE ST #1R

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,195,000
SQFT	2,147	PPSF	\$976	BEDS	3	BATHS	2
FEES	\$1,989	DOM	163				

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