

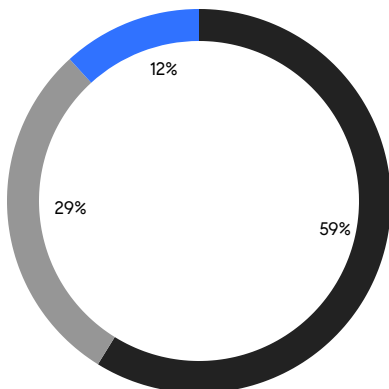
BROOKLYN WEEKLY LUXURY REPORT



326 LEONARD STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



17

CONTRACTS SIGNED
THIS WEEK

\$51,404,720

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 11 condos, 1 co-op, and 5 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,023,808

AVERAGE ASKING PRICE

\$2,500,000

MEDIAN ASKING PRICE

\$1,593

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$51,404,720

TOTAL VOLUME

156

AVERAGE DAYS ON MARKET

21 Prospect Park West in Park Slope entered contract this week, with a last asking price of \$7,750,000. This five-story townhouse spans approximately 7,500 square feet with 6 beds and 3 full baths. It features a nearly 25-foot-wide footprint, oversized windows with wood trim, a double-height central gallery, intricate woodwork throughout, a landscaped front courtyard, a second-floor terrace, a lush backyard, a primary bedroom with fireplace, dual walk-in closets, and en-suite bath, a library/office, and much more.

Also signed this week was 136 Park Place in Park Slope, with a last asking price of \$3,995,000. Built in 1869, this landmark townhouse spans 3,780 square feet with 8 beds and 3 full baths. It features a 21-foot-wide footprint, a 100-foot-deep lot, high ceilings, arched doorways, a kitchen with high-end appliances, a rear deck overlooking the spacious backyard, and much more.

11

CONDO DEAL(S)

1

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$2,578,611

AVERAGE ASKING PRICE

\$2,500,000

AVERAGE ASKING PRICE

\$4,108,000

AVERAGE ASKING PRICE

\$2,375,000

MEDIAN ASKING PRICE

\$2,500,000

MEDIAN ASKING PRICE

\$3,500,000

MEDIAN ASKING PRICE

\$1,765

AVERAGE PPSF

\$1,163

AVERAGE PPSF

1,486

AVERAGE SQFT

4,171

AVERAGE SQFT



21 PROSPECT PARK WEST

Park Slope

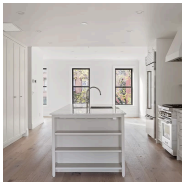
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$12,200,000
SQFT	7,500	PPSF	\$1,034	BEDS	6	BATHS	3
FEES	\$2,867	DOM	478				



136 PARK PL

Park Slope

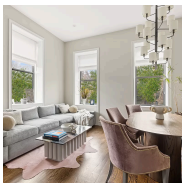
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	3,780	PPSF	\$1,057	BEDS	8	BATHS	3.5
FEES	\$1,408	DOM	22				



189 PROSPECT PL

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,896	PPSF	\$1,846	BEDS	3	BATHS	2.5
FEES	\$1,054	DOM	78				



50 1ST PL #2

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
SQFT	1,758	PPSF	\$1,878	BEDS	3	BATHS	2
FEES	\$1,348	DOM	76				



29 HURON ST #5BW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,275,000	INITIAL	\$3,275,000
SQFT	1,691	PPSF	\$1,937	BEDS	3	BATHS	2.5
FEES	\$3,450	DOM	N/A				



29 HURON ST #4CW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	1,566	PPSF	\$2,076	BEDS	3	BATHS	2.5
FEES	\$3,378	DOM	N/A				

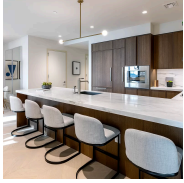
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122 HALSEY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,795,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$722	DOM	16				



115 YORK ST #4E-YORK

Dumbo

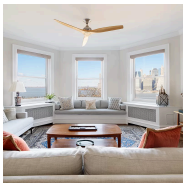
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,795,000
SQFT	1,629	PPSF	\$1,655	BEDS	3	BATHS	2.5
FEES	\$4,280	DOM	695				



1354 PACIFIC ST

Crown Heights

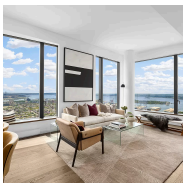
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	N/A
SQFT	3,505	PPSF	\$714	BEDS	9	BATHS	4
FEES	\$355	DOM	N/A				



214 COLUMBIA HEIGHTS #4

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	20				



11 HOYT ST #53H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,571	PPSF	\$1,589	BEDS	3	BATHS	3
FEES	\$4,167	DOM	N/A				



306 GOLD ST #40F

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,375,000	INITIAL	\$2,375,000
SQFT	1,647	PPSF	\$1,443	BEDS	3	BATHS	3
FEES	\$2,873	DOM	49				

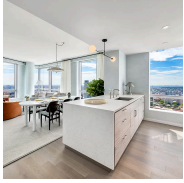
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661 DRIGGS AVE #2A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,425,000
SQFT	1,352	PPSF	\$1,698	BEDS	3	BATHS	3
FEES	\$2,289	DOM	112				



1 CITY POINT #42A

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,254,720	INITIAL	\$2,254,720
SQFT	1,181	PPSF	\$1,910	BEDS	2	BATHS	2
FEES	N/A	DOM	111				



442 3RD ST #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$921	DOM	44				



661 DRIGGS AVE #3A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,175,000	INITIAL	\$2,350,000
SQFT	1,352	PPSF	\$1,609	BEDS	3	BATHS	3
FEES	\$1,986	DOM	163				



171 NORTH 1ST ST #5D

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,050,000	INITIAL	\$2,050,000
SQFT	1,107	PPSF	\$1,852	BEDS	2	BATHS	2
FEES	\$2,825	DOM	N/A				

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