

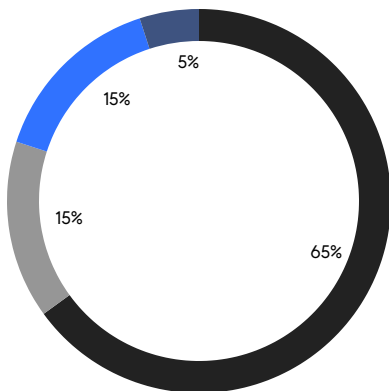
# BROOKLYN WEEKLY LUXURY REPORT



326 LEONARD STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN
- SOUTH BROOKLYN



20

CONTRACTS SIGNED  
THIS WEEK

\$55,569,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 10 condos, and 10 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

**\$2,778,450**

AVERAGE ASKING PRICE

**\$2,560,000**

MEDIAN ASKING PRICE

**\$1,383**

AVERAGE PPSF

**1%**

AVERAGE DISCOUNT

**\$55,569,000**

TOTAL VOLUME

**85**

AVERAGE DAYS ON MARKET

146 Berkeley Place in Park Slope entered contract this week, with a last asking price of \$4,500,000. This townhouse spans 3,375 square feet with 5 beds and 3 full baths. It features high ceilings, newly finished hardwood floors, a living room with marble mantel fireplace, a kitchen with high-end appliances and large island, a large deck and backyard, a primary bedroom with working fireplace and walk-in closet, and much more.

Also signed this week was 226 Dean Street in Boerum Hill, with a last asking price of \$4,200,000. This townhouse spans 3,528 square feet with 6 beds and 3 full baths. It features a 21-foot-wide footprint, a parlor floor with high ceilings and oversized windows, a dining room with exposed brick walls, a garden with stone patio and mature landscaping, a primary bedroom with en-suite bath and dual walk-in closets, and much more.

**10**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**10**

TOWNHOUSE DEAL(S)

**\$2,497,400**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$3,059,500**

AVERAGE ASKING PRICE

**\$2,285,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,937,500**

MEDIAN ASKING PRICE

**\$1,743**

AVERAGE PPSF

**\$1,023**

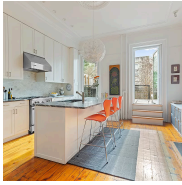
AVERAGE PPSF

**1,468**

AVERAGE SQFT

**3,169**

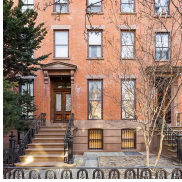
AVERAGE SQFT



### 146 BERKELEY PL

Park Slope

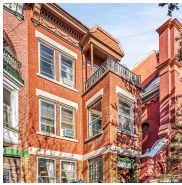
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	3,375	PPSF	\$1,334	BEDS	5	BATHS	3
FEES	\$1,691	DOM	8				



### 226 DEAN ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
SQFT	3,528	PPSF	\$1,191	BEDS	6	BATHS	3.5
FEES	\$835	DOM	25				



### 151 MILTON ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,480,000	INITIAL	\$3,800,000
SQFT	2,877	PPSF	\$1,210	BEDS	4	BATHS	3
FEES	\$441	DOM	69				



### 50 BRIDGE PARK DR #19C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	1,786	PPSF	\$1,932	BEDS	3	BATHS	3
FEES	\$3,772	DOM	55				



### 2 NORTHSIDE PIERS #30P

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	1,562	PPSF	\$2,081	BEDS	2	BATHS	2.5
FEES	\$1,600	DOM	35				

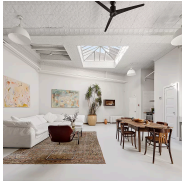


### 608 20TH ST

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	2,790	PPSF	\$1,074	BEDS	3	BATHS	3.5
FEES	\$431	DOM	11				

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### 474 STERLING PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,975,000	INITIAL	\$2,975,000
SQFT	1,942	PPSF	\$1,532	BEDS	3	BATHS	1.5
FEES	\$749	DOM	138				



### 718 UNION ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	\$2,900,000
SQFT	2,295	PPSF	\$1,264	BEDS	4	BATHS	3
FEES	N/A	DOM	45				



### 1806 DITMAS AVE

Ditmas Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$3,750,000
SQFT	5,000	PPSF	\$550	BEDS	5	BATHS	3
FEES	\$1,175	DOM	517				



### 36 REMSEN ST #3

Brooklyn Heights

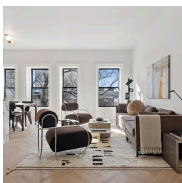
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,625,000	INITIAL	\$2,625,000
SQFT	1,100	PPSF	\$2,387	BEDS	3	BATHS	2
FEES	\$1,766	DOM	5				



### 364 PUTNAM AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	3,820	PPSF	\$654	BEDS	4	BATHS	5.5
FEES	\$683	DOM	41				



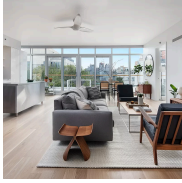
### 851 CARROLL ST #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	1,287	PPSF	\$1,788	BEDS	2	BATHS	2
FEES	\$2,590	DOM	N/A				

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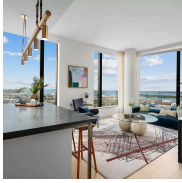




### 580 CARROLL ST #5C

Park Slope

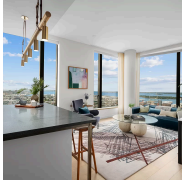
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	N/A
SQFT	1,402	PPSF	\$1,637	BEDS	2	BATHS	2
FEES	\$1,446	DOM	N/A				



### 11 HOYT ST #43G

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,275,000	INITIAL	\$2,275,000
SQFT	1,434	PPSF	\$1,587	BEDS	3	BATHS	2
FEES	\$3,803	DOM	N/A				



### 11 HOYT ST #41G

Downtown Brooklyn

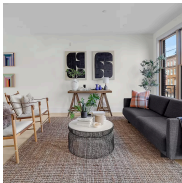
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,434	PPSF	\$1,570	BEDS	3	BATHS	2
FEES	\$3,802	DOM	162				



### 382 BERGEN ST #1

Park Slope

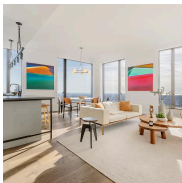
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,249,000	INITIAL	\$2,249,000
SQFT	2,150	PPSF	\$1,047	BEDS	2	BATHS	2.5
FEES	\$1,009	DOM	29				



### 260 KOSCIUSZKO ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	3,010	PPSF	\$731	BEDS	5	BATHS	3
FEES	\$165	DOM	28				



### 11 HOYT ST #56G

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	1,281	PPSF	\$1,718	BEDS	2	BATHS	2
FEES	\$3,475	DOM	149				

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### 242 ELDERT ST

Bushwick

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	3,047	PPSF	\$690	BEDS	5	BATHS	3
FEES	\$266	DOM	31				



### 11 HOYT ST #56K

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,080,000	INITIAL	\$2,080,000
SQFT	1,237	PPSF	\$1,682	BEDS	2	BATHS	2
FEES	\$3,338	DOM	N/A				

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