

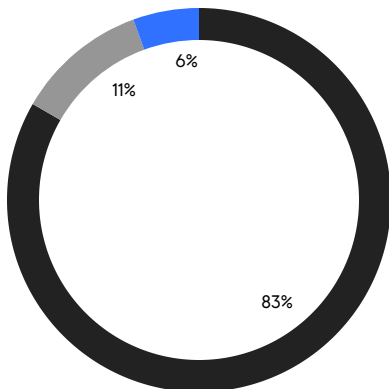
BROOKLYN WEEKLY LUXURY REPORT



533 PACIFIC STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- EAST BROOKLYN
- SOUTH BROOKLYN



18

CONTRACTS SIGNED
THIS WEEK

\$60,351,999

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 5 condos, 3 co-ops, and 10 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$3,352,889

AVERAGE ASKING PRICE

\$2,722,500

MEDIAN ASKING PRICE

\$1,397

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$60,351,999

TOTAL VOLUME

80

AVERAGE DAYS ON MARKET

163 State Street in Brooklyn Heights entered contract this week, with a last asking price of \$6,950,000. This mid-19th century townhouse spans 3,140 square feet with 5 beds and 4 full baths. It features an open kitchen with white marble counters and glass-front cabinets, a landscaped garden with brick patio and irrigation system, a top floor primary bedroom with abundant closet space and marble bath, a garden level with floor-to-ceiling windows, and much more.

Also signed this week was 146 Hicks Street in Brooklyn Heights, with a last asking price of \$6,795,000. Originally built in 1826, this townhouse spans 4,175 square feet with 6 beds and 3 full baths. It features 25 feet of frontage, a parlor floor with wood-burning fireplace and floor-to-ceiling windows, restored period details including floors and moldings, a formal dining room, a full-width kitchen with high-end appliances and garden access, and much more.

5

CONDO DEAL(S)

3

CO-OP DEAL(S)

10

TOWNHOUSE DEAL(S)

\$2,455,000

AVERAGE ASKING PRICE

\$2,598,334

AVERAGE ASKING PRICE

\$4,028,200

AVERAGE ASKING PRICE

\$2,195,000

MEDIAN ASKING PRICE

\$2,395,000

MEDIAN ASKING PRICE

\$2,996,500

MEDIAN ASKING PRICE

\$1,613

AVERAGE PPSF

\$1,284

AVERAGE PPSF

1,518

AVERAGE SQFT

3,371

AVERAGE SQFT



163 STATE ST

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,250,000
SQFT	3,140	PPSF	\$2,213	BEDS	5	BATHS	4
FEES	\$2,092	DOM	58				



146 HICKS ST

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,795,000
SQFT	4,175	PPSF	\$1,628	BEDS	6	BATHS	3
FEES	\$2,610	DOM	58				



176 WARREN ST

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	4,420	PPSF	\$1,313	BEDS	6	BATHS	4.5
FEES	\$2,148	DOM	26				



117 STATE ST

Brooklyn Heights

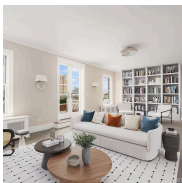
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,999,999	INITIAL	\$4,999,999
SQFT	4,115	PPSF	\$1,216	BEDS	6	BATHS	4
FEES	\$2,429	DOM	31				



50 BRIDGE PK DR #16C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,295,000	INITIAL	\$3,295,000
SQFT	1,786	PPSF	\$1,845	BEDS	3	BATHS	3
FEES	\$3,782	DOM	30				



24 MONROE PL #PH

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	\$3,350,000
SQFT	1,975	PPSF	\$1,595	BEDS	3	BATHS	2.5
FEES	\$4,770	DOM	91				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



476 10TH ST

Park Slope

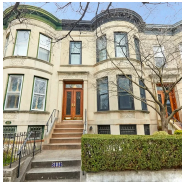
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,998,000	INITIAL	\$2,998,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	\$431	DOM	21				



557 10TH ST

Park Slope

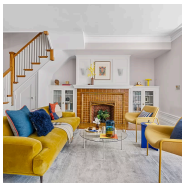
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,705	PPSF	\$809	BEDS	8	BATHS	3
FEES	\$815	DOM	30				



207 MIDWOOD ST

Prospect Lefferts Gardens

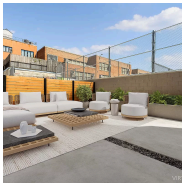
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,795,000	INITIAL	\$2,795,000
SQFT	2,600	PPSF	\$1,075	BEDS	4	BATHS	3
FEES	\$786	DOM	44				



109 MIDWOOD ST

Prospect Lefferts Gardens

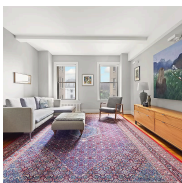
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000
SQFT	2,106	PPSF	\$1,259	BEDS	5	BATHS	2
FEES	\$609	DOM	15				



251 SAINT MARKS AVE #1B

Prospect Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,645,000	INITIAL	\$2,750,000
SQFT	1,773	PPSF	\$1,492	BEDS	3	BATHS	3
FEES	\$2,299	DOM	267				



135 EASTERN PARKWAY #10I

Prospect Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,495,000
SQFT	1,940	PPSF	\$1,235	BEDS	3	BATHS	2.5
FEES	\$1,765	DOM	441				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



135 EASTERN PARKWAY #7A

Prospect Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,900	PPSF	\$1,185	BEDS	3	BATHS	3
FEES	\$1,949	DOM	40				



292 HOYT ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	1.5
FEES	\$439	DOM	20				



110 LIVINGSTON ST #10G

Downtown Brooklyn

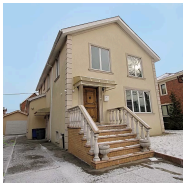
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,427	PPSF	\$1,539	BEDS	3	BATHS	2
FEES	\$2,693	DOM	32				



11 HOYT ST #52C

Downtown Brooklyn

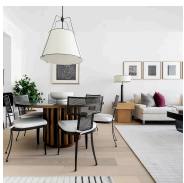
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	1,369	PPSF	\$1,534	BEDS	2	BATHS	2.5
FEES	\$3,630	DOM	35				



33 COLERIDGE ST

Manhattan Beach

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,049,000	INITIAL	\$2,100,000
SQFT	2,700	PPSF	\$759	BEDS	5	BATHS	3
FEES	N/A	DOM	105				



11 HOYT ST #52K

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,040,000	INITIAL	\$2,040,000
SQFT	1,234	PPSF	\$1,654	BEDS	2	BATHS	2
FEES	\$3,273	DOM	83				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.