

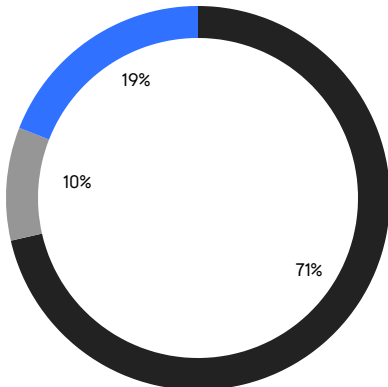
BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- EAST BROOKLYN
- NORTH BROOKLYN



21

CONTRACTS SIGNED
THIS WEEK

\$70,121,060

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 12 condos, and 9 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$3,339,099

AVERAGE ASKING PRICE

\$2,750,000

MEDIAN ASKING PRICE

\$1,621

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$70,121,060

TOTAL VOLUME

97

AVERAGE DAYS ON MARKET

11 South Oxford Street in Fort Greene entered contract this week, with a last asking price of \$7,500,000. Originally built in 1869, this townhouse spans approximately 5,500 square feet with 7 beds and 4 full baths. Currently utilized as a single-family home, it features a 22-foot-wide footprint, high ceilings, a formal dining room, a garden with mature plantings and Bluestone patio, solid mahogany pocket doors, original plasterwork and heavy wood mouldings, a full-floor primary bedroom with walk-in closet and dressing room, and much more.

Also signed this week was 322 Degraw Street in Carroll Gardens, with a last asking price of \$7,495,000. This recently renovated townhouse spans 3,098 square feet with 5 beds and 3 full baths. It features high ceilings, new herringbone hardwood floors, a large living room with decorative fireplace and tall windows, a formal dining room, a kitchen with professional-grade appliances and large pantry, a south-facing fenced yard with stone patio and built-in planters, and much more.

12

CONDO DEAL(S)

0

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$2,615,089

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$4,304,445

AVERAGE ASKING PRICE

\$2,447,500

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,150,000

MEDIAN ASKING PRICE

\$1,836

AVERAGE PPSF

\$1,299

AVERAGE PPSF

1,448

AVERAGE SQFT

3,565

AVERAGE SQFT



11 SOUTH OXFORD ST

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	5,500	PPSF	\$1,364	BEDS	7	BATHS	4
FEES	\$1,753	DOM	61				



322 DEGRAW ST

Carroll Gardens

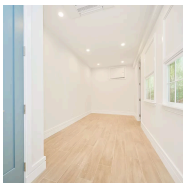
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,995,000
SQFT	3,098	PPSF	\$2,420	BEDS	5	BATHS	3.5
FEES	\$612	DOM	72				



1337 PRESIDENT ST

Crown Heights

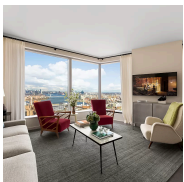
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	5,160	PPSF	\$1,163	BEDS	6	BATHS	3
FEES	\$3,236	DOM	44				



1331 CARROLL ST

Crown Heights

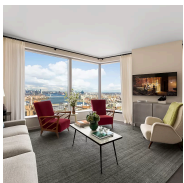
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	3,650	PPSF	\$987	BEDS	10	BATHS	6
FEES	\$657	DOM	10				



1 CITY POINT #61D

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$3,533,580	INITIAL	\$3,533,580
SQFT	1,457	PPSF	\$2,426	BEDS	3	BATHS	3
FEES	\$1,817	DOM	N/A				



1 CITY POINT #51D

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$3,412,980	INITIAL	\$3,412,980
SQFT	1,454	PPSF	\$2,348	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				

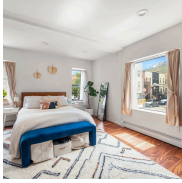
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50 BRIDGE PARK DR #4B

Brooklyn Heights

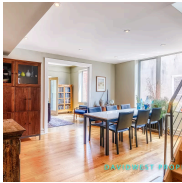
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,375,000	INITIAL	\$3,375,000
SQFT	1,880	PPSF	\$1,796	BEDS	3	BATHS	2.5
FEES	\$3,982	DOM	130				



145 NASSAU AVE

Greenpoint

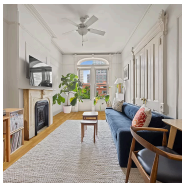
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	N/A
SQFT	3,912	PPSF	\$806	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



540 PROSPECT AVE

Windsor Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,850,000
SQFT	3,400	PPSF	\$881	BEDS	6	BATHS	3.5
FEES	N/A	DOM	286				



584 BERGEN ST

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$255	DOM	36				



131 GARFIELD PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,950,000
SQFT	2,000	PPSF	\$1,375	BEDS	3	BATHS	3
FEES	\$642	DOM	175				



145 PRESIDENT ST #6B

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,675,000	INITIAL	\$2,795,000
SQFT	1,432	PPSF	\$1,869	BEDS	3	BATHS	2
FEES	\$2,891	DOM	62				

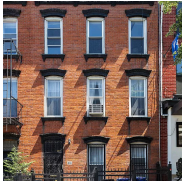
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590 6TH ST #PH4L

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,554	PPSF	\$1,670	BEDS	3	BATHS	3
FEES	\$1,090	DOM	101				



231 BERRY ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	1,800	PPSF	\$1,389	BEDS	2	BATHS	3.5
FEES	\$174	DOM	35				



341 13TH ST #GARDEN

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	2,056	PPSF	\$1,216	BEDS	2	BATHS	2
FEES	\$1,827	DOM	66				



100 MONITOR ST #1

Greenpoint

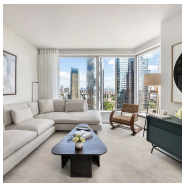
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,600	PPSF	\$1,497	BEDS	4	BATHS	3
FEES	\$1,654	DOM	50				



1 CITY POINT #58C

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,368,785	INITIAL	\$2,368,785
SQFT	1,144	PPSF	\$2,071	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



1 CITY POINT #38E

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,354,715	INITIAL	\$2,354,715
SQFT	1,179	PPSF	\$1,998	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

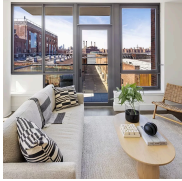
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1 CITY POINT #15A

Downtown Brooklyn

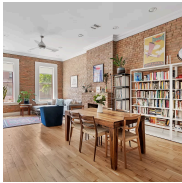
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,096,000	INITIAL	\$2,096,000
SQFT	1,166	PPSF	\$1,798	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



50 GREENPOINT AVE #5H

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,075,000	INITIAL	\$2,150,000
SQFT	1,246	PPSF	\$1,666	BEDS	3	BATHS	2
FEES	\$1,745	DOM	287				



177 UNION ST #2

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,000,000
SQFT	1,200	PPSF	\$1,667	BEDS	2	BATHS	2
FEES	\$406	DOM	39				

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