

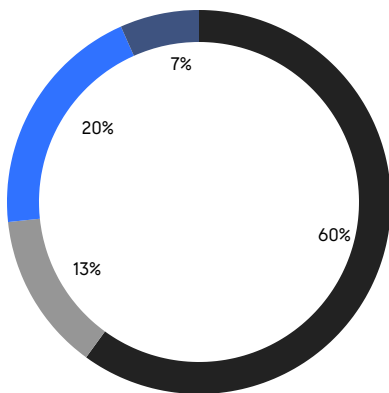
# BROOKLYN WEEKLY LUXURY REPORT



218 NORTH 5TH STREET

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



15

CONTRACTS SIGNED  
THIS WEEK

\$43,855,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 6 condos, 1 co-op, and 8 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$2,923,667**

AVERAGE ASKING PRICE

**\$2,750,000**

MEDIAN ASKING PRICE

**\$1,501**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$43,855,000**

TOTAL VOLUME

**83**

AVERAGE DAYS ON MARKET

576 Bergen Street in Prospect Heights entered contract this week, with a last asking price of \$5,200,000. This brownstone spans approximately 3,600 square feet with 5 beds and 4 full baths. It features a recent renovation, a bluestone front garden, herringbone oak floors, a parlor level with high ceilings, a kitchen with abundant cabinet space and high-end appliances, a large rear garden with deck, a primary bedroom with en-suite bath and custom closets, and much more.

Also signed this week was Unit 20C at 50 Bridge Park Drive in Brooklyn Heights, with a last asking price of \$3,570,000. Built in 2019, this condo unit spans 1,786 square feet with 3 beds and 3 full baths. It features a grand entry foyer and gallery, a chef-inspired kitchen with high-end appliances, floor-to-ceiling windows, a primary bedroom with en-suite marble bath, and much more. The building provides a 24-hour concierge, a fitness center, a rooftop sunset lounge, a music room, and many other amenities.

**6**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**8**

TOWNHOUSE DEAL(S)

**\$2,806,667**

AVERAGE ASKING PRICE

**\$2,200,000**

AVERAGE ASKING PRICE

**\$3,101,875**

AVERAGE ASKING PRICE

**\$2,850,000**

MEDIAN ASKING PRICE

**\$2,200,000**

MEDIAN ASKING PRICE

**\$2,822,500**

MEDIAN ASKING PRICE

**\$1,880**

AVERAGE PPSF

**\$1,168**

AVERAGE PPSF

**1,518**

AVERAGE SQFT

**3,176**

AVERAGE SQFT



### 576 BERGEN ST

Prospect Heights

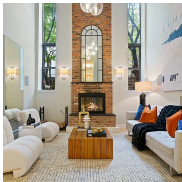
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,200,000
SQFT	3,600	PPSF	\$1,445	BEDS	5	BATHS	4.5
FEES	\$1,014	DOM	31				



### 50 BRIDGE PK DR #20C

Brooklyn Heights

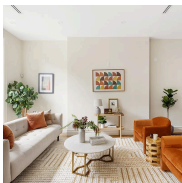
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,570,000	INITIAL	\$3,570,000
SQFT	1,786	PPSF	\$1,999	BEDS	3	BATHS	3
FEES	\$4,171	DOM	N/A				



### 190 GARFIELD PL #1E2B

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,400,000
SQFT	1,892	PPSF	\$1,692	BEDS	4	BATHS	3
FEES	\$2,968	DOM	99				



### 77 MONROE ST

Bedford Stuyvesant

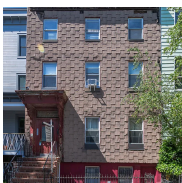
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	3,241	PPSF	\$988	BEDS	6	BATHS	4
FEES	\$391	DOM	64				



### 29 HURON ST #2CW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,075,000	INITIAL	\$3,075,000
SQFT	1,368	PPSF	\$2,248	BEDS	3	BATHS	2
FEES	\$3,347	DOM	N/A				



### 113 NOBLE ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$3,500,000
SQFT	3,740	PPSF	\$789	BEDS	6	BATHS	4
FEES	N/A	DOM	105				

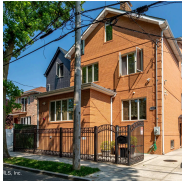
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### 260 TOMPKINS AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,895,000	INITIAL	N/A
SQFT	3,215	PPSF	\$901	BEDS	6	BATHS	4
FEES	\$166	DOM	N/A				



### 1217 DOONE COURT

Sheepshead Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	5,000	PPSF	\$550	BEDS	5	BATHS	4.5
FEES	\$1,097	DOM	105				



### 100 KING ST

Red Hook

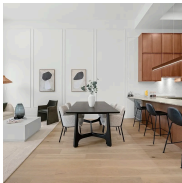
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,675,000	INITIAL	\$2,675,000
SQFT	2,382	PPSF	\$1,124	BEDS	5	BATHS	3.5
FEES	\$748	DOM	103				



### 125 MILTON ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$3,450,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$437	DOM	173				



### 76 1ST PL #2

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,625,000	INITIAL	\$2,495,000
SQFT	1,246	PPSF	\$2,107	BEDS	3	BATHS	2
FEES	\$941	DOM	14				



### 10 WARREN PL

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,050	PPSF	\$2,377	BEDS	3	BATHS	1
FEES	\$367	DOM	45				

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### 1 CITY POINT #48C

Downtown Brooklyn

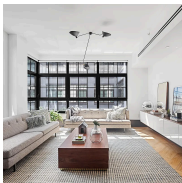
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,220,000	INITIAL	\$2,220,000
SQFT	1,147	PPSF	\$1,936	BEDS	2	BATHS	2
FEES	N/A	DOM	1				



### 75 HENRY ST #14K

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	1,415	PPSF	\$1,555	BEDS	3	BATHS	2
FEES	\$1,450	DOM	113				



### 51 JAY ST #4O

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,395,000
SQFT	1,664	PPSF	\$1,293	BEDS	3	BATHS	3
FEES	\$2,838	DOM	142				

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