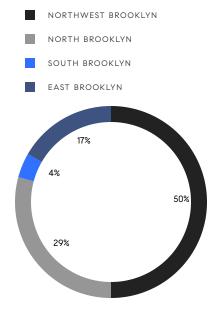
BROOKLYN WEEKLY LUXURY REPORT



51 JAY STREET, UNIT PHE

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



24 CONTRACTS SIGNED THIS WEEK

\$73,209,999 TOTAL CONTRACT VOLUME

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE OCT 28 - NOV 03, 2024

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 24 contracts signed this week, made up of 15 condos, and 9 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,050,417	\$2,830,000	\$1,532
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPS

0%

AVERAGE DISCOUNT

86

PPSF

TOTAL VOLUME

\$73,209,999

AVERAGE DAYS ON MARKET

619 2nd Street in Park Slope entered contract this week, with a last asking price of \$6,500,000. Originally built in the 1920s, this townhouse spans approximately 4,000 square feet with 6 beds and 3 full baths. It features a grand parlor with high ceilings and bay windows, a formal dining room with restored oak doors and wood-burning fireplace, a primary bedroom with large walk-in closet and spa-style bath, a kitchen with high-end appliances and lava stone flooring, and much more.

Also signed this week was Unit PHAW at 29 Huron Street in Greenpoint, with a last asking price of \$6,000,000. This penthouse condo unit spans 2,342 square feet with 4 beds and 3 full baths. It features high ceilings, wide-plank engineering flooring, floor-to-ceiling windows, a marble kitchen with high-end appliances, and much more. The building provides a state-of-the-art fitness center, a dance studio, a residents' lounge with pool, a game room, on-site attended parking, and many other amenities.

15	0	9
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$3,125,334	\$ O	\$2,925,556
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$2,995,000	\$ O	\$2,395,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,881		\$951
AVERAGE PPSF		AVERAGE PPSF
1,710		3,027
AVERAGE SQFT		AVERAGE SQFT

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE OCT 28 - NOV 03, 2024

, "SAF	619 2N	ID ST					Park Sloj	pe
	TYPE SQFT FEES	TOWNHOUSE 4,000 \$1,891	STATUS PPSF DOM	CONTRACT \$1,625 42	ASK BEDS	\$6,500,000 6	INITIAL BATHS	\$6,500,000 3
	29 HU	RON ST #P	HAW				Greenpo	int
	TYPE SQFT FEES	CONDO 2,342 \$5,514	STATUS PPSF DOM	CONTRACT \$2,562 N/A	ASK BEDS	\$6,000,000 4	INITIAL BATHS	\$6,000,000 3.5
	50 BR	IDGE PARK	DR #2	4			Brooklyı	n Heights
	TYPE SQFT FEES	CONDO 2,405 \$5,232	STATUS PPSF DOM	CONTRACT \$1,662 127	ASK BEDS	\$3,995,000 4	INITIAL BATHS	\$3,995,000 3.5
	29 HU	RON ST #11	AW				Greenpo	int
	29 HU TYPE SQFT FEES	RON ST #11 CONDO 1,577 \$3,513	AW status ppsf dom	CONTRACT \$2,439 N/A	ASK BEDS	\$3,845,000 3	-	int \$3,845,000 2.5
	TYPE SQFT FEES	CONDO 1,577	STATUS PPSF DOM	\$2,439			INITIAL	\$3,845,000 2.5
	TYPE SQFT FEES	CONDO 1,577 \$3,513	STATUS PPSF DOM	\$2,439			INITIAL BATHS Greenpo	\$3,845,000 2.5
	type sqft fees 29 HU type sqft fees	CONDO 1,577 \$3,513 RON ST #11 CONDO 1,628	STATUS PPSF DOM BE STATUS PPSF DOM	\$2,439 N/A CONTRACT \$2,027 116	BEDS	3 \$3,300,000	INITIAL BATHS Greenpo	\$3,845,000 2.5 int \$3,250,000 2.5

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE OCT 28 - NOV 03, 2024

29 HU	JRON ST #F	PHGE				Greenpo	vint
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,275,000		\$3,275,000
SQFT	1,605	PPSF	\$2,041	BEDS	3	BATHS	2.5
FEES	\$3,288	DOM	02,041 N/A		5	DATITO	2.0
T L L O	Q0 ,200		N/ A				
323 B	ERGEN ST 7	#TH103\	V			Boerum	Hill
ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$3,150,000	INITIAL	\$3,000,000
SQFT	2,285	PPSF	\$1,379	BEDS	2	BATHS	2.5
FEES	\$4,610	DOM	182				
215 M	ARLBORO	UGH RD				Prospect	t Park South
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	3,990	PPSF	\$752	BEDS	6	BATHS	2.5
FEES	\$976	DOM	136				
40 PA	RK PL					Park Sloj	ре
40 PA Type	RK PL	STATUS	CONTRACT	ASK	\$2,999,999		pe \$3,200,000
		STAT U S P P S F	CONTRACT \$1,087	A S K B E D S	\$2,999,999 5		
ΤΥΡΕ	TOWNHOUSE					INITIAL	\$3,200,000
TYPE SQFT FEES	TOWNHOUSE 2,760	P P S F D O M	\$1,087			INITIAL	\$3,200,000
TYPE SQFT FEES	TOWNHOUSE 2,760 \$763	ppsf dom A	\$1,087			INITIAL BATHS	\$3,200,000 2
type sqft fees 115 YC	TOWNHOUSE 2,760 \$763 ORK ST #18	ppsf dom A	\$1,087 69	BEDS	5	INITIAL BATHS Dumbo	\$3,200,000 2
type sqft fees 115 YC type	TOWNHOUSE 2,760 \$763 ORK ST #18 CONDO	PPSF DOM A STATUS	\$1,087 69 CONTRACT	BEDS	5 \$2,995,000	INITIAL BATHS Dumbo INITIAL	\$3,200,000 2 N/A
type sqft fees 115 YC type sqft fees	TOWNHOUSE 2,760 \$763 ORK ST #18 CONDO 1,291	PPSF DOM A STATUS PPSF DOM	\$1,087 69 CONTRACT \$2,320	BEDS	5 \$2,995,000	INITIAL BATHS Dumbo INITIAL	\$3,200,000 2 N/A 2
type sqft fees 115 YC type sqft fees	TOWNHOUSE 2,760 \$763 ORK ST #18 CONDO 1,291 \$3,473	PPSF DOM A STATUS PPSF DOM	\$1,087 69 CONTRACT \$2,320	BEDS	5 \$2,995,000 2	INITIAL BATHS Dumbo INITIAL BATHS Williams	\$3,200,000 2 N/A 2 Sburg
TYPE SQFT FEES 115 YC TYPE SQFT FEES 8 SOU	TOWNHOUSE 2,760 \$763 ORK ST #18 CONDO 1,291 \$3,473 UTH 4TH ST CONDO	PPSF DOM A STATUS PPSF DOM	\$1,087 69 CONTRACT \$2,320 N/A CONTRACT	BEDS ASK BEDS	5 \$2,995,000	INITIAL BATHS Dumbo INITIAL BATHS Williams	\$3,200,000 2 N/A 2
TYPE SQFT FEES 115 YC TYPE SQFT FEES 8 SOU TYPE	TOWNHOUSE 2,760 \$763 ORK ST #18 CONDO 1,291 \$3,473 UTH 4TH ST	PPSF DOM A STATUS PPSF DOM C #21B STATUS	\$1,087 69 CONTRACT \$2,320 N/A	BEDS ASK BEDS	5 \$2,995,000 2 \$2,875,000	INITIAL BATHS Dumbo INITIAL BATHS Williams INITIAL	\$3,200,000 2 N/A 2 sburg \$2,875,000

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CONTRACTS \$2M AND ABOVE OCT 28 - NOV 03, 2024

	8 SOU'	TH 4TH ST	#17A				Williams	burg	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,785,000	INITIAL	\$2,785,000	
	SQFT	1,319	PPSF	\$2,112	BEDS	2	BATHS	2.5	
	FEES	\$2,414	DOM	9					
	323 BE	CRGEN ST #	519E				Boerum	Hill	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,550,000	
	SQFT	1,332	PPSF	\$1,915	BEDS	2	BATHS	2	
	FEES	\$3,277	DOM	N/A					
	695 M	ACON ST					Bedford	Stuyvesant	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000	
I AND	SQFT	2,923	PPSF	\$854	BEDS	5	BATHS	3	
	FEES	\$410	DOM	55					
	856 WASHINGTON AVE #10A							Prospect Heights	
	856 W.	ASHINGTO	N AVE #	#10A			Prospect	Heights	
	856 W.	ASHINGTO condo	N AVE # status		ASK	\$2,395,000		Heights \$2,395,000	
					A S K B E D S	\$2,395,000 3		-	
	ТҮРЕ	CONDO	STATUS	CONTRACT			INITIAL	\$2,395,000	
	TYPE SQFT FEES	CONDO 1,618	STAT U S P P S F	CONTRACT \$1,481			INITIAL	\$2,395,000 2.5	
	TYPE SQFT FEES	CONDO 1,618 \$3,583	STAT U S P P S F	CONTRACT \$1,481			INITIAL BATHS Windsor	\$2,395,000 2.5	
	type sqft fees 1636 1 1	CONDO 1,618 \$3,583 TTH AVE	STATUS PPSF DOM	CONTRACT \$1,481 27	BEDS	3	INITIAL BATHS Windsor	\$2,395,000 2.5 Terrace	
	type sqft fees 1636 1 1 type	CONDO 1,618 \$3,583 TTH AVE TOWNHOUSE	STATUS PPSF DOM STATUS	CONTRACT \$1,481 27 CONTRACT	BEDS	3 \$2,395,000	INITIAL BATHS Windson	\$2,395,000 2.5 Terrace \$2,395,000	
	TYPE SQFT FEES 1636 11 TYPE SQFT FEES	CONDO 1,618 \$3,583 TTH AVE TOWNHOUSE 2,802	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT \$1,481 27 CONTRACT \$855	BEDS	3 \$2,395,000	INITIAL BATHS Windsor INITIAL BATHS	\$2,395,000 2.5 Terrace \$2,395,000	
	TYPE SQFT FEES 1636 11 TYPE SQFT FEES	CONDO 1,618 \$3,583 TH AVE TOWNHOUSE 2,802 \$720 ASSON AV	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT \$1,481 27 CONTRACT \$855 28	BEDS ASK BEDS	3 \$2,395,000 4	INITIAL BATHS Windsor INITIAL BATHS Bedford	\$2,395,000 2.5 Terrace \$2,395,000 3 Stuyvesant	
	TYPE SQFT FEES 1636 11 TYPE SQFT FEES 502 CI TYPE	CONDO 1,618 \$3,583 TTH AVE TOWNHOUSE 2,802 \$720 ASSON AV TOWNHOUSE	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT \$1,481 27 CONTRACT \$855 28 CONTRACT	BEDS	3 \$2,395,000	INITIAL BATHS Windsor INITIAL BATHS Bedford	\$2,395,000 2.5 Terrace \$2,395,000 3 Stuyvesant \$2,300,000	
	TYPE SQFT FEES 1636 11 TYPE SQFT FEES 502 CI	CONDO 1,618 \$3,583 TH AVE TOWNHOUSE 2,802 \$720 ASSON AV	STATUS PPSF DOM STATUS PPSF DOM E STATUS	CONTRACT \$1,481 27 CONTRACT \$855 28	BEDS ASK BEDS ASK	3 \$2,395,000 4 \$2,300,000	INITIAL BATHS Windsor INITIAL BATHS Bedford INITIAL	\$2,395,000 2.5 Terrace \$2,395,000 3 Stuyvesant	

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CONTRACTS \$2M AND ABOVE OCT 28 - NOV 03, 2024

	176 18'	ГН ST					Greenwo	ood
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
	SQFT	2,473	PPSF	\$929	BEDS	3	BATHS	3
and the party of t	FEES	\$400	DOM	52				
	438 TI	HROOP AV	E				Bedford	Stuyvesant
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,500,000
	SQFT	3,380	PPSF	\$666	BEDS	5	BATHS	3.5
	FEES	\$289	DOM	150				
	282 17	TH ST #1					Greenwo	ood
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
	SQFT	2,600	PPSF	\$845	BEDS	3	BATHS	2.5
C C L	FEES	\$1,043	DOM	25				
	21 LIN	COLN PL #	PH				Park Sloj	pe
NI CON	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
	SQFT	1,239	PPSF	\$1,772	BEDS	3	BATHS	2
	FEES	\$794	DOM	14				
18 1 / A	234 ST	TERLING ST					Prospect	Lefferts Gardens
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,350,000
	SQFT	2,350	PPSF	\$892	BEDS	4	BATHS	1.5
A	FEES	\$548	DOM	421				
	76 CO	NGRESS ST	#4B				Columbi	a St Waterfront
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$2,030,000	INITIAL	\$2,030,000
	SQFT	1,144	PPSF	\$1,775	BEDS	3	BATHS	2
	FEES	\$1,782	DOM	72				

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