

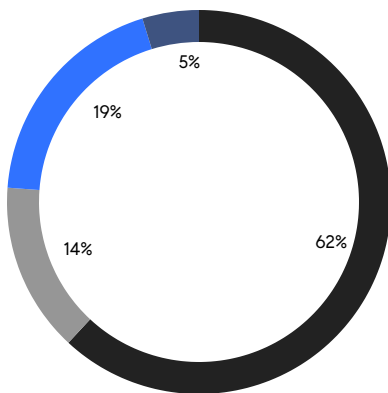
# BROOKLYN WEEKLY LUXURY REPORT



51 JAY STREET, UNIT PHE

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



21

CONTRACTS SIGNED  
THIS WEEK

\$71,559,000

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, 1 co-op, and 8 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

**\$3,407,572**

AVERAGE ASKING PRICE

**\$2,950,000**

MEDIAN ASKING PRICE

**\$1,481**

AVERAGE PPSF

**0%**

AVERAGE DISCOUNT

**\$71,559,000**

TOTAL VOLUME

**126**

AVERAGE DAYS ON MARKET

98 6th Avenue in Park Slope entered contract this week, with a last asking price of \$7,995,000. Originally built in 1921, this fully-restored townhouse spans approximately 5,400 square feet with 6 beds and 7 full baths. It features two rooftop decks, a parlor floor with kitchen and floor-to-ceiling NanaWall, professional-grade stainless steel appliances, a second-floor primary bedroom with en-suite bath, large walk-in closet, and nearly 400 square feet of living space, an elevator, and much more.

Also signed this week was Unit 3A at 1 Prospect Park West in Park Slope, with a last asking price of \$6,550,000. This condo unit spans 2,636 square feet with 4 beds and 3 full baths. It features 1920s-style architecture and preserved details, 12-foot ceilings, hand-laid heart pinewood flooring, sixteen large picture windows, a custom-designed kitchen with cast iron sink and high-end appliances, and much more. The building provides an attended lobby and library, a rooftop with private gardens and terraces, a fitness studio, and many other amenities.

**12**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**8**

TOWNHOUSE DEAL(S)

**\$3,173,334**

AVERAGE ASKING PRICE

**\$2,995,000**

AVERAGE ASKING PRICE

**\$3,810,500**

AVERAGE ASKING PRICE

**\$2,822,500**

MEDIAN ASKING PRICE

**\$2,995,000**

MEDIAN ASKING PRICE

**\$2,922,000**

MEDIAN ASKING PRICE

**\$1,909**

AVERAGE PPSF

**\$810**

AVERAGE PPSF

**1,684**

AVERAGE SQFT

**4,053**

AVERAGE SQFT



### 98 6TH AVE

Park Slope

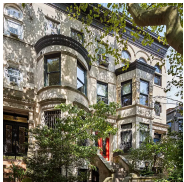
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	7.5
FEES	\$2,991	DOM	59				



### 1 PROSPECT PARK WEST #3A

Park Slope

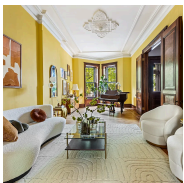
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,550,000	INITIAL	\$6,550,000
SQFT	2,636	PPSF	\$2,485	BEDS	4	BATHS	3.5
FEES	\$6,848	DOM	N/A				



### 607 6TH ST

Park Slope

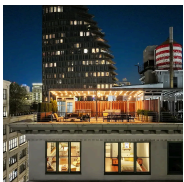
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	4,300	PPSF	\$1,221	BEDS	4	BATHS	4
FEES	\$1,439	DOM	52				



### 226 SAINT JOHNS PL

Park Slope

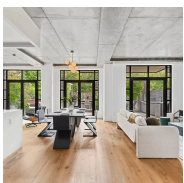
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	4,096	PPSF	\$1,038	BEDS	5	BATHS	3.5
FEES	\$1,057	DOM	31				



### 30 MAIN ST #PHB

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,795,000	INITIAL	\$3,795,000
SQFT	1,887	PPSF	\$2,012	BEDS	3	BATHS	2.5
FEES	\$6,980	DOM	424				

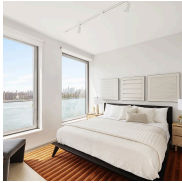


### 66 NORTH 3RD ST #2

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	1,995	PPSF	\$1,880	BEDS	3	BATHS	3
FEES	\$3,429	DOM	33				

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### 8 SOUTH 4TH ST #9A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,550,000	INITIAL	\$3,550,000
SQFT	1,622	PPSF	\$2,189	BEDS	3	BATHS	3.5
FEES	\$3,103	DOM	16				



### 8 SOUTH 4TH ST #21E

Williamsburg

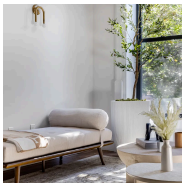
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,240,000	INITIAL	\$3,240,000
SQFT	1,623	PPSF	\$1,997	BEDS	3	BATHS	2.5
FEES	\$3,231	DOM	7				



### 35 PROSPECT PARK WEST #10B

Park Slope

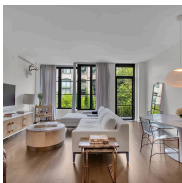
TYPE	COOP	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	431				



### 491 MADISON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	4,500	PPSF	\$666	BEDS	6	BATHS	4
FEES	\$483	DOM	21				



### 345 CARROLL ST #2E

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$2,950,000
SQFT	1,669	PPSF	\$1,768	BEDS	3	BATHS	2
FEES	\$3,822	DOM	89				



### 1323 DEAN ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,849,000	INITIAL	\$2,849,000
SQFT	3,560	PPSF	\$801	BEDS	6	BATHS	5
FEES	\$385	DOM	252				

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### 715 EAST 22ND ST

Flatbush

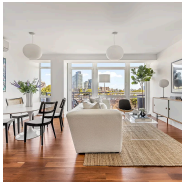
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	4,200	PPSF	\$642	BEDS	6	BATHS	4
FEES	\$833	DOM	119				



### 461 CARROLL ST #1

Gowanus

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,695,000
SQFT	1,927	PPSF	\$1,399	BEDS	2	BATHS	2
FEES	\$1,052	DOM	389				



### 145 PARK PL #8D

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,600,000
SQFT	1,450	PPSF	\$1,794	BEDS	3	BATHS	2
FEES	\$3,104	DOM	24				



### 130 LINCOLN RD

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000
SQFT	5,311	PPSF	\$462	BEDS	7	BATHS	5.5
FEES	\$866	DOM	42				



### 144 VANDERBILT AVE #PHB

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,425,000	INITIAL	\$2,425,000
SQFT	1,254	PPSF	\$1,934	BEDS	2	BATHS	2
FEES	\$2,536	DOM	N/A				



### 601 BALTIC ST #8A

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$3,168	DOM	20				

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### 6 GARFIELD PL #407

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,180,000	INITIAL	\$2,180,000
SQFT	1,269	PPSF	\$1,718	BEDS	3	BATHS	2
FEES	\$2,454	DOM	N/A				



### 75 8TH AVE #PARLOR

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,150,000	INITIAL	\$2,150,000
SQFT	1,186	PPSF	\$1,813	BEDS	2	BATHS	2
FEES	N/A	DOM	20				



### 189 CROWN ST

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,500,000
SQFT	2,400	PPSF	\$834	BEDS	4	BATHS	2
FEES	\$507	DOM	225				

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