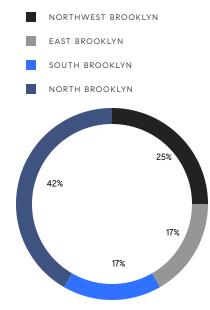
BROOKLYN WEEKLY LUXURY REPORT



842 CARROLL STREET

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



12 CONTRACTS SIGNED THIS WEEK



BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 23 - 29, 2024

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 6 condos, and 6 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$3,027,917

\$2,672,500

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$1.349

4%

AVERAGE DISCOUNT

\$36.335.000

TOTAL VOLUME

AVERAGE DAYS ON MARKET

164

10 Pineapple Street in Brooklyn Heights entered contract this week, with a last asking price of \$7,500,000. This townhouse spans 4,360 square feet with 5 beds and 4 full baths. It features a 27-foot-wide footprint and four full floors, a formal living room and adjacent dining room, a chef's kitchen with abundant counter space and sun room access, an extra-side staircase, a planted sculpture garden, a vaulted, wood-paneled library, and much more.

Also signed this week was 287 Sackett Street in Carroll Gardens, with a last asking price of \$3,200,000. This brownstone spans 3,836 square feet with 4 beds and 2 full baths. It features an elegant center staircase, a large backyard, a third-floor terrace, hardwood floors with mahogany inlay throughout, high ceilings, original shutters, decorative ironwork, and much more.

6 6 () CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$2.370.000 **\$**0 \$3.685.834 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$2.365.000 \$2.935.000 \$0 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE \$1.674 \$1,023 AVERAGE PPSF AVERAGE PPSF 1.491

AVERAGE SQFT

3,506

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE DEC 23 - 29, 2024

	10 PINEAPPLE ST							Brooklyn Heights	
	TYPE SQFT FEES	TOWNHOUSE 4,360 \$2,129	STATUS PPSF DOM	CONTRACT \$1,721 628	ASK BEDS	\$7,500,000 5	INITIAL BATHS	\$9,750,000 4.5	
×	287 SACKETT ST							Carroll Gardens	
	TYPE SQFT FEES	TOWNHOUSE 3,836 \$562	STATUS PPSF DOM	CONTRACT \$834 20	ASK BEDS	\$3,200,000 4	INITIAL BATHS	\$3,200,000 2	
Î.	201 HANCOCK ST						Bedford Stuyvesant		
	TYPE SQFT FEES	TOWNHOUSE 3,600 \$1,106	STATUS PPSF DOM	CONTRACT \$832 25	ASK BEDS	\$2,995,000 4	INITIAL BATHS	\$2,995,000 4.5	
A	176 LINCOLN RD								
	176 LIN	NCOLN RD					Prospect	Lefferts Gardens	
	176 LIN type sqft fees	NCOLN RD TOWNHOUSE 3,290 \$751	STATUS PPSF DOM	CONTRACT \$874 242	ASK BEDS	\$2,875,000 5	Prospect INITIAL BATHS		
	TYPE SQFT FEES	TOWNHOUSE 3,290	PPSF DOM	\$874			INITIAL	\$2,950,000 4	
	TYPE SQFT FEES	TOWNHOUSE 3,290 \$751	PPSF DOM	\$874 242			INITIAL BATHS Flatbush	\$2,950,000 4	
	type sqft fees 670 EA type sqft	TOWNHOUSE 3,290 \$751 AST 18TH ST TOWNHOUSE 3,200 \$961	PPSF DOM STATUS PPSF	\$874 242 CONTRACT \$874	BEDS	5 \$2,795,000	INITIAL BATHS Flatbush	\$2,950,000 4 \$2,795,000 3.5	

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CONTRACTS \$2M AND ABOVE DEC 23 - 29, 2024

5	319 PROSPECT PL #1B							Prospect Heights	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000	
	SQFT	2,401	PPSF	\$1,081	BEDS	2	BATHS	2.5	
	FEES	\$4,026	DOM	62					
	8 SOUTH 4TH ST #28C							Williamsburg	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$2,490,000	INITIAL	\$2,490,000	
	SQFT	1,418	PPSF	\$1,756	BEDS	2	BATHS	2	
	FEES	\$2,364	DOM	6					
	8 SOU'	ГН 4TH ST	#25C				Williams	sburg	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,430,000	INITIAL	\$2,430,000	
	SQFT	1,418	PPSF	\$1,714	BEDS	2	BATHS	2	
1.11	FEES	\$2,309	DOM	147					
	171 NORTH 1ST ST #6D							Williamsburg	
	171 NO	RTH 1ST ST	' #6D				Williams	burg	
	171 NO туре	RTH 1ST ST CONDO	" #6D status	CONTRACT	ASK	\$2,300,000		sburg \$2,300,000	
				CONTRACT \$2,078	A S K B E D S	\$2,300,000 2		-	
	ТҮРЕ	CONDO	STATUS				INITIAL	\$2,300,000	
	TYPE SQFT FEES	CONDO 1,107	STATUS PPSF DOM	\$2,078			INITIAL	\$2,300,000 2	
	TYPE SQFT FEES	CONDO 1,107 \$3,291	STATUS PPSF DOM	\$2,078			INITIAL BATHS Williams	\$2,300,000 2	
	type sqft fees 181 JAC	CONDO 1,107 \$3,291 CKSON ST #	status ppsf dom PH	\$2,078 N/A	BEDS	2	INITIAL BATHS Williams	\$2,300,000 2 Sburg	
	type sqft fees 181 JAC type	CONDO 1,107 \$3,291 CKSON ST # CONDO	status ppsf dom PH status	\$2,078 N/A CONTRACT	BEDS	2 \$2,250,000	INITIAL BATHS Williams	\$2,300,000 2 Sburg \$2,495,000	
	type sqft fees 181 JAC type sqft fees	CONDO 1,107 \$3,291 CKSON ST # CONDO 1,422	STATUS PPSF DOM PPH STATUS PPSF DOM	\$2,078 N/A CONTRACT \$1,583	BEDS	2 \$2,250,000	INITIAL BATHS Williams	\$2,300,000 2 Sburg \$2,495,000 2	
	type sqft fees 181 JAC type sqft fees	CONDO 1,107 \$3,291 CKSON ST # CONDO 1,422 \$2,189	STATUS PPSF DOM PPH STATUS PPSF DOM	\$2,078 N/A CONTRACT \$1,583	BEDS	2 \$2,250,000	INITIAL BATHS Williams INITIAL BATHS Williams	\$2,300,000 2 Sburg \$2,495,000 2	
	TYPE SQFT FEES 181 JAO TYPE SQFT FEES 8 SOU	CONDO 1,107 \$3,291 CKSON ST # CONDO 1,422 \$2,189 TH 4TH ST	status ppsf dom PH status ppsf dom #17C	\$2,078 N/A CONTRACT \$1,583 324	BEDS ASK BEDS	2 \$2,250,000 3	INITIAL BATHS Williams INITIAL BATHS Williams	\$2,300,000 2 sburg \$2,495,000 2 sburg	
	TYPE SQFT FEES 181 JAC TYPE SQFT FEES 8 SOUT	CONDO 1,107 \$3,291 CKSON ST # CONDO 1,422 \$2,189 TH 4TH ST CONDO	STATUS PPSF DOM PH STATUS PPSF DOM #17C STATUS	\$2,078 N/A CONTRACT \$1,583 324 CONTRACT	BEDS ASK BEDS	2 \$2,250,000 3 \$2,155,000	INITIAL BATHS Williams INITIAL BATHS Williams	\$2,300,000 2 sburg \$2,495,000 2 sburg \$2,155,000	

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