

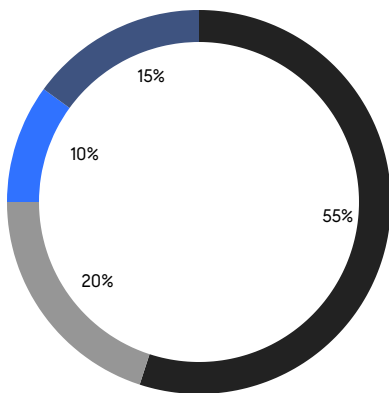
BROOKLYN WEEKLY LUXURY REPORT



298 DEKALB AVE

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



20

CONTRACTS SIGNED
THIS WEEK

\$66,738,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 9 condos, and 11 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$3,336,900

AVERAGE ASKING PRICE

\$2,872,500

MEDIAN ASKING PRICE

\$1,365

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$66,738,000

TOTAL VOLUME

162

AVERAGE DAYS ON MARKET

566 Henry Street in Carroll Gardens entered contract this week, with a last asking price of \$6,999,000. This rebuilt townhouse spans approximately 3,500 square feet with 6 beds and 5 full baths. It features a 20-foot-wide footprint, a recent gut renovation, wide plank white oak flooring, a gas fireplace, Venetian plaster walls, exotic stone and tile finishing, four private outdoor spaces, a metal roof deck with city and harbor views, a custom kitchen with marble countertops, multi-zone heating and cooling, smart home features, and much more.

Also signed this week was Unit 26B at 30 Front Street in DUMBO, with a last asking price of \$6,500,000. Built in 2021, this condo unit spans 2,654 square feet with 3 beds and 3 full baths. It features city and harbor views, a kitchen with raked maple cabinetry, a primary suite with large walk-in closet and en-suite bath, and much more. The building provides a full-service lobby, a state-of-the-art fitness center, an outdoor pool and hot tub, a full-size tennis court, and many other amenities.

9

CONDO DEAL(S)

0

CO-OP DEAL(S)

11

TOWNHOUSE DEAL(S)

\$3,269,445

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,392,091

AVERAGE ASKING PRICE

\$2,995,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,750,000

MEDIAN ASKING PRICE

\$1,620

AVERAGE PPSF

\$1,156

AVERAGE PPSF

2,082

AVERAGE SQFT

3,023

AVERAGE SQFT



566 HENRY ST

Carroll Gardens

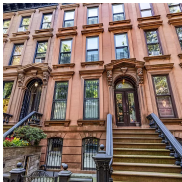
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,999,000	INITIAL	\$7,650,000
SQFT	3,840	PPSF	\$1,823	BEDS	6	BATHS	5
FEES	\$828	DOM	191				



30 FRONT ST #26B

Dumbo

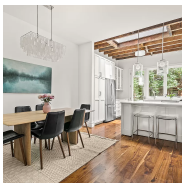
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	2,654	PPSF	\$2,450	BEDS	3	BATHS	3.5
FEES	\$6,583	DOM	N/A				



168 LAFAYETTE AVE

Fort Greene

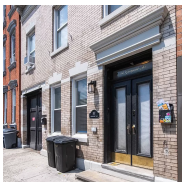
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	\$4,650,000
SQFT	4,734	PPSF	\$983	BEDS	6	BATHS	3
FEES	\$1,293	DOM	21				



295 PACIFIC ST

Boerum Hill

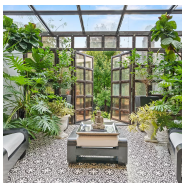
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,995,000
SQFT	2,692	PPSF	\$1,670	BEDS	4	BATHS	3
FEES	\$577	DOM	163				



187 GREENPOINT AVE

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$4,000,000
SQFT	2,600	PPSF	\$1,443	BEDS	5	BATHS	3.5
FEES	\$529	DOM	128				



364 DOUGLASS ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,300,000	INITIAL	\$3,300,000
SQFT	2,706	PPSF	\$1,220	BEDS	4	BATHS	4.5
FEES	\$674	DOM	39				

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50 BRIDGE PK DR #14C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
SQFT	1,786	PPSF	\$1,792	BEDS	3	BATHS	3
FEES	\$3,782	DOM	26				



29 HURON ST #2DW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,160,000	INITIAL	\$3,160,000
SQFT	1,773	PPSF	\$1,783	BEDS	3	BATHS	2.5
FEES	\$3,891	DOM	N/A				



1 HANSON PL #30A

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$4,650,000
SQFT	3,306	PPSF	\$908	BEDS	4	BATHS	3.5
FEES	\$7,326	DOM	437				



1 GRAND ARMY PLZ #9F

Prospect Heights

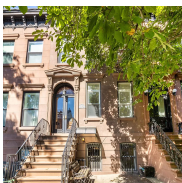
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,946	PPSF	\$1,540	BEDS	3	BATHS	2
FEES	\$2,789	DOM	33				



1501 VOORHIES AVE #PH30B

Sheepshead Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$3,280,000
SQFT	2,502	PPSF	\$1,100	BEDS	4	BATHS	3
FEES	\$5,229	DOM	844				



19 4TH PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	2,600	PPSF	\$1,058	BEDS	3	BATHS	3
FEES	N/A	DOM	75				

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265 STATE ST #1101

Boerum Hill

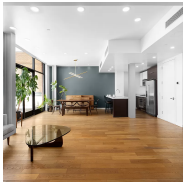
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,725,000	INITIAL	\$2,725,000
SQFT	1,744	PPSF	\$1,563	BEDS	3	BATHS	2
FEES	\$2,971	DOM	70				



38 7TH AVE #4

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,733	PPSF	\$1,498	BEDS	4	BATHS	3
FEES	\$1,219	DOM	18				



161 NORTH 4TH ST #4A

Williamsburg

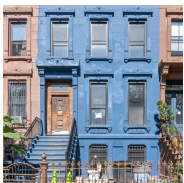
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,995,000
SQFT	1,286	PPSF	\$1,945	BEDS	2	BATHS	2
FEES	\$2,563	DOM	145				



527 QUINCY ST

Bedford Stuyvesant

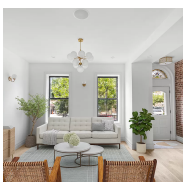
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,595,000
SQFT	3,422	PPSF	\$716	BEDS	5	BATHS	4
FEES	\$204	DOM	118				



403 JEFFERSON AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	N/A
SQFT	2,520	PPSF	\$913	BEDS	4	BATHS	3.5
FEES	\$360	DOM	N/A				



612 LINCOLN PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,445,000
SQFT	1,600	PPSF	\$1,435	BEDS	3	BATHS	3.5
FEES	\$382	DOM	116				

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453 IRVING AVE #2B

Bushwick

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,249,000	INITIAL	N/A
SQFT	4,285	PPSF	\$525	BEDS	7	BATHS	6
FEES	N/A	DOM	N/A				



41 77TH ST

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,075,000	INITIAL	\$2,245,000
SQFT	2,250	PPSF	\$923	BEDS	5	BATHS	4.5
FEES	\$1,441	DOM	167				

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