

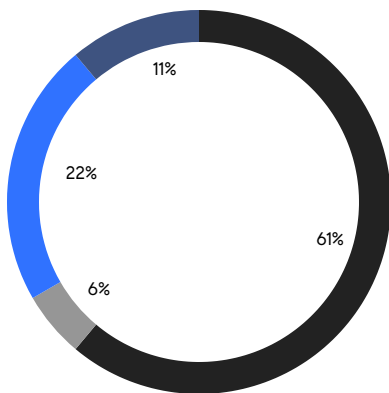
# BROOKLYN WEEKLY LUXURY REPORT



298 DEKALB AVE

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

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



18

CONTRACTS SIGNED  
THIS WEEK

\$57,155,415

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 9 condos, 1 co-op, and 8 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

<b>\$3,175,301</b>	<b>\$2,497,000</b>	<b>\$1,402</b>
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
<b>1%</b>	<b>\$57,155,415</b>	<b>170</b>
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

298 Dekalb Avenue in Clinton Hill entered contract this week, with a last asking price of \$5,999,000. Originally built in 1876, this townhouse spans approximately 3,500 square feet with 5 beds and 4 full baths. It features a 20-foot-wide footprint, a sky-lit staircase, high ceilings, wide-plank solid walnut flooring, a chef's kitchen with floor-to-ceiling glass windows and doors, a landscaped garden with stone pavers, and much more.

Also signed this week was Unit 2 at 362 State Street in Boerum Hill, with a last asking price of \$5,000,000. This townhouse conversion unit spans 2,728 square feet with 4 beds and 3 full baths. It features a recent gut renovation, floor-to-ceiling windows, oak plank floors, private outdoor space, wood cabinets, Caesarstone backsplash and countertops, a private roof terrace with skyline views, and much more. The building provides a virtual doorman, a porter service, and many other amenities.

<b>9</b>	<b>1</b>	<b>8</b>
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
<b>\$3,396,935</b>	<b>\$2,495,000</b>	<b>\$3,011,000</b>
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
<b>\$2,950,000</b>	<b>\$2,495,000</b>	<b>\$2,474,500</b>
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
<b>\$1,644</b>		<b>\$1,038</b>
AVERAGE PPSF		AVERAGE PPSF
<b>2,188</b>		<b>3,203</b>
AVERAGE SQFT		AVERAGE SQFT



### 298 DEKALB AVE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,999,000	INITIAL	\$6,495,000
SQFT	3,500	PPSF	\$1,714	BEDS	5	BATHS	4.5
FEES	\$1,036	DOM	178				



### 362 STATE ST #2

Boerum Hill

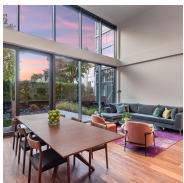
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,728	PPSF	\$1,833	BEDS	4	BATHS	3
FEES	\$1,405	DOM	9				



### 1 CLINTON ST #31A

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,565,000	INITIAL	\$4,565,000
SQFT	2,308	PPSF	\$1,978	BEDS	4	BATHS	3.5
FEES	\$6,946	DOM	153				



### 480 DEGRAW ST #THA

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	N/A
SQFT	3,287	PPSF	\$1,370	BEDS	4	BATHS	3
FEES	\$3,291	DOM	401				



### 11 HOYT ST #5E

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,450,000	INITIAL	\$5,100,000
SQFT	2,722	PPSF	\$1,635	BEDS	4	BATHS	4
FEES	\$7,759	DOM	656				

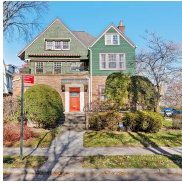


### 61A S ELLIOTT PL

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,395,000	INITIAL	\$3,600,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$675	DOM	78				

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### 1123 ALBEMARLE ROAD

Prospect Park South

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,450,000
SQFT	6,216	PPSF	\$523	BEDS	8	BATHS	4
FEES	\$1,134	DOM	680				



### 429 KENT AVE #TH8

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$2,950,000
SQFT	3,283	PPSF	\$899	BEDS	4	BATHS	4.5
FEES	\$6,518	DOM	58				



### 278 MAPLE ST

Prospect Lefferts Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$2,699,000
SQFT	3,135	PPSF	\$798	BEDS	6	BATHS	3.5
FEES	\$606	DOM	94				



### 75 LIVINGSTON ST #27A

Brooklyn Heights

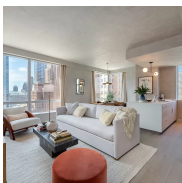
TYPE	COOP	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



### 83A INDIA ST

Greenpoint

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,200,000
SQFT	2,362	PPSF	\$1,038	BEDS	4	BATHS	3.5
FEES	\$469	DOM	49				



### 1 CITY POINT #48H

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,332,605	INITIAL	\$2,332,605
SQFT	1,175	PPSF	\$1,986	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

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### 1 CITY POINT #57H

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,329,810	INITIAL	N/A
SQFT	1,178	PPSF	\$1,978	BEDS	2	BATHS	2
FEES	\$1,468	DOM	N/A				



### 44 BUTLER PL #5H/5J

Prospect Heights

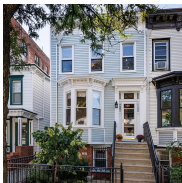
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,850	PPSF	\$1,217	BEDS	3	BATHS	3
FEES	\$2,284	DOM	81				



### 217 LEXINGTON AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	2,100	PPSF	\$1,048	BEDS	4	BATHS	3.5
FEES	\$79	DOM	23				



### 276 A 14TH ST

Park Slope

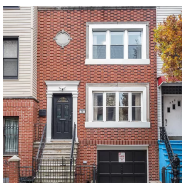
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2
FEES	\$320	DOM	55				



### 22 NORTH 6TH ST #16D

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,157	PPSF	\$1,898	BEDS	2	BATHS	2
FEES	\$1,344	DOM	1				



### 76 POWERS ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	1,902	PPSF	\$1,105	BEDS	3	BATHS	2
FEES	\$396	DOM	25				

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