

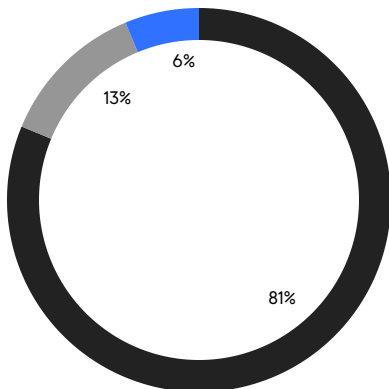
BROOKLYN WEEKLY LUXURY REPORT



215 EAST 9TH STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- EAST BROOKLYN



16

CONTRACTS SIGNED
THIS WEEK

\$44,871,240

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 7 condos, 1 co-op, and 8 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$2,804,453

AVERAGE ASKING PRICE

\$2,487,500

MEDIAN ASKING PRICE

\$1,223

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$44,871,240

TOTAL VOLUME

150

AVERAGE DAYS ON MARKET

603 5th Street in Park Slope entered contract this week, with a last asking price of \$5,495,000. Extensively renovated in 2023, this single-family townhouse spans 2,955 square feet with 4 beds and 4 full baths. It features high ceilings, preserved period details including pocket doors and an original wood banister, a chef's kitchen with custom cabinetry and high-end appliances, herringbone white oak floors, a rear garden with bluestone paving, restored fireplace mantles, bay windows, and much more.

Also signed this week was 98 Degraw Street in the Columbia Street Waterfront District, with a last asking price of \$3,995,000. Built in 2018, this townhouse spans 3,412 square feet with 4 beds and 3 full baths. It features a private garage, a chef's kitchen with high-end appliances and custom oak cabinetry, a central 8-foot-wide oak staircase, a private yard, polished concrete floors, triple-pane floor-to-ceiling windows, city views, and much more.

7

CONDO DEAL(S)

1

CO-OP DEAL(S)

8

TOWNHOUSE DEAL(S)

\$2,473,320

AVERAGE ASKING PRICE

\$2,095,000

AVERAGE ASKING PRICE

\$3,182,875

AVERAGE ASKING PRICE

\$2,400,000

MEDIAN ASKING PRICE

\$2,095,000

MEDIAN ASKING PRICE

\$2,824,500

MEDIAN ASKING PRICE

\$1,392

AVERAGE PPSF

\$1,075

AVERAGE PPSF

1,945

AVERAGE SQFT

3,139

AVERAGE SQFT



603 5TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,955	PPSF	\$1,860	BEDS	4	BATHS	4.5
FEES	\$1,242	DOM	18				



98 DEGRAW ST

Columbia St Water District

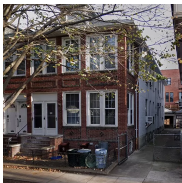
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,475,000
SQFT	3,412	PPSF	\$1,171	BEDS	4	BATHS	3.5
FEES	\$1,183	DOM	89				



180 CLERMONT AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,299,000	INITIAL	\$3,499,000
SQFT	3,520	PPSF	\$938	BEDS	5	BATHS	3
FEES	\$679	DOM	125				



1751 50TH ST

Borough Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,000	INITIAL	\$2,999,000
SQFT	2,940	PPSF	\$1,021	BEDS	8	BATHS	2.5
FEES	N/A	DOM	56				



110 1ST PL #4

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,985,000	INITIAL	\$2,985,000
SQFT	1,688	PPSF	\$1,769	BEDS	3	BATHS	2
FEES	\$921	DOM	2				



160 IMLAY ST #6E1

Red Hook

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,725,000	INITIAL	\$3,200,000
SQFT	3,423	PPSF	\$797	BEDS	4	BATHS	4
FEES	\$5,336	DOM	767				

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481 EAST 18TH ST

Ditmas Park

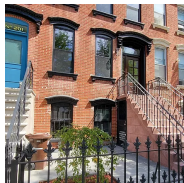
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$3,499,000
SQFT	4,500	PPSF	\$589	BEDS	7	BATHS	3.5
FEES	\$871	DOM	284				



110 1ST PL #2

Carroll Gardens

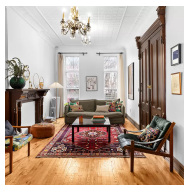
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	1,475	PPSF	\$1,695	BEDS	2	BATHS	2
FEES	\$784	DOM	1				



203 12TH ST

Gowanus

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,475,000	INITIAL	\$2,600,000
SQFT	1,605	PPSF	\$1,543	BEDS	3	BATHS	3.5
FEES	N/A	DOM	132				



329 HANCOCK ST

Bedford Stuyvesant

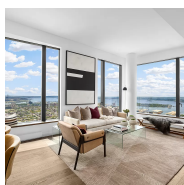
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,235,000
SQFT	3,180	PPSF	\$771	BEDS	5	BATHS	4
FEES	\$485	DOM	357				



396A 9TH ST #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	1,892	PPSF	\$1,269	BEDS	4	BATHS	1.5
FEES	\$1,243	DOM	25				



11 HOYT ST #50H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,570	PPSF	\$1,526	BEDS	3	BATHS	3
FEES	\$4,057	DOM	75				

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442 3RD ST #4

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,200,000
SQFT	2,402	PPSF	\$958	BEDS	3	BATHS	1
FEES	N/A	DOM	8				



511 PRESIDENT ST

Gowanus

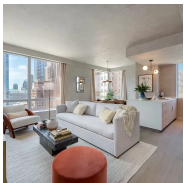
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,795,000
SQFT	3,000	PPSF	\$700	BEDS	9	BATHS	3
FEES	\$385	DOM	293				



279 STERLING PL #2A

Prospect Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$2,426	DOM	16				



1 CITY POINT #17A

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,008,240	INITIAL	\$2,008,240
SQFT	1,165	PPSF	\$1,724	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

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