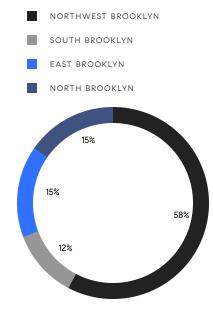
BROOKLYN WEEKLY LUXURY REPORT



533 PACIFIC STREET

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



26 CONTRACTS SIGNED THIS WEEK

\$87,245,614 TOTAL CONTRACT VOLUME

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE MAY 6 - 12, 2024

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 10 condos, 1 co-op, and 15 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,355,601

\$2,645,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$1,395 AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$87,245,614

TOTAL VOLUME

AVERAGE DAYS ON MARKET

132

Unit PH16S at 1 Grand Army Plaza in Prospect Heights entered contract this week, with a last asking price of \$9,950,000. Built in 2008, this penthouse condo unit spans 3,500 square feet with 4 beds and 3 full baths. It features 2,500 square feet of outdoor space, floor-to-ceiling windows throughout, a 60-foot living and dining room, a recently renovated kitchen with large island and marble and quartzite counters and backsplash, a west-facing primary bedroom with en-suite bath and walk-in closets, and much more. The building provides full-service staff, an upcoming gym, bike storage, parking, and many other amenities.

Also signed this week was 10 Remsen Street in Brooklyn Heights, with a last asking price of \$8,250,000. Originally built in 1940, this townhouse spans 5,160 square feet with 5 beds and 4 full baths. It features a 21-foot-wide footprint, high ceilings, a chef's kitchen with paneled appliances and quartz countertops and island, a primary bedroom with garden view, dual walk-in closets, and spa-like en-suite bath, a roof deck, wood floors, and much more.

10 condo deal(s)

\$3,307,562

AVERAGE ASKING PRICE

\$2,493,310 Median Asking Price

\$1,856

AVERAGE PPSF

1,700 Average sqft 1

CO-OP DEAL(S)

\$2,395,000

AVERAGE ASKING PRICE

\$2,395,000

MEDIAN ASKING PRICE

15 TOWNHOUSE DEAL(S)

\$3,451,667 Average asking price

\$2,795,000

MEDIAN ASKING PRICE

\$1,062

AVERAGE PPSF

3,400 Average sqft

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

MAY 6 - 12, 2024

	1 GRA	ND ARMY	Prospect Heights						
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000	
	SQFT	3,500	PPSF	\$2,843	BEDS	4	BATHS	3.5	
	FEES	\$5,051	DOM	28					
	10 REN	MSEN ST					Brooklyn Heights		
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,950,000	
	SQFT	5,160	PPSF	\$1,599	BEDS	5	BATHS	4	
	FEES	\$3,434	DOM	720					
	900 U	ICKS ST					Brooklyr	n Heights	
	290 11						-	-	
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000	
	SQFT	3,264	PPSF	\$1,762	BEDS	5	BATHS	2.5	
	FEES	\$1,555	DOM	26					
, 🏫 🛹	147 85'	ТН ЅТ					Bay Ridg	ge	
	111 00								
			0.7.1.7.1.0	CONTRACT		A. A.A. A.A.		NI / A	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,999,999	INITIAL		
	T Y P E S Q F T	TOWNHOUSE 7,267	PPSF	\$689	ASK BEDS	\$4,999,999 5	INITIAL BATHS	N/A 5.5	
	ТҮРЕ	TOWNHOUSE							
	TYPE SQFT FEES	TOWNHOUSE 7,267	P P S F D O M	\$689				5.5	
	type sqft fees 78 AM	TOWNHOUSE 7,267 \$2,301 ITY ST #PH	PPSF DOM	\$689 N/A	BEDS	5	BATHS Cobble H	5.5 Iill	
	TYPE SQFT FEES	TOWNHOUSE 7,267 \$2,301 ITY ST #PH CONDO	P P S F D O M	\$689 N/A CONTRACT			BATHS Cobble H	5.5 Iill \$3,400,000	
	type sqft fees 78 AM type	TOWNHOUSE 7,267 \$2,301 ITY ST #PH	PPSF DOM HC STATUS	\$689 N/A	BEDS	5 \$3,499,000	BATHS Cobble H	5.5 Iill	
	type sqft fees 78 AM type sqft fees	TOWNHOUSE 7,267 \$2,301 ITY ST #PH CONDO 1,514	PPSF DOM IC STATUS PPSF DOM	\$689 N/A CONTRACT \$2,312	BEDS	5 \$3,499,000	BATHS Cobble H	5.5 Iill \$3,400,000 2.5	
	TYPE SQFT FEES 78 AM TYPE SQFT FEES 678 PA	TOWNHOUSE 7,267 \$2,301 ITY ST #PH CONDO 1,514 \$3,063 RK PLACE	PPSF DOM	\$689 N/A CONTRACT \$2,312 247	BEDS ASK BEDS	5 \$3,499,000 3	BATHS Cobble H INITIAL BATHS Crown H	5.5 Iill \$3,400,000 2.5 Ieights	
	TYPE SQFT FEES 78 AM TYPE SQFT FEES 678 PA	TOWNHOUSE 7,267 \$2,301 ITY ST #PH CONDO 1,514 \$3,063 RK PLACE TOWNHOUSE	PPSF DOM HC STATUS PPSF DOM STATUS	\$689 N/A CONTRACT \$2,312 247 CONTRACT	BEDS ASK BEDS	5 \$3,499,000 3 \$3,450,000	BATHS Cobble H INITIAL BATHS Crown H INITIAL	5.5 Iill \$3,400,000 2.5 Ieights \$3,450,000	
	TYPE SQFT FEES 78 AM TYPE SQFT FEES 678 PA	TOWNHOUSE 7,267 \$2,301 ITY ST #PH CONDO 1,514 \$3,063 RK PLACE	PPSF DOM	\$689 N/A CONTRACT \$2,312 247	BEDS ASK BEDS	5 \$3,499,000 3	BATHS Cobble H INITIAL BATHS Crown H	5.5 Iill \$3,400,000 2.5 Ieights	

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

MAY 6 - 12, 2024

	514 CL	LINTON ST	Carroll Gardens					
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
	SQFT	2,800	PPSF	\$1,233	BEDS	4	BATHS	4
	FEES	N/A	DOM	35				
	215 NC	ORTH 10TH	ST #PH	IC			Williams	sburg
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,200,000	INITIAL	\$3,200,000
	SQFT	1,465	PPSF	\$2,185	BEDS	2	BATHS	2
	FEES	\$4,402	DOM	128				
	1642 1	1TH AVE					Windsor Terrace	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,295,000
	SQFT	3,120	PPSF	\$960	BEDS	3	BATHS	2
	FEES	\$594	DOM	56				
	279A 14TH ST							
i	279A 1	14TH ST					Park Slo	ре
	279A 1	14TH ST TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000		pe \$2,995,000
			STAT U S P P S F	CONTRACT N/A	ASK BEDS	\$2,995,000 4		
	ΤΥΡΕ	TOWNHOUSE					INITIAL	\$2,995,000
	TYPE SQFT FEES	TOWNHOUSE N/A	P P S F D O M	N/A			INITIAL	\$2,995,000 3.5
	TYPE SQFT FEES	TOWNHOUSE N/A \$595	P P S F D O M	N/A			INITIAL BATHS Midwood	\$2,995,000 3.5 d
	type sqft fees 866 E A	TOWNHOUSE N/A \$595 AST 10TH S	ppsf dom T	N/A 28	BEDS	4	INITIAL BATHS Midwood	\$2,995,000 3.5
	type sqft fees 866 E A type	TOWNHOUSE N/A \$595 AST 10TH S TOWNHOUSE	ppsf dom T status	N/A 28 CONTRACT	BEDS	4 \$2,795,000	INITIAL BATHS Midwood	\$2,995,000 3.5 d \$2,795,000
	TYPE SQFT FEES 866 E A TYPE SQFT FEES	TOWNHOUSE N/A \$595 AST 10TH S TOWNHOUSE 3,000	PPSF DOM T STATUS PPSF DOM	N/A 28 CONTRACT \$932	BEDS	4 \$2,795,000	INITIAL BATHS Midwood INITIAL BATHS	\$2,995,000 3.5 d \$2,795,000
	TYPE SQFT FEES 866 E A TYPE SQFT FEES	TOWNHOUSE N/A \$595 AST 10TH S TOWNHOUSE 3,000 \$657	PPSF DOM T STATUS PPSF DOM	N/A 28 CONTRACT \$932	BEDS	4 \$2,795,000	INITIAL BATHS Midwood INITIAL BATHS Bedford	\$2,995,000 3.5 d \$2,795,000 2
	type sqft fees 866 E A type sqft fees 167 PU	TOWNHOUSE N/A \$595 AST 10TH S TOWNHOUSE 3,000 \$657 UTNAM AVE	PPSF DOM T STATUS PPSF DOM	N/A 28 CONTRACT \$932 40	BEDS ASK BEDS	4 \$2,795,000 4	INITIAL BATHS Midwood INITIAL BATHS Bedford	\$2,995,000 3.5 d \$2,795,000 2 Stuyvesant
	TYPE SQFT FEES 866 EA TYPE SQFT FEES 167 PU TYPE	TOWNHOUSE N/A \$595 AST 10TH S TOWNHOUSE 3,000 \$657 UTNAM AVE TOWNHOUSE	PPSF DOM T STATUS PPSF DOM	N/A 28 CONTRACT \$932 40 CONTRACT	BEDS ASK BEDS ASK	4 \$2,795,000 4 \$2,695,000	INITIAL BATHS Midwood INITIAL BATHS Bedford INITIAL	\$2,995,000 3.5 d \$2,795,000 2 Stuyvesant \$3,195,000

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

MAY 6 - 12, 2024

	49 NO	RTH 8TH S	Williamsburg					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,950,000
	SQFT	1,657	PPSF	\$1,627	BEDS	3	BATHS	2
	FEES	\$2,304	DOM	72				
-	161A I	DIAMOND S	Т				Greenpo	int
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
	SQFT	2,500	PPSF	\$1,038	BEDS	4	BATHS	3.5
	FEES	\$697	DOM	36				
	1 CITY	POINT #6	3C				Downtown Brooklyn	
	ТҮРЕ	CONDOP	STATUS	CONTRACT	ASK	\$2,536,620	INITIAL	\$2,536,620
	SQFT	1,144	PPSF	\$2,218	BEDS	2	BATHS	2
	FEES	N/A	DOM	N/A				
	524 11TH ST						Park Slope	
	ТҮРЕ	MULTIHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
	SQFT	2,330	PPSF	\$1,073	BEDS	5	BATHS	3
	FEES	\$597	DOM	16				
	667 JE	CFFERSON A	AVE				Bedford	Stuyvesant
	667 ЈЕ түре	CFFERSON A	AVE status	CONTRACT	ASK	\$2,499,995		Stuyvesant \$2,650,000
				CONTRACT \$695	ASK BEDS	\$2,499,995 5		
	ΤΥΡΕ	TOWNHOUSE	STATUS				INITIAL	\$2,650,000
	TYPE SQFT FEES	TOWNHOUSE 3,600	STATUS PPSF DOM	\$695			INITIAL	\$2,650,000 3.5
	TYPE SQFT FEES	TOWNHOUSE 3,600 \$458	STATUS PPSF DOM	\$695			INITIAL BATHS Carroll C	\$2,650,000 3.5
	type sqft fees 348 S A	TOWNHOUSE 3,600 \$458 ACKETT ST	status ppsf dom #1B	\$695 264	BEDS	5	INITIAL BATHS Carroll C	\$2,650,000 3.5 Gardens
	type sqft fees 348 S A type	TOWNHOUSE 3,600 \$458 ACKETT ST CONDO	status ppsf dom #1B status	\$695 264 CONTRACT	BEDS	5 \$2,450,000	INITIAL BATHS Carroll C	\$2,650,000 3.5 Gardens \$2,450,000

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE

MAY 6 - 12, 2024		ΜΑΥ	6	-	12,	2024
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	457 18	T ST #2	Park Slope					
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
	SQFT	2,180	PPSF	\$1,099	BEDS	3	BATHS	2
	FEES	\$383	DOM	25				
	318 16'	ТН ST					Park Slo	ре
Sileni el	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,500,000
	SQFT	2,600	PPSF	\$904	BEDS	5	BATHS	2.5
	FEES	\$444	DOM	65				
	335 E <i>l</i>	AST 17TH ST	Г				Flatbush	L
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
	SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	4.5
	FEES	\$644	DOM	35				
			Williamsburg					
	20 BA	YARD ST #4	4D				Williams	sburg
	20 BA	YARD ST #4 CONDO	4D status	CONTRACT	ASK	\$2,250,000		\$2,250,000
				CONTRACT \$1,715	A S K B E D S	\$2,250,000 3		-
	ТҮРЕ	CONDO	STATUS				INITIAL	\$2,250,000
	TYPE SQFT FEES	CONDO 1,312	STATUS PPSF DOM	\$1,715			INITIAL	\$2,250,000 2
	TYPE SQFT FEES	CONDO 1,312 \$3,134	STATUS PPSF DOM	\$1,715			INITIAL BATHS Park Slop	\$2,250,000 2
	type sqft fees 695 DI	CONDO 1,312 \$3,134 EGRAW ST	status ppsf dom #1	\$1,715 53	BEDS	3	INITIAL BATHS Park Slop	\$2,250,000 2
	type sqft fees 695 DI type	CONDO 1,312 \$3,134 EGRAW ST CONDO	status ppsf dom # 1 status	\$1,715 53 CONTRACT	BEDS	3 \$2,250,000	INITIAL BATHS Park Slog	\$2,250,000 2 pe \$2,250,000
	TYPE SQFT FEES 695 DI TYPE SQFT FEES	CONDO 1,312 \$3,134 EGRAW ST CONDO 1,655	STATUS PPSF DOM # 1 STATUS PPSF	\$1,715 53 CONTRACT \$1,360	BEDS	3 \$2,250,000	INITIAL BATHS Park Slog	\$2,250,000 2 pe \$2,250,000 2.5
	TYPE SQFT FEES 695 DI TYPE SQFT FEES	CONDO 1,312 \$3,134 EGRAW ST CONDO 1,655 \$690	STATUS PPSF DOM # 1 STATUS PPSF	\$1,715 53 CONTRACT \$1,360	BEDS	3 \$2,250,000	INITIAL BATHS Park Slop INITIAL BATHS Red Hoo	\$2,250,000 2 pe \$2,250,000 2.5
	TYPE SQFT FEES 695 DI TYPE SQFT FEES 108 KI	CONDO 1,312 \$3,134 EGRAW ST CONDO 1,655 \$690	STATUS PPSF DOM # 1 STATUS PPSF DOM	\$1,715 53 CONTRACT \$1,360 15	BEDS ASK BEDS	3 \$2,250,000 3	INITIAL BATHS Park Slop INITIAL BATHS Red Hoo	\$2,250,000 2 pe \$2,250,000 2.5
	TYPE SQFT FEES 695 DI TYPE SQFT FEES 108 KI TYPE	CONDO 1,312 \$3,134 EGRAW ST CONDO 1,655 \$690 ING ST #2 CONDO	STATUS PPSF DOM #1 STATUS PPSF DOM	\$1,715 53 CONTRACT \$1,360 15 CONTRACT	BEDS ASK BEDS ASK	3 \$2,250,000 3 \$2,245,000	INITIAL BATHS Park Slog INITIAL BATHS Red Hoo	\$2,250,000 2 pe \$2,250,000 2.5 ok \$2,500,000

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE MAY 6 - 12, 2024

8 SAIN type sqft fees	T CHARLE TOWNHOUSE 2,615 \$425	S PL status ppsf dom	CONTRACT \$842 75	ASK BEDS	\$2,200,000 5	Crown H INITIAL BATHS	eights \$2,200,000 2.5
ТҮРЕ	GRAW ST #	STATUS	CONTRACT	ASK	\$2,000,000	Boerum	\$2,250,000
SQFT FEES	1,334 \$1,441	P P S F D O M	\$1,500 128	BEDS	2	BATHS	2

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