

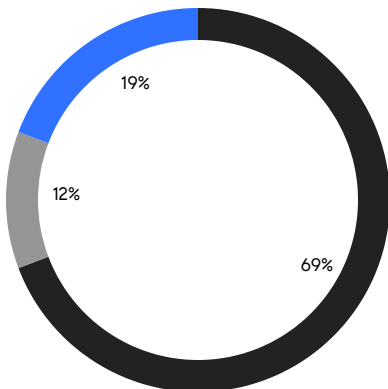
BROOKLYN WEEKLY LUXURY REPORT



144 BALTIC STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- NORTH BROOKLYN



26

CONTRACTS SIGNED
THIS WEEK

\$88,001,959

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 13 condos, 1 co-op, and 12 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,384,691

AVERAGE ASKING PRICE

\$3,112,500

MEDIAN ASKING PRICE

\$1,446

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$88,001,959

TOTAL VOLUME

112

AVERAGE DAYS ON MARKET

92 Amity Street in Cobble Hill entered contract this week, with a last asking price of \$6,695,000. Built in 2017, this townhouse spans 4,187 square feet with 4 beds and 4 full baths. It features an all-floor elevator, private parking, a double-height foyer, a chef's kitchen with high-end appliances and custom cabinetry, a formal dining room with connected living room, a finished cellar, a third-floor primary bedroom with spa-like bath and custom walk-in closet, and much more.

Also signed this week was 453 State Street in Boerum Hill, with a last asking price of \$5,799,000. This townhouse spans approximately 4,000 square feet with 4 beds and 4 full baths. It features preserved details including its brownstone facade and mansard roof with dormer windows, more than 1,300 square feet of outdoor space including a rear patio and yard, a fully-finished lower level, a chef's kitchen, a primary bedroom with private terrace and dressing room, white oak herringbone floors, designer light fixtures, and much more.

13

CONDO DEAL(S)

1

CO-OP DEAL(S)

12

TOWNHOUSE DEAL(S)

\$3,067,997

AVERAGE ASKING PRICE

\$2,850,000

AVERAGE ASKING PRICE

\$3,772,334

AVERAGE ASKING PRICE

\$2,675,000

MEDIAN ASKING PRICE

\$2,850,000

MEDIAN ASKING PRICE

\$3,450,000

MEDIAN ASKING PRICE

\$1,764

AVERAGE PPSF

\$1,101

AVERAGE PPSF

1,766

AVERAGE SQFT

3,464

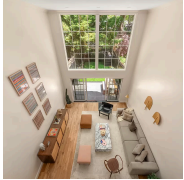
AVERAGE SQFT



92 AMITY ST

Cobble Hill

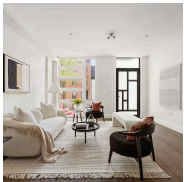
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,695,000	INITIAL	\$6,995,000
SQFT	4,187	PPSF	\$1,599	BEDS	4	BATHS	4
FEES	\$2,595	DOM	135				



453 STATE ST

Boerum Hill

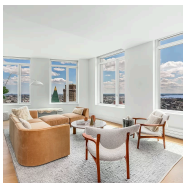
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,799,000	INITIAL	N/A
SQFT	4,000	PPSF	\$1,450	BEDS	4	BATHS	4
FEES	\$799	DOM	23				



313A STATE ST

Boerum Hill

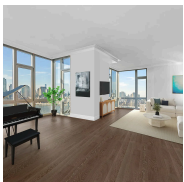
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,825,000	INITIAL	\$4,825,000
SQFT	3,750	PPSF	\$1,287	BEDS	5	BATHS	4.5
FEES	\$1,392	DOM	7				



1 CLINTON ST #28B

Brooklyn Heights

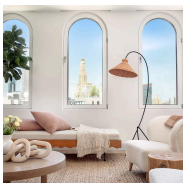
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	2,562	PPSF	\$1,755	BEDS	4	BATHS	3
FEES	\$7,578	DOM	249				



100 JAY ST #31AB

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,750,000
SQFT	2,510	PPSF	\$1,733	BEDS	3	BATHS	3.5
FEES	\$5,080	DOM	80				



350 BUTLER ST #PH1

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,325,000	INITIAL	\$4,250,000
SQFT	2,628	PPSF	\$1,646	BEDS	4	BATHS	3
FEES	\$4,983	DOM	304				

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277 1ST ST #PH

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,000,000	INITIAL	\$4,000,000
SQFT	2,298	PPSF	\$1,741	BEDS	4	BATHS	3
FEES	\$2,706	DOM	45				



96 2ND PL

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,999,999	INITIAL	\$4,400,000
SQFT	4,636	PPSF	\$863	BEDS	4	BATHS	4
FEES	\$907	DOM	112				



238 GREENE AVE TOWNHOUSE

Clinton Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	3,627	PPSF	\$965	BEDS	4	BATHS	4.5
FEES	\$360	DOM	133				



189 HUNTINGTON ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	2,477	PPSF	\$1,413	BEDS	3	BATHS	2.5
FEES	\$403	DOM	29				



1164 EAST 10TH ST

Midwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,400,000	INITIAL	\$3,400,000
SQFT	2,332	PPSF	\$1,458	BEDS	5	BATHS	4.5
FEES	\$1,077	DOM	252				



212 ADELPHI ST

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	3,600	PPSF	\$903	BEDS	4	BATHS	4
FEES	\$800	DOM	86				

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29 HURON ST #4BW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	1,600	PPSF	\$2,032	BEDS	3	BATHS	2.5
FEES	\$3,416	DOM	N/A				



50 BRIDGE PK DR #25D

Brooklyn Heights

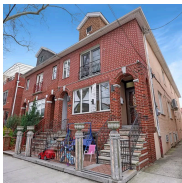
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,975,000	INITIAL	\$2,975,000
SQFT	1,489	PPSF	\$1,998	BEDS	2	BATHS	2.5
FEES	\$3,212	DOM	60				



128 WILLOW ST #4A

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$1,780	DOM	24				



2266 EAST 7TH ST

Sheepshead Bay

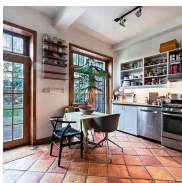
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,699,000	INITIAL	\$2,899,000
SQFT	3,477	PPSF	\$777	BEDS	7	BATHS	2
FEES	\$10,115	DOM	129				



29 HURON ST #3IE

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,675,000	INITIAL	\$2,675,000
SQFT	1,598	PPSF	\$1,674	BEDS	3	BATHS	2.5
FEES	\$3,775	DOM	N/A				



183 WYCKOFF ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$3,295,000
SQFT	2,880	PPSF	\$903	BEDS	4	BATHS	3
FEES	\$680	DOM	94				

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29 HURON ST #9BW

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	N/A
SQFT	1,326	PPSF	\$1,924	BEDS	2	BATHS	2
FEES	\$2,743	DOM	N/A				



1447 EAST 22ND ST

Midwood

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	4,000	PPSF	\$625	BEDS	4	BATHS	3.5
FEES	\$120	DOM	86				



10 CARROLL ST

Columbia St Waterfront

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,977,000
SQFT	2,601	PPSF	\$962	BEDS	4	BATHS	3.5
FEES	\$450	DOM	172				



490 LORIMER ST #PHA

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	1,394	PPSF	\$1,719	BEDS	3	BATHS	2
FEES	\$2,111	DOM	42				



30 MAIN ST #6C

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,495,000
SQFT	1,689	PPSF	\$1,359	BEDS	2	BATHS	2
FEES	\$3,557	DOM	236				



1 CITY POINT #51H

Downtown Brooklyn

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,283,960	INITIAL	\$2,283,960
SQFT	1,175	PPSF	\$1,944	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

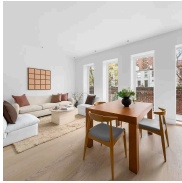
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22 NORTH 6TH ST #14K

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	N/A
SQFT	1,028	PPSF	\$2,136	BEDS	2	BATHS	2
FEES	\$1,324	DOM	N/A				



415 DEGRAW ST #GARDENB

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,095,000	INITIAL	\$2,095,000
SQFT	1,650	PPSF	\$1,270	BEDS	3	BATHS	2.5
FEES	\$1,931	DOM	36				

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