

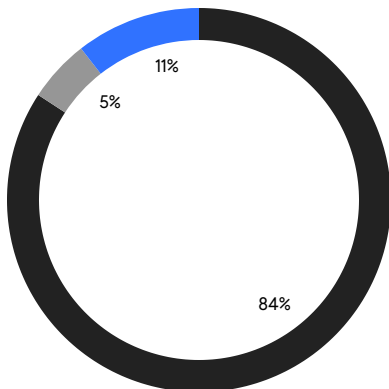
# BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- NORTH BROOKLYN



19

CONTRACTS SIGNED  
THIS WEEK

\$57,758,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 13 condos, and 6 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

**\$3,039,895**

AVERAGE ASKING PRICE

**\$2,995,000**

MEDIAN ASKING PRICE

**\$1,485**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$57,758,000**

TOTAL VOLUME

**113**

AVERAGE DAYS ON MARKET

Unit 33B at 1 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$4,995,000. Built in 2020, this condo unit spans 2,563 square feet with 4 beds and 3 full baths. It features sweeping city and harbor views, oversized windows, a large great room with custom wood paneling, a kitchen with large island and high-end appliances, a corner primary suite with dual closets and five-fixture bath, and much more. The building provides storage and parking, a fitness center, a landscaped garden, a sky lounge and terrace, and many other amenities.

Also signed this week was 223 Garfield Place in Park Slope, with a last asking price of \$3,899,000. Built in 1890, this townhouse spans approximately 3,200 square feet with 4 beds and 3 full baths. It features high ceilings, decorative mantels, a spacious dining and kitchen area, a rear patio and garden with mature plantings, hardwood floors, and much more.

**13**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**6**

TOWNHOUSE DEAL(S)

**\$2,918,847**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$3,302,167**

AVERAGE ASKING PRICE

**\$2,550,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$3,162,000**

MEDIAN ASKING PRICE

**\$1,690**

AVERAGE PPSF

**\$992**

AVERAGE PPSF

**1,705**

AVERAGE SQFT

**3,530**

AVERAGE SQFT





### 1 CLINTON ST #33B

Brooklyn Heights

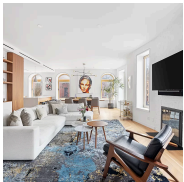
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	2,563	PPSF	\$1,949	BEDS	4	BATHS	3.5
FEES	\$7,181	DOM	85				



### 223 GARFIELD PL

Park Slope

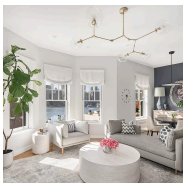
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,899,000	INITIAL	\$3,899,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$1,062	DOM	42				



### 343 6TH AVE #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$3,985,000
SQFT	2,165	PPSF	\$1,779	BEDS	4	BATHS	3
FEES	\$1,200	DOM	100				



### 183 COLUMBIA HEIGHTS #7

Brooklyn Heights

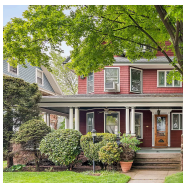
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,700,000	INITIAL	\$3,700,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$3,322	DOM	7				



### 320 UNION ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$4,600,000
SQFT	3,300	PPSF	\$1,091	BEDS	8	BATHS	4
FEES	\$928	DOM	254				



### 196 MARLBORO RD

Prospect Park South

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,199,000	INITIAL	\$3,495,000
SQFT	6,000	PPSF	\$534	BEDS	7	BATHS	3
FEES	\$950	DOM	435				

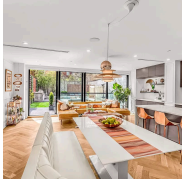
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### 374 12TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,125,000	INITIAL	\$3,250,000
SQFT	2,400	PPSF	\$1,303	BEDS	5	BATHS	3
FEES	\$485	DOM	187				



### 108 INDIA ST #1

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,100,000	INITIAL	\$3,100,000
SQFT	2,403	PPSF	\$1,291	BEDS	3	BATHS	2.5
FEES	\$1,368	DOM	91				



### 11 HOYT ST #56B

Downtown Brooklyn

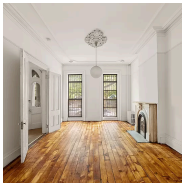
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,000,000	INITIAL	\$3,000,000
SQFT	1,756	PPSF	\$1,709	BEDS	3	BATHS	3
FEES	\$4,763	DOM	89				



### 24 UNDERHILL AVE

Prospect Heights

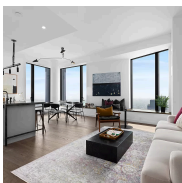
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	2,700	PPSF	\$1,110	BEDS	3	BATHS	2
FEES	\$880	DOM	10				



### 149 WYCKOFF ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,249	PPSF	\$922	BEDS	6	BATHS	3
FEES	N/A	DOM	108				



### 11 HOYT ST #54B

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	\$2,900,000
SQFT	1,756	PPSF	\$1,652	BEDS	3	BATHS	3
FEES	\$4,763	DOM	151				

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### 78 AMITY ST #3B

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,550,000	INITIAL	\$2,675,000
SQFT	1,477	PPSF	\$1,727	BEDS	3	BATHS	2
FEES	\$3,015	DOM	101				



### 323 BERGEN ST #507W

Boerum Hill

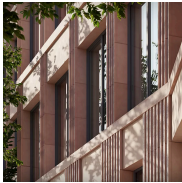
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,525,000	INITIAL	\$2,525,000
SQFT	1,325	PPSF	\$1,906	BEDS	2	BATHS	2
FEES	\$3,260	DOM	N/A				



### 323 BERGEN ST #407W

Boerum Hill

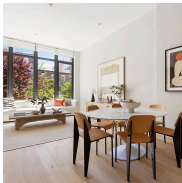
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,400,000	INITIAL	\$2,400,000
SQFT	1,325	PPSF	\$1,812	BEDS	2	BATHS	2
FEES	\$3,260	DOM	N/A				



### 323 BERGEN ST #307W

Boerum Hill

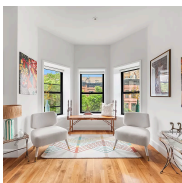
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,375,000	INITIAL	\$2,375,000
SQFT	1,325	PPSF	\$1,793	BEDS	2	BATHS	2
FEES	\$3,260	DOM	N/A				



### 358 DOUGLASS ST #1

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	1,822	PPSF	\$1,260	BEDS	2	BATHS	1.5
FEES	\$921	DOM	15				



### 219 ST JOHNS PL #3

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,425	PPSF	\$1,541	BEDS	3	BATHS	2
FEES	\$925	DOM	23				

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### 171 NORTH 1ST ST #2D

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,060,000	INITIAL	\$2,060,000
SQFT	1,107	PPSF	\$1,861	BEDS	2	BATHS	2
FEES	\$2,825	DOM	102				

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