

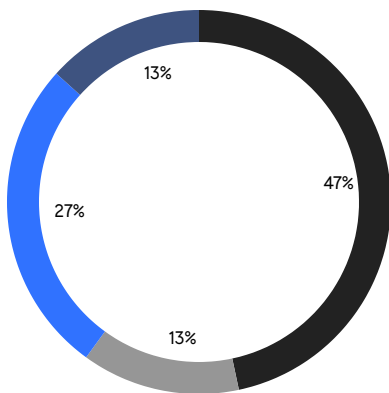
BROOKLYN WEEKLY LUXURY REPORT



218 NORTH 5TH STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



15

CONTRACTS SIGNED
THIS WEEK

\$53,299,900

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 10 condos, and 5 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$3,553,327

AVERAGE ASKING PRICE

\$3,500,000

MEDIAN ASKING PRICE

\$1,626

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$53,299,900

TOTAL VOLUME

181

AVERAGE DAYS ON MARKET

Unit 7C at 1 Prospect Park West in Park Slope entered contract this week, with a last asking price of \$4,675,000. Built in 2020, this condo unit spans 1,910 square feet with 3 beds and 2 full baths. It features an open kitchen/living/dining area, high ceilings, oversized windows, a primary bedroom with city views, walk-in closet and en-suite bath, pine hardwood flooring throughout, and much more. The building provides a 24-hour attended lobby, a state-of-the-art gym, steam and sauna rooms, a bike room, a large roof terrace, and many other amenities.

Also signed this week was 1337 East 7th Street in Ocean Parkway, with a last asking price of \$4,500,000. Built in 1993, this house spans approximately 6,900 square feet with 8 beds and 7 full baths. It features a 40-foot-wide footprint, a grand marble foyer, a large balcony, high ceilings, central air conditioning, an elevator with access to all floors, an open kitchen, and much more.

10

CONDO DEAL(S)

0

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$3,576,500

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,506,980

AVERAGE ASKING PRICE

\$3,625,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,495,000

MEDIAN ASKING PRICE

\$2,094

AVERAGE PPSF

\$782

AVERAGE PPSF

1,812

AVERAGE SQFT

4,787

AVERAGE SQFT



1 PROSPECT PARK WEST #7C

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,675,000	INITIAL	\$4,675,000
SQFT	1,910	PPSF	\$2,448	BEDS	3	BATHS	2.5
FEES	\$5,361	DOM	N/A				



1337 EAST 7TH ST

Ocean Parkway

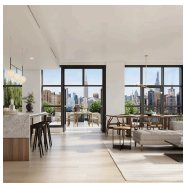
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$5,499,000
SQFT	6,900	PPSF	\$653	BEDS	8	BATHS	7.5
FEES	\$2,996	DOM	128				



8 SOUTH 4TH ST #40B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,370,000	INITIAL	\$4,370,000
SQFT	1,913	PPSF	\$2,285	BEDS	3	BATHS	3.5
FEES	\$3,988	DOM	8				



29 HURON ST #7CW

Greenpoint

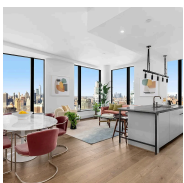
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,285,000	INITIAL	\$4,285,000
SQFT	1,582	PPSF	\$2,709	BEDS	3	BATHS	2.5
FEES	\$1,188	DOM	1				



214 CARROLL ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,990,000	INITIAL	\$4,300,000
SQFT	3,401	PPSF	\$1,174	BEDS	5	BATHS	4
FEES	\$590	DOM	78				



11 HOYT ST #56A

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,795,000	INITIAL	\$4,400,000
SQFT	2,074	PPSF	\$1,830	BEDS	4	BATHS	4
FEES	\$5,626	DOM	751				

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50 BRIDGE PARK DR #23C

Brooklyn Heights

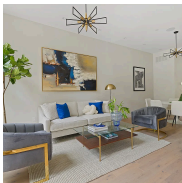
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	1,762	PPSF	\$2,129	BEDS	3	BATHS	3
FEES	\$3,843	DOM	94				



291 UNION ST #4B

Carroll Gardens

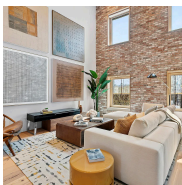
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,922	PPSF	\$1,822	BEDS	3	BATHS	3
FEES	\$3,768	DOM	33				



281 JEFFERSON AVE

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,495,000	INITIAL	\$3,495,000
SQFT	4,000	PPSF	\$874	BEDS	6	BATHS	4
FEES	\$735	DOM	391				



103 GRAND ST #3PH

Williamsburg

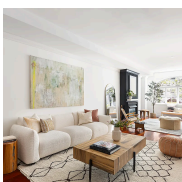
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	1,662	PPSF	\$2,076	BEDS	2	BATHS	2
FEES	\$2,049	DOM	126				



2275 EAST 19TH ST

Homecrest

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,300,000
SQFT	6,304	PPSF	\$516	BEDS	6	BATHS	5
FEES	\$1,272	DOM	367				



303 WARREN ST #GARDEN

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	2,156	PPSF	\$1,390	BEDS	3	BATHS	2
FEES	\$1,740	DOM	24				

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8 SOUTH 4TH ST #28A

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,845,000	INITIAL	\$2,845,000
SQFT	1,319	PPSF	\$2,157	BEDS	2	BATHS	2.5
FEES	\$2,597	DOM	6				



329 DECATUR ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,299,900	INITIAL	\$2,579,000
SQFT	3,330	PPSF	\$691	BEDS	7	BATHS	5
FEES	\$102	DOM	455				



371 DOUGLASS ST #2

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$848	DOM	62				

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