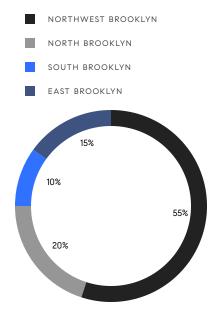
BROOKLYN WEEKLY LUXURY REPORT



298 DEKALB AVE

RESIDENTIAL CONTRACTS \$2 MILLION AND UP



20 CONTRACTS SIGNED THIS WEEK

\$66,738,000 TOTAL CONTRACT VOLUME

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 27 - DEC 3, 2023

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 9 condos, and 11 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$3,336,900

\$2,872,500

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

6%

\$66,738,000

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

\$1.365

AVERAGE PPSF

162

566 Henry Street in Carroll Gardens entered contract this week, with a last asking price of \$6,999,000. This rebuilt townhouse spans approximately 3,500 square feet with 6 beds and 5 full baths. It features a 20-foot-wide footprint, a recent gut renovation, wide plank white oak flooring, a gas fireplace, Venetian plaster walls, exotic stone and tile finishing, four private outdoor spaces, a metal roof deck with city and harbor views, a custom kitchen with marble countertops, multi-zone heating and cooling, smart home features, and much more.

Also signed this week was Unit 26B at 30 Front Street in DUMBO, with a last asking price of \$6,500,000. Built in 2021, this condo unit spans 2,654 square feet with 3 beds and 3 full baths. It features city and harbor views, a kitchen with raked maple cabinetry, a primary suite with large walk-in closet and en-suite bath, and much more. The building provides a full-service lobby, a state-of-the-art fitness center, an outdoor pool and hot tub, a full-size tennis court, and many other amenities.

| 9 | 0 | 11 |
|----------------------|----------------------|----------------------|
| CONDO DEAL(S) | CO-OP DEAL(S) | TOWNHOUSE DEAL(S) |
| \$3,269,445 | \$ O | \$3,392,091 |
| AVERAGE ASKING PRICE | AVERAGE ASKING PRICE | AVERAGE ASKING PRICE |
| \$2,995,000 | \$ O | \$2,750,000 |
| MEDIAN ASKING PRICE | MEDIAN ASKING PRICE | MEDIAN ASKING PRICE |
| \$1,620 | | \$1,156 |
| AVERAGE PPSF | | AVERAGE PPSF |
| 2,082 | | 3,023 |
| AVERAGE SQFT | | AVERAGE SQFT |

BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 27 - DEC 3, 2023

| AÎ - | 566 H | ENRY ST | | | | | Carroll G | ardens |
|------|---|--|--|---------------------------------------|------------------|------------------|-----------------------------|---|
| | TYPE SQFT FEES | TOWNHOUSE 3,840 \$828 | STATUS PPSF DOM | CONTRACT \$1,823 191 | A S K B E D S | \$6,999,000 6 | INITIAL BATHS | \$7,650,000 5 |
| | 30 FR | ONT ST #26 | бB | | | | Dumbo | |
| | TYPE SQFT FEES | CONDO 2,654 \$6,583 | STATUS PPSF DOM | CONTRACT \$2,450 N/A | ASK BEDS | \$6,500,000 3 | INITIAL BATHS | \$6,500,000 3.5 |
| | 168 LA | AFAYETTE A | AVE | | | | Fort Gree | ene |
| | TYPE SQFT FEES | TOWNHOUSE 4,734 \$1,293 | STATUS PPSF DOM | CONTRACT \$983 21 | ASK BEDS | \$4,650,000 6 | INITIAL BATHS | \$4,650,000 3 |
| | | | | | | | | |
| | 295 PA | ACIFIC ST | | | | | Boerum | Hill |
| | 295 P A TYPE SQFT FEES | ACIFIC ST TOWNHOUSE 2,692 \$577 | STATUS PPSF DOM | CONTRACT \$1,670 163 | A S K B E D S | \$4,495,000 4 | | Hill \$4,995,000 3 |
| | TYPE SQFT FEES | TOWNHOUSE 2,692 | PPSF DOM | \$1,670 | | | INITIAL | \$4,995,000 3 |
| | TYPE SQFT FEES | TOWNHOUSE 2,692 \$577 | PPSF DOM | \$1,670 | | | INITIAL BATHS Greenpo | \$4,995,000 3 |
| | type sqft fees 187 GR type sqft fees | TOWNHOUSE 2,692 \$577 REENPOINT TOWNHOUSE 2,600 | PPSF DOM TAVE STATUS PPSF DOM | \$1,670 163 CONTRACT \$1,443 | BEDS | 4 \$3,750,000 | INITIAL BATHS Greenpo | \$4,995,000 3 int \$4,000,000 3.5 |

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 27 - DEC 3, 2023

| 50 BRI | IDGE PK DI | R #14C | | | | Brooklyı | n Heights |
|--|--|---|---|----------------------------|--------------------------------------|--|---|
| ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,200,000 | INITIAL | \$3,200,000 |
| SQFT | 1,786 | PPSF | \$1,792 | BEDS | 3 | BATHS | 3 |
| FEES | \$3,782 | DOM | 26 | | | | |
| 29 HU | RON ST #2 | DW | | | | Greenpo | int |
| ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,160,000 | INITIAL | \$3,160,000 |
| SQFT | 1,773 | PPSF | \$1,783 | BEDS | 3 | BATHS | 2.5 |
| FEES | \$3,891 | DOM | N/A | | | | |
| 1 HAN | SON PL #3 | 0A | | | | Fort Gree | ene |
| ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,000,000 | INITIAL | \$4,650,000 |
| SQFT | 3,306 | PPSF | \$908 | BEDS | 4 | BATHS | 3.5 |
| FEES | \$7,326 | DOM | 437 | | | | |
| | | | | | | | |
| 1 GRA | ND ARMY | PLZ #91 | F | | | Prospect | Heights |
| 1 GRA | ND ARMY CONDO | PLZ #91 status | | ASK | \$2,995,000 | | : Heights \$2,995,000 |
| | | | | A S K B E D S | \$2,995,000 3 | | - |
| ΤΥΡΕ | CONDO | STATUS | CONTRACT | | | INITIAL | \$2,995,000 |
| TYPE SQFT FEES | CONDO 1,946 | STATUS PPSF DOM | CONTRACT \$1,540 33 | | | INITIAL | \$2,995,000 2 |
| TYPE SQFT FEES | CONDO 1,946 \$2,789 | STATUS PPSF DOM | CONTRACT \$1,540 33 H3OB | | | INITIAL BATHS Sheepshe | \$2,995,000 2 |
| type sqft fees 1501 V | CONDO 1,946 \$2,789 OORHIES | status ppsf dom AVE #PH | CONTRACT \$1,540 33 H30B | BEDS | 3 | INITIAL BATHS Sheepshe | \$2,995,000 2 ead Bay |
| TYPE SQFT FEES 1501 V TYPE | CONDO 1,946 \$2,789 OORHIES CONDO | status ppsf dom AVE #PH status | CONTRACT \$1,540 33 H3OB CONTRACT | BEDS | 3 \$2,750,000 | INITIAL BATHS Sheepshe | \$2,995,000 2 ead Bay \$3,280,000 |
| type sqft fees 1501 V type sqft | CONDO 1,946 \$2,789 OORHIES CONDO 2,502 \$5,229 | STATUS PPSF DOM AVE #PH STATUS PPSF | CONTRACT \$1,540 33 H3OB CONTRACT \$1,100 | BEDS | 3 \$2,750,000 | INITIAL BATHS Sheepshe | \$2,995,000 2 ead Bay \$3,280,000 3 |
| TYPE SQFT FEES 1501 V TYPE SQFT FEES | CONDO 1,946 \$2,789 OORHIES CONDO 2,502 \$5,229 | status ppsf dom AVE #PH status ppsf | CONTRACT \$1,540 33 H3OB CONTRACT \$1,100 | BEDS | 3 \$2,750,000 | INITIAL BATHS Sheepshe INITIAL BATHS Carroll C | \$2,995,000 2 ead Bay \$3,280,000 3 |
| TYPE SQFT FEES 1501 V TYPE SQFT FEES 19 4TH | CONDO 1,946 \$2,789 OORHIES CONDO 2,502 \$5,229 | STATUS PPSF DOM AVE #PH STATUS PPSF DOM | CONTRACT \$1,540 33 H3OB CONTRACT \$1,100 844 | BEDS ASK BEDS | 3 \$2,750,000 4 | INITIAL BATHS Sheepshe INITIAL BATHS Carroll C | \$2,995,000 2 ead Bay \$3,280,000 3 Gardens |
| TYPE SQFT FEES 1501 V TYPE SQFT FEES 19 4TH TYPE | CONDO 1,946 \$2,789 OORHIES CONDO 2,502 \$5,229 I PL TOWNHOUSE | STATUS PPSF DOM AVE #PH STATUS PPSF DOM | CONTRACT \$1,540 33 H3OB CONTRACT \$1,100 844 CONTRACT | BEDS ASK BEDS ASK | 3 \$2,750,000 4 \$2,750,000 | INITIAL BATHS Sheepshe INITIAL BATHS Carroll C INITIAL | \$2,995,000 2 ead Bay \$3,280,000 3 Gardens \$2,750,000 |

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BROOKLYN LUXURY REPORT

CONTRACTS \$2M AND ABOVE NOV 27 - DEC 3, 2023

| 265 ST | ATE ST #11 | 01 | | | | Boerum | Hill |
|--|--|-------------------------------------|---|--------------------|---------------------------------|--|--|
| ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$2,725,000 | INITIAL | \$2,725,000 |
| SQFT | 1,744 | PPSF | \$1,563 | BEDS | 3 | BATHS | 2 |
| FEES | \$2,971 | DOM | 70 | | | | |
| 38 7TH | HAVE #4 | | | | | Park Sloj | pe |
| ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$2,595,000 | INITIAL | \$2,595,000 |
| SQFT | 1,733 | PPSF | \$1,498 | BEDS | 4 | BATHS | 3 |
| FEES | \$1,219 | DOM | 18 | | | | |
| 161 NC | ORTH 4TH S | 6T #4A | | | | Williams | sburg |
| ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$2,500,000 | INITIAL | \$2,995,000 |
| SQFT | 1,286 | PPSF | \$1,945 | BEDS | 2 | BATHS | 2 |
| FEES | \$2,563 | DOM | 145 | | | | |
| 527 QI | JINCY ST | | | | | Bedford | Stuyvesant |
| ТҮРЕ | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,450,000 | INITIAL | \$2,595,000 |
| | | | | | | | |
| SQFT | 3,422 | PPSF | \$716 | BEDS | 5 | BATHS | 4 |
| | | P P S F D O M | \$716 118 | BEDS | 5 | BATHS | 4 |
| SQFT FEES | 3,422 | DOM | | BEDS | 5 | | 4 Stuyvesant |
| SQFT FEES | 3,422 \$204 | DOM | | BEDS | 5 \$2,300,000 | | Stuyvesant |
| sqft fees 403 JE | 3,422 \$204 CFFERSON 4 | dom AVE | 118 | | | Bedford | Stuyvesant |
| sqft fees 403 JE type | 3,422 \$204 CFFERSON A TOWNHOUSE | dom AVE status | 118 CONTRACT | ASK | \$2,300,000 | Bedford | Stuyvesant N/A |
| SQFT FEES 403 JE TYPE SQFT FEES | 3,422 \$204 CFFERSON A TOWNHOUSE 2,520 | DOM AVE status ppsf | 118 CONTRACT \$913 | ASK | \$2,300,000 | Bedford | Stuyvesant N/A 3.5 |
| SQFT FEES 403 JE TYPE SQFT FEES | 3,422 \$204 CFFERSON 4 TOWNHOUSE 2,520 \$360 | DOM AVE status ppsf | 118 CONTRACT \$913 N/A | ASK | \$2,300,000 4 | Bedford INITIAL BATHS Crown H | Stuyvesant N/A 3.5 Ieights |
| SQFT FEES 403 JE TYPE SQFT FEES 612 LI | 3,422 \$204 CFFERSON 4 TOWNHOUSE 2,520 \$360 NCOLN PL | DOM AVE STATUS PPSF DOM | 118 CONTRACT \$913 | A S K B E D S | \$2,300,000 | Bedford INITIAL BATHS Crown H | Stuyvesant N/A 3.5 |
| SQFT FEES 403 JE TYPE SQFT FEES 612 LI TYPE | 3,422 \$204 CFFERSON A TOWNHOUSE 2,520 \$360 NCOLN PL TOWNHOUSE | DOM AVE STATUS PPSF DOM | 118 CONTRACT \$913 N/A CONTRACT | ASK BEDS ASK | \$2,300,000 4 \$2,295,000 | Bedford INITIAL BATHS Crown H | Stuyvesant N/A 3.5 leights \$2,445,000 |

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| 453 IR | VING AVE # | ⊭2Β | | | | Bushwic | k |
|------------------------|-------------------|------------------|-------------------|-------------|------------------|----------|-------------------|
| ТҮРЕ | TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,249,000 | INITIAL | N/A |
| SQFT | 4,285 | PPSF | \$525 | BEDS | 7 | BATHS | 6 |
| FEES | N/A | DOM | N/A | | | | |
| | | | | | | | |
| | | | | | | | |
| 41 77T | H ST | | | | | Bay Ridg | ge |
| 41 77 T type | H ST TOWNHOUSE | STATUS | CONTRACT | ASK | \$2,075,000 | Bay Ridg | ge \$2,245,000 |
| | | STAT U S PPSF | CONTRACT \$923 | ASK BEDS | \$2,075,000 5 | | |
| ΤΥΡΕ | TOWNHOUSE | | | | | INITIAL | \$2,245,000 |

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