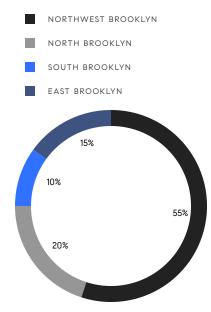
BROOKLYN WEEKLY LUXURY REPORT



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

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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