

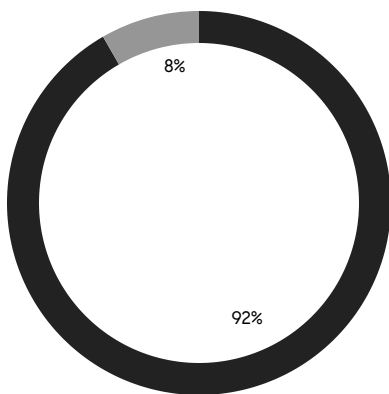
BROOKLYN WEEKLY LUXURY REPORT



568 1ST ST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

■ NORTHWEST BROOKLYN
■ NORTH BROOKLYN



12

CONTRACTS SIGNED
THIS WEEK

\$41,758,990

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 12 contracts signed this week, made up of 9 condos, 1 co-op, and 2 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,479,916

AVERAGE ASKING PRICE

\$2,717,500

MEDIAN ASKING PRICE

\$1,505

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$41,758,990

TOTAL VOLUME

188

AVERAGE DAYS ON MARKET

48 Garden Place in Brooklyn Heights entered contract this week, with a last asking price of \$10,495,000. Built in the late 1800s, this townhouse spans approximately 5,100 square feet with 7 beds and 4 full baths. It features a landscaped garden, two terraces, a deep parlor floor with two wood-burning fireplaces, a primary suite on the entire second floor with steam shower, dressing room, and library, a mud room with custom cabinetry, a fully-renovated chef's kitchen with high-end appliances, and much more.

Also signed this week was Unit 19B at 30 Front Street in DUMBO, with a last asking price of \$4,995,000. Built in 2021, this new development condo spans 2,191 square feet with 3 beds and 2 full baths. It features a central foyer, bridge views, a kitchen area with stone slab island and raked maple cabinetry, a primary bedroom with large walk-in closet and en-suite bath, abundant storage, and much more. The building provides a state-of-the-art fitness center, indoor and outdoor pools, a 24-hour doorman and concierge, on-site parking, a package room, bicycle storage, and many other amenities.

9

CONDO DEAL(S)

1

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$2,890,445

AVERAGE ASKING PRICE

\$2,250,000

AVERAGE ASKING PRICE

\$6,747,495

AVERAGE ASKING PRICE

\$2,650,000

MEDIAN ASKING PRICE

\$2,250,000

MEDIAN ASKING PRICE

\$6,747,495

MEDIAN ASKING PRICE

\$1,567

AVERAGE PPSF

\$1,435

AVERAGE PPSF

1,934

AVERAGE SQFT

4,400

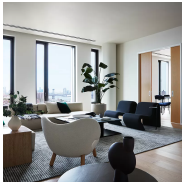
AVERAGE SQFT



48 GARDEN PL

Brooklyn Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,495,000	INITIAL	\$11,995,000
SQFT	5,100	PPSF	\$2,058	BEDS	7	BATHS	4
FEES	\$2,104	DOM	286				



30 FRONT ST #19B

Dumbo

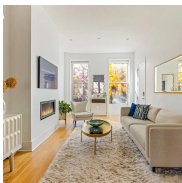
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,250,000
SQFT	2,191	PPSF	\$2,280	BEDS	3	BATHS	2.5
FEES	\$5,427	DOM	623				



226 12TH ST

Park Slope

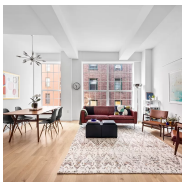
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,990	INITIAL	\$3,800,000
SQFT	3,700	PPSF	\$811	BEDS	5	BATHS	5.5
FEES	\$350	DOM	142				



39 PARK PLACE #1

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,999,000	INITIAL	\$3,295,000
SQFT	2,341	PPSF	\$1,281	BEDS	3	BATHS	3.5
FEES	\$1,064	DOM	66				



9 COLLEGE PL #2J

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,578	PPSF	\$1,898	BEDS	3	BATHS	3
FEES	\$3,869	DOM	20				

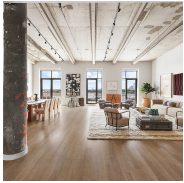


110 1ST PL #3

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,785,000	INITIAL	\$2,785,000
SQFT	1,474	PPSF	\$1,890	BEDS	3	BATHS	2
FEES	\$876	DOM	4				

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160 IMLAY ST #5D3

Red Hook

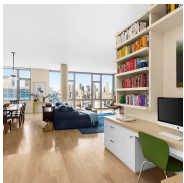
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,569,000
SQFT	2,782	PPSF	\$953	BEDS	2	BATHS	3
FEES	\$4,881	DOM	646				



535 PACIFIC ST #5B

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,800,000
SQFT	1,581	PPSF	\$1,642	BEDS	3	BATHS	2.5
FEES	\$3,852	DOM	66				



100 JAY ST #30A

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,695,000
SQFT	1,711	PPSF	\$1,459	BEDS	2	BATHS	2.5
FEES	\$3,683	DOM	149				



18 8TH AVE #A

Park Slope

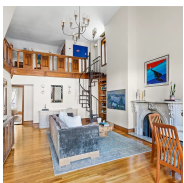
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	2,484	PPSF	\$906	BEDS	3	BATHS	2.5
FEES	\$1,192	DOM	85				



207 NORTH 8TH ST #4

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,325,000
SQFT	1,260	PPSF	\$1,786	BEDS	2	BATHS	2
FEES	\$1,654	DOM	102				



137 JORALEMON ST #7

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	2,075	PPSF	\$1,085	BEDS	3	BATHS	2
FEES	\$1,700	DOM	56				

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