

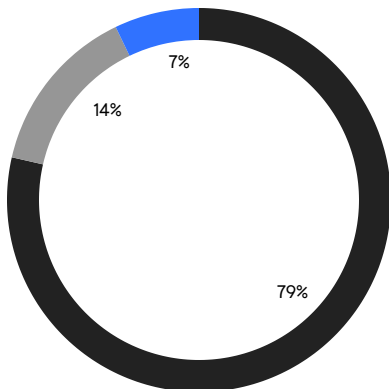
# BROOKLYN WEEKLY LUXURY REPORT



568 1ST ST

RESIDENTIAL CONTRACTS  
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- EAST BROOKLYN
- NORTH BROOKLYN



14  
CONTRACTS SIGNED  
THIS WEEK

\$47,740,000  
TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 9 condos, 1 co-op, and 4 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$3,410,000**

AVERAGE ASKING PRICE

**\$3,047,500**

MEDIAN ASKING PRICE

**\$1,544**

AVERAGE PPSF

**4%**

AVERAGE DISCOUNT

**\$47,740,000**

TOTAL VOLUME

**217**

AVERAGE DAYS ON MARKET

Unit 30C at 1 Clinton Street in Brooklyn Heights entered contract this week, with a last asking price of \$4,950,000. Built in 2020, this duplex condo spans 3,184 square feet with 3 beds and 2 full baths. It features harbor and city views, a large corner living room with 8-foot windows, a spacious windowed kitchen, a corner primary bedroom with dual walk-in closets and en-suite windowed bath, and much more. The building provides a large fitness center, an in-house resident manager, a 3,500-square-foot outdoor terrace, a sky lounge, and many other amenities.

Also signed this week was Unit 28C at 1 Clinton Street in Brooklyn Heights, with a last asking price of \$4,900,000. Built in 2020, this duplex condo unit spans 3,184 square feet with 3 beds and 2 full baths. It features a primary bedroom with dual walk-in closets and en-suite, windowed five-fixture marble bath, a laundry room, a windowed kitchen that stretches more than 20 feet, a spacious foyer with powder room, a corner living room, and much more. In addition to the amenities listed above, others include a kids activity center and adjacent outdoor play area, private storage for purchase, various outdoor space, full-time staff, and a yoga room.

**9**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**4**

TOWNHOUSE DEAL(S)

**\$3,622,778**

AVERAGE ASKING PRICE

**\$3,100,000**

AVERAGE ASKING PRICE

**\$3,008,750**

AVERAGE ASKING PRICE

**\$3,370,000**

MEDIAN ASKING PRICE

**\$3,100,000**

MEDIAN ASKING PRICE

**\$2,822,500**

MEDIAN ASKING PRICE

**\$1,720**

AVERAGE PPSF

**\$1,017**

AVERAGE PPSF

**2,129**

AVERAGE SQFT

**2,851**

AVERAGE SQFT



### 1 CLINTON ST #30C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$5,995,000
SQFT	3,184	PPSF	\$1,555	BEDS	3	BATHS	2
FEES	\$9,612	DOM	518				



### 1 CLINTON ST #28C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	\$5,490,000
SQFT	3,184	PPSF	\$1,539	BEDS	3	BATHS	2.5
FEES	\$9,719	DOM	402				



### 50 BRIDGE PARK DR #15A

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,725,000	INITIAL	\$4,995,000
SQFT	2,487	PPSF	\$1,900	BEDS	4	BATHS	3.5
FEES	\$5,273	DOM	486				



### 37 PROSPECT PL

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5.5
FEES	\$810	DOM	153				



### 36 REMSEN ST #2

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,775,000	INITIAL	\$3,775,000
SQFT	1,800	PPSF	\$2,098	BEDS	4	BATHS	2
FEES	\$2,498	DOM	6				



### 50 BRIDGE PK DR #17C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,370,000	INITIAL	\$3,370,000
SQFT	1,786	PPSF	\$1,887	BEDS	3	BATHS	3
FEES	\$3,772	DOM	N/A				

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### 60 PINEAPPLE ST #6FG

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,100,000	INITIAL	\$3,100,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$2,732	DOM	16				



### 11 HOYT ST #51A

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	1,628	PPSF	\$1,840	BEDS	3	BATHS	3
FEES	\$4,318	DOM	N/A				



### 574 CARROLL ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,495,000
SQFT	2,086	PPSF	\$1,436	BEDS	5	BATHS	4
FEES	\$481	DOM	269				



### 280 SAINT MARKS AVE #PHC

Prospect Heights

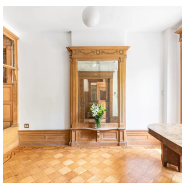
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,990,000	INITIAL	\$2,990,000
SQFT	1,668	PPSF	\$1,793	BEDS	3	BATHS	2.5
FEES	\$3,422	DOM	39				



### 415 DEGRAW ST #1A

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000
SQFT	1,838	PPSF	\$1,442	BEDS	3	BATHS	2.5
FEES	\$1,990	DOM	49				



### 845 PROSPECT PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$3,000,000
SQFT	3,905	PPSF	\$679	BEDS	5	BATHS	4
FEES	\$499	DOM	288				

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### 798 HALSEY ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,395,000	INITIAL	\$2,395,000
SQFT	2,560	PPSF	\$936	BEDS	5	BATHS	3
FEES	\$346	DOM	154				



### 171 CALYER ST #3A

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,585	PPSF	\$1,420	BEDS	2	BATHS	3
FEES	\$3,259	DOM	N/A				

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