

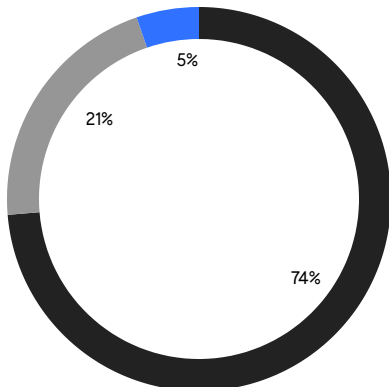
BROOKLYN WEEKLY LUXURY REPORT



326 LEONARD STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



19

CONTRACTS SIGNED
THIS WEEK

\$73,253,000

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 11 condos, and 8 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,855,422

AVERAGE ASKING PRICE

\$3,750,000

MEDIAN ASKING PRICE

\$1,579

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$73,253,000

TOTAL VOLUME

100

AVERAGE DAYS ON MARKET

Unit PH3C at 50 Bridge Park Drive in Brooklyn Heights entered contract this week, with a last asking price of \$6,500,000. Built in 2019, this penthouse condo unit spans 2,554 square feet with 3 beds and 3 full baths. It features a large gallery, a chef-inspired kitchen with white oak cabinetry and high-end appliances, UV-insulated floor-to-ceiling windows, triple exposures, a primary bedroom with large walk-in closet and en-suite bath, and much more. The building provides a rooftop lounge and cabana area, a fitness center, a music room with piano, a 24-hour concierge, bike and private storage, and many other amenities.

Also signed this week was 334 Carroll Street in Carroll Gardens, with a last asking price of \$5,995,000. This single-family townhouse spans approximately 3,700 square feet with 5 beds and 4 full baths. It features a 20-foot-wide footprint, wide white oak floors throughout, oversized windows, a large deck overlooking a landscaped garden, a third-floor primary bedroom with large walk-in closet and spa-like bath, a custom curved staircase, a roof terrace with landscaping, and much more.

11

CONDO DEAL(S)

0

CO-OP DEAL(S)

8

TOWNHOUSE DEAL(S)

\$3,414,455

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$4,461,750

AVERAGE ASKING PRICE

\$2,595,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$4,750,000

MEDIAN ASKING PRICE

\$1,682

AVERAGE PPSF

\$1,417

AVERAGE PPSF

2,022

AVERAGE SQFT

3,375

AVERAGE SQFT



50 BRIDGE PARK DR #PH3C

Brooklyn Heights

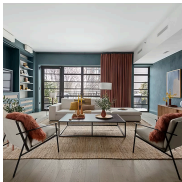
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	2,554	PPSF	\$2,546	BEDS	3	BATHS	3.5
FEES	\$5,408	DOM	20				



334 CARROLL ST

Carroll Gardens

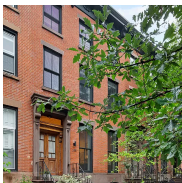
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,395,000
SQFT	3,700	PPSF	\$1,620	BEDS	5	BATHS	4.5
FEES	\$225	DOM	152				



325 HENRY ST #PHB

Cobble Hill

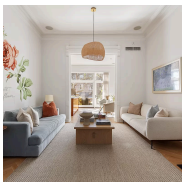
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,400,000
SQFT	2,767	PPSF	\$2,167	BEDS	4	BATHS	3.5
FEES	\$6,905	DOM	162				



238 BERGEN ST

Boerum Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	3,330	PPSF	\$1,727	BEDS	5	BATHS	3
FEES	\$1,078	DOM	32				



202 PROSPECT PL

Prospect Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	3,666	PPSF	\$1,473	BEDS	4	BATHS	3
FEES	\$863	DOM	30				



326 LEONARD ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	3,600	PPSF	\$1,389	BEDS	4	BATHS	3
FEES	\$377	DOM	59				

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554 10TH ST

Park Slope

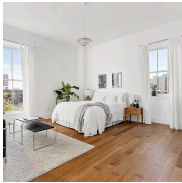
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	3,270	PPSF	\$1,377	BEDS	4	BATHS	4.5
FEES	\$1,047	DOM	37				



207 NORTH 8TH ST #TH1

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	2,627	PPSF	\$1,713	BEDS	4	BATHS	3
FEES	\$3,649	DOM	143				



134 PIERREPONT ST #6L

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
SQFT	2,905	PPSF	\$1,446	BEDS	4	BATHS	3
FEES	\$8,353	DOM	176				



57 HAVEMEYER ST

Williamsburg

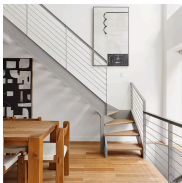
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$4,000,000
SQFT	3,538	PPSF	\$1,060	BEDS	4	BATHS	4.5
FEES	\$718	DOM	286				



378 8TH ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,199,000	INITIAL	\$3,199,000
SQFT	2,520	PPSF	\$1,270	BEDS	6	BATHS	2
FEES	\$6,431	DOM	55				



174 CLERMONT AVE #1A

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,895,000	INITIAL	\$2,995,000
SQFT	2,045	PPSF	\$1,416	BEDS	3	BATHS	2.5
FEES	\$1,378	DOM	168				

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11 HOYT ST #55H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,756	PPSF	\$1,478	BEDS	3	BATHS	2.5
FEES	\$4,135	DOM	28				



429 KENT AVE #D719

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000
SQFT	2,557	PPSF	\$959	BEDS	4	BATHS	4.5
FEES	\$5,104	DOM	11				



78 AMITY ST #3A

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,308	PPSF	\$1,721	BEDS	3	BATHS	2
FEES	\$2,550	DOM	17				



1408 DEAN ST

Crown Heights

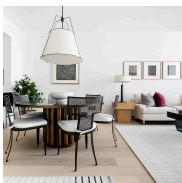
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$3,300,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	3
FEES	\$350	DOM	184				



79 BRIDGE ST #5C

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,099,000	INITIAL	\$2,249,000
SQFT	1,447	PPSF	\$1,451	BEDS	2	BATHS	2
FEES	\$3,193	DOM	190				



11 HOYT ST #53K

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,060,000	INITIAL	\$2,060,000
SQFT	1,234	PPSF	\$1,670	BEDS	2	BATHS	2
FEES	\$3,273	DOM	N/A				

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171 COLUMBIA HEIGHTS #3D

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,015,000	INITIAL	\$1,995,000
SQFT	1,042	PPSF	\$1,934	BEDS	2	BATHS	2
FEES	\$3,268	DOM	49				

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