

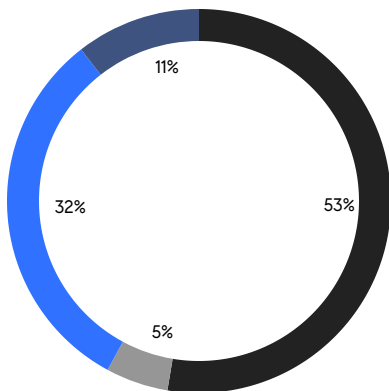
BROOKLYN WEEKLY LUXURY REPORT



326 LEONARD STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN



19

CONTRACTS SIGNED
THIS WEEK

\$56,450,000

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 19 deals. For more information or data, please reach out to a Compass agent.

\$2,971,053

AVERAGE ASKING PRICE

\$2,750,000

MEDIAN ASKING PRICE

\$1,366

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$56,450,000

TOTAL VOLUME

99

AVERAGE DAYS ON MARKET

351 4th Street in Park Slope entered contract this week, with a last asking price of \$4,595,000. Originally built in 1909, this townhouse spans approximately 3,000 square feet with 5 beds and 3 full baths. It features a classic entry with stoop and original double doors, high ceilings, a chef's kitchen with deck and backyard access, a large primary bedroom with en-suite bath and walk-in closet, a landscaped garden, hardwood floors, wooden window casings, and much more.

Also signed this week was 1378 Ocean Parkway, with a last asking price of \$4,300,000. Originally built in 1930, this home spans 3,064 square feet with 4 beds and 5 full baths. It features a primary bedroom with spa-like en-suite bath and dual walk-in closets, an eat-in kitchen, a self-contained basement with kitchen and storage, a private driveway and detached garage, a backyard patio and porch, and much more.

11

CONDO DEAL(S)

0

CO-OP DEAL(S)

8

TOWNHOUSE DEAL(S)

\$2,885,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,089,375

AVERAGE ASKING PRICE

\$2,600,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,872,500

MEDIAN ASKING PRICE

\$1,558

AVERAGE PPSF

\$1,064

AVERAGE PPSF

1,907

AVERAGE SQFT

2,970

AVERAGE SQFT



351 4TH ST

Park Slope

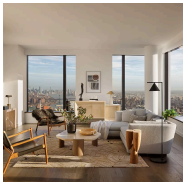
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,595,000	INITIAL	\$4,595,000
SQFT	3,000	PPSF	\$1,532	BEDS	5	BATHS	3.5
FEES	\$720	DOM	19				



1378 OCEAN PKWY

Ocean Parkway

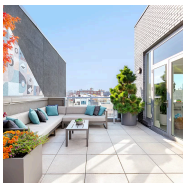
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,300,000	INITIAL	\$5,600,000
SQFT	3,064	PPSF	\$1,404	BEDS	4	BATHS	5
FEES	N/A	DOM	138				



11 HOYT ST #PHC

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,285,000	INITIAL	\$4,285,000
SQFT	2,064	PPSF	\$2,077	BEDS	2	BATHS	2.5
FEES	\$4,351	DOM	518				



212 NORTH 9TH ST #PHAC

Williamsburg

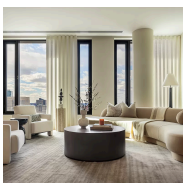
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,895,000
SQFT	1,977	PPSF	\$1,771	BEDS	4	BATHS	3
FEES	\$2,693	DOM	139				



84 MESEROLE AVE #PHA

Greenpoint

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,345,000	INITIAL	\$3,395,000
SQFT	2,025	PPSF	\$1,652	BEDS	3	BATHS	2.5
FEES	\$1,755	DOM	145				

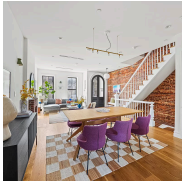


30 FRONT ST #26C

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,325,000	INITIAL	\$3,325,000
SQFT	1,488	PPSF	\$2,235	BEDS	2	BATHS	2
FEES	\$3,718	DOM	2				

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681 SAINT MARKS AVE

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,100,000	INITIAL	N/A
SQFT	3,466	PPSF	\$895	BEDS	6	BATHS	5
FEES	\$915	DOM	N/A				



14 STERLING PL

Park Slope

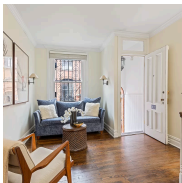
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$2,995,000
SQFT	3,060	PPSF	\$979	BEDS	5	BATHS	4
FEES	\$660	DOM	44				



110 1ST PL #1

Carroll Gardens

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	2,812	PPSF	\$1,014	BEDS	2	BATHS	2.5
FEES	\$1,150	DOM	26				



11 WARREN PL

Cobble Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,750,000	INITIAL	\$2,750,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	1.5
FEES	\$470	DOM	25				



199 CONOVER ST #PH3A

Red Hook

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,600,000	INITIAL	\$2,600,000
SQFT	1,662	PPSF	\$1,565	BEDS	3	BATHS	3
FEES	\$2,506	DOM	72				



11 HOYT ST #56H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,595,000	INITIAL	\$2,595,000
SQFT	1,559	PPSF	\$1,665	BEDS	3	BATHS	3
FEES	\$4,229	DOM	N/A				

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471 GRAND ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,575,000	INITIAL	\$2,575,000
SQFT	3,000	PPSF	\$859	BEDS	5	BATHS	2
FEES	\$275	DOM	39				



11 HOYT ST #54H

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	1,559	PPSF	\$1,601	BEDS	3	BATHS	3
FEES	\$4,135	DOM	N/A				



472A 16TH ST

Windsor Terrace

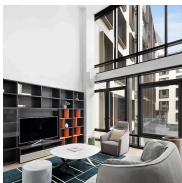
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,300,000
SQFT	2,096	PPSF	\$1,098	BEDS	5	BATHS	2.5
FEES	\$507	DOM	48				



171 CALYER ST #2A

Greenpoint

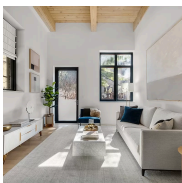
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,295,000	INITIAL	\$2,295,000
SQFT	1,593	PPSF	\$1,441	BEDS	2	BATHS	3
FEES	\$3,239	DOM	N/A				



429 KENT AVE #D315

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	N/A
SQFT	2,276	PPSF	\$989	BEDS	3	BATHS	3.5
FEES	\$4,021	DOM	N/A				



710 METROPOLITAN AVE #1B

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,195,000	INITIAL	\$2,195,000
SQFT	1,953	PPSF	\$1,124	BEDS	2	BATHS	2.5
FEES	\$2,386	DOM	102				

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678 DECATUR ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,100,000	INITIAL	\$2,100,000
SQFT	3,100	PPSF	\$678	BEDS	5	BATHS	3
FEES	\$407	DOM	67				

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