

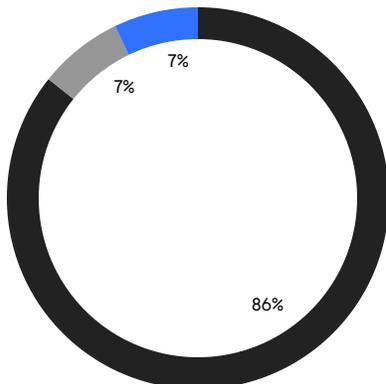
BROOKLYN WEEKLY LUXURY REPORT



413 DEGRAW ST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- EAST BROOKLYN



14
CONTRACTS SIGNED
THIS WEEK

\$41,512,000
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 11 condos, 1 co-op, and 2 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$2,965,143

AVERAGE ASKING PRICE

\$2,775,000

MEDIAN ASKING PRICE

\$1,516

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$41,512,000

TOTAL VOLUME

145

AVERAGE DAYS ON MARKET

Unit 2B at 325 Henry Street in Cobble Hill entered contract this week, with a last asking price of \$4,990,000. Built in 2016, this condo unit spans 2,166 square feet with 4 beds and 3 full baths. It features gray-stained oak floors, black mullioned windows, a spacious entry foyer with custom closets, private outdoor space, a custom kitchen with marble counters and backsplash, a primary bedroom with dual closets and en-suite bath, and much more. The building provides a virtual doorman, an automated parking system, private storage, and many other amenities.

Also signed this week was Unit 31BA at 100 Jay Street in DUMBO, with a last asking price of \$3,999,000. Built in 2006, this corner condo unit spans 2,510 square feet with 3 beds and 3 full baths. It features city, river, and bridge views, high ceilings, walnut hardwood flooring, floor-to-ceiling windows with custom motorized shades, an open-concept kitchen with high-end appliances and black granite countertops, a primary bedroom with walk-in closet and en-suite bath, and much more. The building provides a state-of-the-art fitness center, a 24-hour attended lobby, an on-site garage, and many other amenities.

11

CONDO DEAL(S)

1

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$2,914,728

AVERAGE ASKING PRICE

\$2,625,000

AVERAGE ASKING PRICE

\$3,412,500

AVERAGE ASKING PRICE

\$2,675,000

MEDIAN ASKING PRICE

\$2,625,000

MEDIAN ASKING PRICE

\$3,412,500

MEDIAN ASKING PRICE

\$1,595

AVERAGE PPSF

\$1,076

AVERAGE PPSF

1,852

AVERAGE SQFT

3,157

AVERAGE SQFT



325 HENRY ST #2B

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,990,000	INITIAL	\$4,990,000
SQFT	2,166	PPSF	\$2,304	BEDS	4	BATHS	3.5
FEES	\$4,364	DOM	25				



100 JAY ST #31BA

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$3,999,000
SQFT	2,510	PPSF	\$1,594	BEDS	3	BATHS	3.5
FEES	\$5,080	DOM	38				



2232 EAST 4TH ST

Gravesend

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$4,500,000
SQFT	3,513	PPSF	\$1,125	BEDS	6	BATHS	3
FEES	N/A	DOM	343				



60 STATE ST #4C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,250,000
SQFT	1,704	PPSF	\$1,758	BEDS	3	BATHS	2.5
FEES	\$3,302	DOM	262				



47 LINCOLN PL #3C

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,950,000	INITIAL	\$3,250,000
SQFT	2,700	PPSF	\$1,093	BEDS	5	BATHS	3
FEES	\$3,397	DOM	216				



11 HOYT ST #49A

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	\$2,900,000
SQFT	1,629	PPSF	\$1,781	BEDS	3	BATHS	3
FEES	\$4,320	DOM	101				

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465 SAINT JOHNS PL

Crown Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,875,000	INITIAL	\$2,699,000
SQFT	2,800	PPSF	\$1,027	BEDS	4	BATHS	3
FEES	\$489	DOM	184				



50 BRIDGE PARK DR #15D

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,675,000	INITIAL	\$2,650,000
SQFT	1,489	PPSF	\$1,797	BEDS	2	BATHS	2.5
FEES	\$3,158	DOM	259				



75 LIVINGSTON ST #14D

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,625,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$3,483	DOM	N/A				



180 FRONT ST #2E

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,475,000	INITIAL	\$2,475,000
SQFT	1,637	PPSF	\$1,512	BEDS	3	BATHS	3
FEES	\$4,300	DOM	80				



233 PACIFIC ST #2G

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,428,000	INITIAL	\$2,428,000
SQFT	1,688	PPSF	\$1,439	BEDS	3	BATHS	2
FEES	\$1,533	DOM	N/A				



349 22ND ST #1

Greenwood

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,936	PPSF	\$1,163	BEDS	2	BATHS	2.5
FEES	\$1,698	DOM	11				

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75 GREENE AVE #1C

Fort Greene

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	1,675	PPSF	\$1,314	BEDS	2	BATHS	2.5
FEES	\$3,194	DOM	72				



47 BRIDGE ST #4C

Dumbo

TYPE	CONDO	STATUS	SOLD	ASK	\$2,200,000	INITIAL	N/A
SQFT	1,230	PPSF	\$1,789	BEDS	3	BATHS	2
FEES	\$1,101	DOM	N/A				

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