

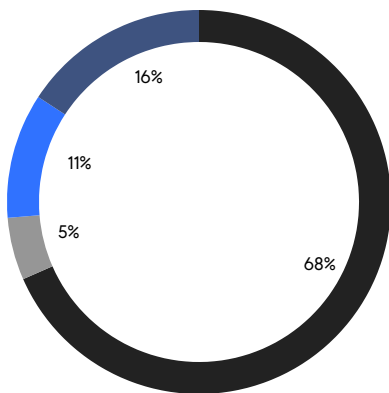
BROOKLYN WEEKLY LUXURY REPORT



18 PROSPECT PARK WEST

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



19

CONTRACTS SIGNED
THIS WEEK

\$61,792,000

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 12 condos, and 7 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,252,211

AVERAGE ASKING PRICE

\$2,700,000

MEDIAN ASKING PRICE

\$1,498

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$61,792,000

TOTAL VOLUME

163

AVERAGE DAYS ON MARKET

413 Degraw Street in Boerum Hill entered contract this week, with a last asking price of \$5,475,000. Built in 1892, this carriage house spans approximately 4,950 square feet with 4 beds and 5 full baths. It features a finished basement with recreation room and den, a roof deck and two private en-suite decks, high ceilings, exposed brick, radiant heating, a chef's kitchen with high-end appliances, a private garden, and much more.

Also signed this week was Unit 3B at 1 Prospect Park West in Park Slope, with a last asking price of \$4,900,000. This condo unit spans 2,144 square feet with 3 beds and 3 full baths. It features high ceilings, a southeast exposure and park views, heart pinewood flooring throughout, and much more. The building provides a full-time doorman, a fitness center, a bike room and private storage, and many other amenities.

12

CONDO DEAL(S)

0

CO-OP DEAL(S)

7

TOWNHOUSE DEAL(S)

\$2,987,834

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$3,705,429

AVERAGE ASKING PRICE

\$2,690,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,595,000

MEDIAN ASKING PRICE

\$1,685

AVERAGE PPSF

\$1,179

AVERAGE PPSF

1,851

AVERAGE SQFT

3,252

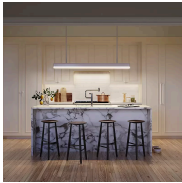
AVERAGE SQFT



413 DEGRAW ST

Boerum Hill

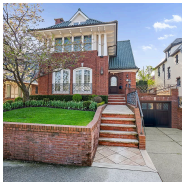
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,475,000	INITIAL	\$7,400,000
SQFT	4,950	PPSF	\$1,107	BEDS	4	BATHS	5
FEES	\$1,030	DOM	227				



1 PROSPECT PARK WEST #3B

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	\$4,900,000
SQFT	2,144	PPSF	\$2,286	BEDS	3	BATHS	3.5
FEES	\$5,153	DOM	N/A				



8015 HARBOR VIEW TER

Bay Ridge

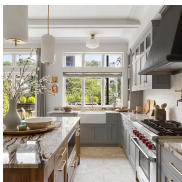
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,499,000	INITIAL	\$4,499,000
SQFT	4,500	PPSF	\$1,000	BEDS	5	BATHS	3
FEES	\$1,630	DOM	99				



405 UNION ST

Carroll Gardens

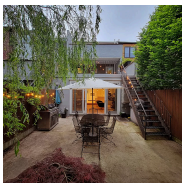
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,395,000	INITIAL	\$4,695,000
SQFT	3,094	PPSF	\$1,421	BEDS	5	BATHS	3.5
FEES	\$745	DOM	80				



377 DE GRAW ST #1

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	2,450	PPSF	\$1,613	BEDS	3	BATHS	2
FEES	\$1,664	DOM	18				



78 2ND ST

Carroll Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	\$3,500,000
SQFT	3,000	PPSF	\$1,199	BEDS	4	BATHS	4
FEES	\$629	DOM	94				

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323 BERGEN ST #505W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	1,766	PPSF	\$1,954	BEDS	3	BATHS	2.5
FEES	\$4,392	DOM	N/A				



361 CARLTON AVE

Fort Greene

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,450,000	INITIAL	\$3,450,000
SQFT	3,300	PPSF	\$1,045	BEDS	4	BATHS	3.5
FEES	\$760	DOM	26				



51 JAY ST #1R

Dumbo

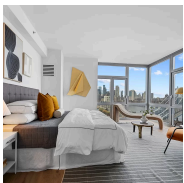
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,250,000	INITIAL	\$3,250,000
SQFT	2,421	PPSF	\$1,342	BEDS	3	BATHS	3
FEES	\$4,083	DOM	112				



115 YORK ST #12L-YORK

Dumbo

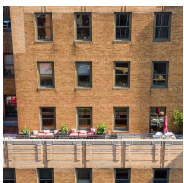
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,700,000	INITIAL	\$2,700,000
SQFT	1,636	PPSF	\$1,651	BEDS	3	BATHS	3
FEES	\$4,297	DOM	710				



100 JAY ST #22A

Dumbo

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,695,000	INITIAL	\$2,985,000
SQFT	1,711	PPSF	\$1,576	BEDS	3	BATHS	2.5
FEES	\$3,642	DOM	285				



365 BRIDGE ST #13IJ

Downtown Brooklyn

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,685,000	INITIAL	\$2,750,000
SQFT	2,450	PPSF	\$1,096	BEDS	3	BATHS	3.5
FEES	\$5,314	DOM	534				

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355 SAINT MARKS AVE #4

Crown Heights

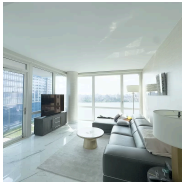
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,650,000
SQFT	2,372	PPSF	\$1,118	BEDS	3	BATHS	2
FEES	\$855	DOM	33				



58 DUPONT ST #1

Greenpoint

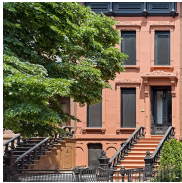
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$2,599,000
SQFT	1,785	PPSF	\$1,400	BEDS	2	BATHS	2.5
FEES	\$1,950	DOM	97				



22 NORTH 6TH ST #22K

Williamsburg

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,450,000	INITIAL	\$2,450,000
SQFT	1,026	PPSF	\$2,388	BEDS	2	BATHS	2
FEES	\$1,367	DOM	38				



503 MADISON ST

Bedford Stuyvesant

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,375,000	INITIAL	\$2,375,000
SQFT	2,520	PPSF	\$943	BEDS	4	BATHS	2.5
FEES	\$530	DOM	50				



323 BERGEN ST #506W

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	1,221	PPSF	\$1,925	BEDS	2	BATHS	2
FEES	\$3,011	DOM	N/A				

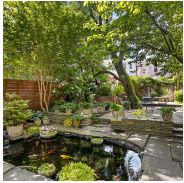


323 BERGEN ST #518E

Boerum Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,275,000	INITIAL	\$2,275,000
SQFT	1,222	PPSF	\$1,862	BEDS	2	BATHS	2
FEES	\$3,014	DOM	N/A				

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288 POWERS ST

Williamsburg

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,149,000	INITIAL	\$2,149,000
SQFT	1,400	PPSF	\$1,535	BEDS	3	BATHS	2
FEES	\$295	DOM	34				

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