

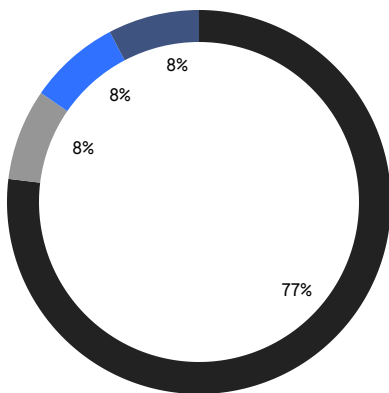
BROOKLYN WEEKLY LUXURY REPORT



218 NORTH 5TH STREET

RESIDENTIAL CONTRACTS
\$2 MILLION AND UP

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



13

CONTRACTS SIGNED
THIS WEEK

\$41,953,999

TOTAL CONTRACT VOLUME

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 13 contracts signed this week, made up of 9 condos, 2 co-ops, and 2 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$3,227,231

AVERAGE ASKING PRICE

\$2,995,000

MEDIAN ASKING PRICE

\$1,626

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$41,953,999

TOTAL VOLUME

74

AVERAGE DAYS ON MARKET

615 3rd Street in Park Slope entered contract this week, with a last asking price of \$6,495,000. Built in 1899, this limestone townhouse spans 4,550 square feet with 5 beds and 4 full baths. It features a 20-foot-wide footprint, a recent multi-year renovation, custom woodworking throughout, a stained glass skylight, two private outdoor spaces including the rooftop, and much more.

Also signed this week was Unit PHA at 280 Saint Marks Avenue in Prospect Heights, with a last asking price of \$4,375,000. Built in 2015, this penthouse condo spans 2,153 square feet with 4 beds and 4 full baths. It features floor-to-ceiling windows, unobstructed skyline views, a chef's kitchen with 12-foot island and high-end appliances, a primary suite with floor-to-ceiling glass doors and terrace access, and much more. The building provides underground parking, a 24-hour concierge, a fitness center, a residents' lounge, and many other amenities.

9

CONDO DEAL(S)

2

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$2,996,556

AVERAGE ASKING PRICE

\$2,745,000

AVERAGE ASKING PRICE

\$4,747,500

AVERAGE ASKING PRICE

\$2,500,000

MEDIAN ASKING PRICE

\$2,745,000

MEDIAN ASKING PRICE

\$4,747,500

MEDIAN ASKING PRICE

\$1,715

AVERAGE PPSF

\$1,274

AVERAGE PPSF

1,801

AVERAGE SQFT

3,615

AVERAGE SQFT



615 3RD ST

Park Slope

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,995,000
SQFT	4,550	PPSF	\$1,428	BEDS	5	BATHS	4.5
FEES	\$2,294	DOM	187				



280 SAINT MARKS AVE #PHA

Prospect Heights

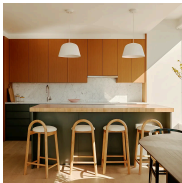
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,375,000	INITIAL	\$4,375,000
SQFT	2,153	PPSF	\$2,032	BEDS	4	BATHS	4
FEES	\$4,980	DOM	2				



9 COLLEGE PL #PH5A

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,200,000
SQFT	1,839	PPSF	\$2,173	BEDS	3	BATHS	2
FEES	\$5,087	DOM	120				



8 SOUTH 4TH ST #4B

Williamsburg

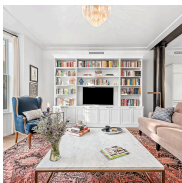
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,900,000	INITIAL	\$3,900,000
SQFT	1,957	PPSF	\$1,993	BEDS	3	BATHS	3.5
FEES	\$3,395	DOM	16				



70 81ST ST

Bay Ridge

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,999,999	INITIAL	\$3,200,000
SQFT	2,680	PPSF	\$1,119	BEDS	4	BATHS	4
FEES	\$1,532	DOM	114				



171 COLUMBIA HTS #3C

Brooklyn Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,999,000	INITIAL	\$2,999,000
SQFT	1,356	PPSF	\$2,212	BEDS	2	BATHS	2
FEES	\$4,254	DOM	N/A				

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111 HICKS ST #7BCD

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,150,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	100				



186 16TH ST #GARDEN

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,500,000	INITIAL	\$2,500,000
SQFT	1,821	PPSF	\$1,373	BEDS	3	BATHS	3
FEES	\$2,365	DOM	1				



111 HICKS ST #10MN

Brooklyn Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$2,572	DOM	26				



119 CONGRESS ST #2

Cobble Hill

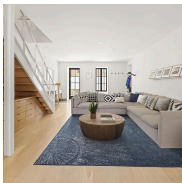
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,350,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$1,374	DOM	25				



22 JEFFERSON AVE #PARLOR

Bedford Stuyvesant

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,350,000	INITIAL	\$2,445,000
SQFT	1,997	PPSF	\$1,177	BEDS	3	BATHS	3
FEES	\$809	DOM	181				



401 HICKS ST #B1B

Cobble Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,724	PPSF	\$1,306	BEDS	2	BATHS	2.5
FEES	\$2,873	DOM	78				

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153 LINCOLN PL #3A

Park Slope

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,250,000	INITIAL	\$2,250,000
SQFT	1,555	PPSF	\$1,447	BEDS	3	BATHS	2.5
FEES	\$1,798	DOM	29				

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