

**BROOKLYN WEEKLY SNAPSHOT**  
**WEEK OF AUGUST 10, 2024 TO AUGUST 16, 2024**

We are pleased to present our summary of Brooklyn condo and co-op sales from August 10, 2024 to August 16, 2024.

- Last week, 69 contracts were reported signed, down 10% versus last week but up 3% annually, the second consecutive year-over-year increase.
- While condo activity declined 6% annually, co-op sales jumped 25%, a difference of 5 sales.
- Three of six price ranges increased versus 2023. The over \$3M category had the largest increase with more than three times as many sales.
- Last week tied a week in May for the most sales over \$3M in the last twelve months.
- South Brooklyn had the largest nominal annual increase in sales of any submarket, a difference of six sales.
- Last week's most expensive deal was a penthouse at 280 Saint Marks Avenue in Prospect Heights, offering two terraces, parking, and storage.

PRODUCT TYPE	2024			2023	
	Last Week 8/10 to 8/16	Previous Week 8/3 to 8/9	% Change Week-Over-Week	Last Year 8/12 to 8/18	% Change Year-Over-Year
Condo	44	54	-19%	47	-6%
Co-op	25	23	9%	20	25%
<b>Total</b>	<b>69</b>	<b>77</b>	<b>-10%</b>	<b>67</b>	<b>3%</b>

PRICE RANGE	2024	% Change	2023	% Change
Under \$500K	15	-17%	14	7%
\$500K to \$750K	16	-11%	12	33%
\$750K to \$1M	11	38%	14	-21%
\$1M to \$2M	17	-32%	21	-19%
\$2M to \$3M	3	-50%	4	-25%
Over \$3M	7	250%	2	250%
<b>Total</b>	<b>69</b>	<b>-10%</b>	<b>67</b>	<b>3%</b>

SUBMARKET	2024	% Change	2023	% Change
Wsbrg & Grnpt	10	25%	13	-23%
Bk Hts, Cbl, Dmb, Dntw	8	-43%	10	-20%
Pk Sp & Gws	5	0%	4	25%
Ft Gr, Cl Hl, Pct Hts	6	-40%	3	100%
CrI Gds, Bm Hl, RHK	4	33%	2	100%
Bd-St, Cr Hts, Lf Gd, Bwk	9	13%	13	-31%
Ksgt, Ws Tr, G Hts, Dts, Fb, PPS	7	-50%	8	-13%
So. Bk	20	33%	14	43%
<b>Total</b>	<b>69</b>	<b>-10%</b>	<b>67</b>	<b>3%</b>

UNIT TYPE	2024	% Change	2023	% Change
Studio	3	-40%	3	0%
One Bedroom	23	-32%	22	5%
Two Bedroom	26	-7%	30	-13%
Three Bedroom	14	56%	12	17%
Four+ Bedroom	3	200%	0	NA
<b>Total</b>	<b>69</b>	<b>-10%</b>	<b>67</b>	<b>3%</b>

**CONDO & CO-OP CONTRACTS SIGNED ABOVE \$3M**

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
280 Saint Marks Avenue	PHA	\$4,375,000	2,153	\$2,032	4.0 / 3.0
One Domino Square	40B	\$4,370,000	1,913	\$2,284	3.0 / 3.5
The Huron	7CW	\$4,285,000	1,582	\$2,709	3.0 / 2.5
1 Prospect Park West	7C	\$3,850,000	1,910	\$2,016	3.0 / 2.0
11 Hoyt	56A	\$3,795,000	2,074	\$1,830	4.0 / 4.0
Quay Tower	23C	\$3,750,000	1,762	\$2,128	3.0 / 3.0
Sackett Union	4B	\$3,500,000	1,922	\$1,821	3.0 / 3.0



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