

BROOKLYN WEEKLY SNAPSHOT
WEEK OF JULY 27, 2024 TO AUGUST 2, 2024

We are pleased to present our summary of Brooklyn condo and co-op sales from July 27, 2024 to August 2, 2024.

- Last week, 82 contracts were reported signed, up 5% week-over-week but down 7% year-over-year.
- Versus 2023, condo sales fell 23% year-over-year, whereas co-op contracts increased 41%.
- Four of six price ranges reported level or increased activity versus a year ago, including an 18% increase in sales under \$500K.
- South Brooklyn had the largest annual increase in sales of any submarket, up 69% (nine contracts) because of strong co-op activity.
- Last week's most expensive deal was at 444 12th Street, the Ansonia Clock Factory in Park Slope. PHE features views of the New York Harbor and a large terrace.

PRODUCT TYPE	2024			2023	
	Last Week 7/27 to 8/2	Previous Week 7/20 to 7/26	% Change Week-Over-Week	Last Year 7/29 to 8/4	% Change Year-Over-Year
Condo	51	43	19%	66	-23%
Co-op	31	35	-11%	22	41%
Total	82	78	5%	88	-7%

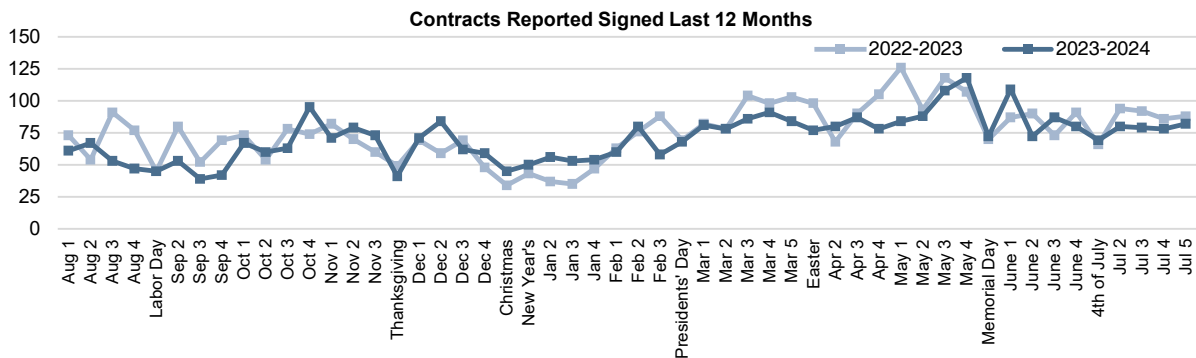
PRICE RANGE	2024	2023	% Change
Under \$500K	20	17	18%
\$500K to \$750K	17	17	0%
\$750K to \$1M	19	20	-5%
\$1M to \$2M	20	28	-29%
\$2M to \$3M	4	4	0%
Over \$3M	2	2	0%
Total	82	88	-7%

SUBMARKET	2024	2023	% Change
Wsbrg & Grnpt	6	7	-14%
Bk Hts, Cbl, Dmb, Dntw	12	13	-8%
Pk Sp & Gws	10	8	25%
Ft Gr, Cl Hl, Pct Hts	6	8	-25%
CrI Gds, Bm Hl, RHK	4	5	-20%
Bd-St, Cr Hts, Lf Gd, Bwk	17	17	0%
Ksgt, Ws Tr, G Hts, Dts, Fb, PPS	5	6	-17%
So. Bk	22	13	69%
Total	82	88	-7%

UNIT TYPE	2024	2023	% Change
Studio	7	3	133%
One Bedroom	31	20	55%
Two Bedroom	33	33	0%
Three Bedroom	10	20	-50%
Four+ Bedroom	1	0	NA
Total	82	78	5%

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

BUILDING	UNIT	ASKING PRICE	SQUARE FEET	PPSF	BEDS / BATHS
Ansonia Clock Factory <i>corcoran</i>	PHE	\$4,100,000	2,420	\$1,694	4.0 / 3.0
377 Degraw	1	\$3,950,000	2,450	\$1,612	3.0 / 2.5



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