

Here are the priciest Brooklyn and Queens condo filings of 2024

Top 10 projects target \$1.4B, up from last year's \$1.1B



Jed Valentas, Miki Naftali and Avdoo CEO Shlomi Avdoo along with 323 Bergen Street, 346 Kent Avenue and 482 Kent Avenue (Photo Illustration by Steven Dilakian for The Real Deal with Getty, DARCSTUDIO, One Williamsburg Wharf, Selldorf Architects and Avdoo)

Brooklyn's new development market appears to be heating up, bolstered by projects in Boerum Hill and Williamsburg topping the outer boroughs' most valuable condo filings so far this year.

Avdoo & Partner's Bergen, Two Trees' One Domino Square and Miki Naftali's One Williamsburg Wharf claimed the top spots in *The Real Deal's* ranking, bringing a combined 357 units to the borough, which has seen prices and inventory rise over the last few months.

In the third quarter, the median sale price of a new development condo in Brooklyn increased 10 percent year-over-year, while listing inventory expanded 16 percent, according to data from appraisal firm Miller Samuel. However, the number of new construction sales dipped 7 percent during the same period.

But contract signings for sponsor units in Brooklyn have been picking up this fall, which could signal a higher transaction volume at the end of the fourth quarter, according to data from Marketproof. Though Brooklyn logged more activity in November — 96 contracts signed, compared to 53 in the same month last year — demand for new developments dropped in Queens compared to the same period last year for the second month in a row.

Across Brooklyn and Queens, the total projected sellout of the 10 most valuable condo filings was just under \$1.4 billion, up from last year's \$1.1 billion target. Four of the filings were for condos in Williamsburg and three were in Long Island City, including the two projects rounding out the five leading developments.

Here's more on Brooklyn and Queens' top condo filings by sellout volume so far in 2024.

323 Bergen Street, Boerum Hill | Avdoo & Partners | \$269 million



A rendering of Bergen at 323 Bergen Street (DARCSTUDIO)

Avdoo & Partners snagged the most valuable filing outside of Manhattan with its 105-unit project in Boerum Hill known as the Bergen. The developer expects the seven-story building to fetch nearly \$270 million upon final sellout.

Last December, Avdoo scored a \$105 million loan from Valley National Bank to finish construction on the project. The developer's in-house team is heading sales, which launched in May, according to Streeteasy. Apartments on the market range from studios priced at \$750,000 to three-bedroom units asking \$5.2 million.