

Brooklyn’s luxury contracts crawl into Labor Day weekend

Market dips from last year to nine contracts signed asking \$29M in total

It was a cool end to the summer for Brooklyn’s luxury market last week.

The borough notched just nine contracts — five condos and four houses — for a contract volume of \$29 million, according to Compass’ weekly reports for contracts signed on homes asking at least \$2 million from Aug. 25 to Aug. 31.

The total falls short of the runup to last year’s Labor Day holiday, when the market saw 14 contracts signed for \$42 million.

The top contract last week went to penthouse 703W at Avdoo’s Bergen development at 323 Bergen Street, asking \$5.95 million.

Avdoo & Partners Development Marketing originally listed the condo for \$200,000 less last year, before relisting it in April for its higher price.

Spanning over 2,800 square feet, the penthouse unit comes with four beds and three full baths. The home has triple exposures, oversized windows and a private 1,070-square-foot terrace with a plunge pool, and built-in gas grill.

The 105-unit building, which is over 70 percent sold, has a ceramic studio, a private park and two landscaped roof spaces with gas grills and fire pits.

The project has scored a number of top deals in the borough, including one of its [townhouse offerings](#) that entered contract in July with an asking price of \$4.75 million.

The second priciest contract last week went to a Park Slope townhouse at 783 Carroll Street, which asked \$5 million.

The 20.5-foot-wide townhouse spans over 4,200 square feet across four stories. It’s configured as a double duplex, with two bedrooms and a full bathroom on the garden floor and large living space and kitchen on the parlor floor.

The upper duplex has a living room, dining room and kitchen on the third floor and three bedrooms and two bathrooms on the top floor.

The home also has a private garden.

Corcoran’s Jackie Torren, Charlie Pigott and Nathalie Roy had the listing.

Homes entering contract last week had an average price per square foot of \$1,490 and a median asking price of \$2.75 million.



Avdoo's Shlomi Avdoo and Corcoran's Jackie Torren and Charlie Pigott with 323 Bergen Street and 783 Carroll Street (Avdoo, Corcoran, Bergen Brooklyn, Google Maps, Getty)