

RESIDENTIAL NEW YORK

Olympia Dumbo condo tops Brooklyn's luxury contracts

Unit 31B asked \$4.8M

MAR 27, 2023, 6:30 PM

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Olympia Dumbo and 632 2nd Street (Olympia Dumbo, Google Maps)

It was déjà vu all over again for Brooklyn's luxury market last week when Olympia Dumbo claimed the priciest spot among signed contracts.

A unit at 30 Front Street last asking \$4.8 million was the priciest of 25 deals inked in the borough between March 20 and March 26, according to Compass' weekly report on homes in the borough asking \$2 million or more.

Unit 31B spans 1,700 square feet and includes two bedrooms and two bathrooms. The building's amenities include a 24-hour doorman and concierge, indoor and outdoor swimming pools, full-size tennis court and fitness center featuring a boxing gym and spin studio.

Fortis Property Group began closings at its flagship property in the neighborhood last month, though construction isn't expected to be completed until later this year. The 33-story, 76-residence building is on pace to be Brooklyn's priciest condo project per square foot.

Units in the building regularly top Compass' weekly report, including in January when one of its star penthouses entered contract for the full \$17.5 million asking price.

Sales and marketing for the project are led by Fredrik Eklund, John Gomes and Adam Widener of Douglas Elliman and Karen and Casey Heyman of Sotheby's International Realty and Douglas Elliman Development Marketing.

The second most expensive home to enter contract was 632 2nd Street in Park Slope, with an asking price of \$4.7 million. The 3,860-square-foot brownstone has five bedrooms and three bathrooms.

The four-story home features stained glass transom windows, a windowed eat-in nook and a large deck overlooking a back garden.

Garfield Realty Group's Elizabeth Kohen had the listing.

Of the total contracts signed last week, 13 were for condos, 11 were for townhouses and one was for a co-op. The average asking price for the homes was \$2.8 million with an average price per square foot of \$1,392. The average home stayed on the market for 55 days with no average discounts recorded.