

December 23, 2024

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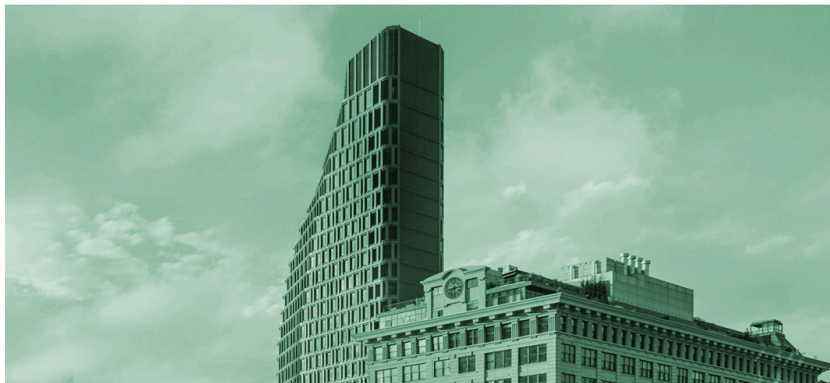
NEW YORK REAL ESTATE NEWS

Williamsburg Wharf, Olympia Dumbo top Brooklyn contracts

*Brooklyn luxury market notches unseasonably hot performance
with 28 deals*

By: Jake Indursky

Impressions: 829,029



*480 Kent Avenue with Ryan Serhant of Serhant and 30 Front Street with Jessica Peters of Douglas
Elliman (Douglas Elliman, Serhant, Williamsburg Wharf, Olympia Dumbo)*

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A waterfront condo put a bow on a busy week for Brooklyn's luxury market in the holiday season.

The two priciest contracts signed in Brooklyn last week went to condos in Williamsburg and Dumbo, according to Compass' weekly report of contracts over \$2 million in Brooklyn.

The top contract went to Unit PHA asking \$7.2 million at 480 Kent Avenue, also known as One Williamsburg Wharf.

If it closes at that price, it would be the [most expensive sponsor sale](#) in the neighborhood. That honor is currently held by Two Trees' One Domino Square, which [sold a four-bedroom unit for \\$5.8 million](#) — \$2,200 per square foot — in October.

Sales at the Naftali Group development, helmed by Ryan Serhant and Peter Zaitzeff, Alexandra Newman and Jennifer Lee, launched earlier this year. The group has put a number of units into contract at the 89-unit project, including penthouses with asking prices of \$4.8 million and \$3.8 million.

Penthouse A spans just under 2,700 square feet and has three bedrooms, three bathrooms and a terrace. The asking price per square foot was around \$2,700.

The second most expensive contract of the week belonged to Unit 27B asking \$6.6 million at the Olympia Dumbo.

The condo spans 2,600 square feet and has three beds and three baths. The asking price per square foot was \$2,531.

The primary suite has views of the Manhattan Bridge, a walk-in closet and freestanding soaking tub.

A condo at 30 Front Street has scored the second-priciest contract in Brooklyn two weeks in a row — last week, Unit 18F signed a deal asking \$5.5 million.

Over half of the 76 units at the Fortis Property Group have sold since sales launched in 2021.

After a handful of changes, the original sales team — Douglass Elliman's Fredrik Eklund and John Gomes and Sotheby's International Realty's Karen and Casey Heyman of The

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Heyman Team — are back together. The teams are also joined by Douglas Elliman's Jessica Peters and Carl Ekroth of The Jessica Peters Team.

The typical winter cooldown didn't affect the luxury market in Brooklyn last week. There were 28 contracts — 13 condos and 15 townhouses — signed last week for a total volume of \$86.9 million.

That well outpaces last year's pre-Christmas week performance of 18 contracts for \$54.6 million. Last week also ran ahead of the 2021 boom time, which had 21 homes go into contract for a total volume of \$68.1 million.

The median asking price last week was \$2.8 million and the average price per square foot was \$1,513. Homes that went into contract lasted an average of 118 days on the market.

<https://therealdeal.com/new-york/2024/12/23/naftalis-williamsburg-wharf-tops-brooklyn-contracts/>