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The Real Deal

Olympia Dumbo scored third \$5M+ contract of October

Brooklyn luxury contracts notched pricey, active October

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Impressions: 476,767



623 2nd Street with Compass' Libby Ryan; 30 Front Street with Douglas Elliman's Jessica Peters and Carl Ekroth and Karen and Casey Heyman of The Heyman Team (Google Maps, Compass, Sotheby's)

Brooklyn's luxury market kept busy in October.

The last week of the month saw 19 — eight condos and 11 houses — snag signed deals, according to Compass' weekly reports for contracts signed on homes asking at least \$2 million from Oct. 27 to Nov. 2. The contracts had a total last asking volume of over \$66 million, just above last week's total of \$63 million across 22 contracts

The most expensive deal last week was for a single-family townhouse on 623 2nd Street in Park Slope, which had a last asking price of \$6.5 million.

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Built in 1902, the historic home spans nearly 4,700 square feet and has five beds and three full bathrooms.

The seller, a non-profit executive, renovated the kitchen, bathroom and roof and restored the original parquet floors. The parlor floor features a formal dining room and both gas-burning and wood-burning fireplaces.

A center staircase leads to the south-facing primary suite; the rear of the house has another bedroom with a wood-burning fireplace and another bath.

Compass' Libby Ryan of the Ryan + Ryan team had the listing.

The second priciest contract last week belonged to unit 23B at Fortis Property Groups' Olympia Dumbo on 30 Front Street. The home had a last asking price of \$5.25 million.

The three-bedroom corner residence spans 2,190 square feet on the inside with two full bathrooms. The primary suite, with East River views, features a walk-in closet and ensuite bathroom with Agglo Ceppo stone walls, flooring and countertops, a freestanding soaking tub and a custom-slatted white maple double vanity.

The sail-shaped building, which was featured this year in Spike Lee's crime thriller "Highest 2 Lowest," has had a good month, previously notching the borough's top contract.

Sales are being led by a consortium of agent teams, along with Douglas Elliman Development Marketing. The group includes Elliman's Jessica Peters and Carl Ekroth of The Jessica Peters Team, Fredrik Eklund and John Gomes of Elliman's Eklund Gomes Team, and Sotheby's International Realty's Karen and Casey Heyman of The Heyman Team.

The project has sold roughly two-thirds of its 76 units since sales launched in 2021. It also scored its first resale this year after unit 27A sold for \$9.95 million, setting the record for highest price per square foot for a condo in Brooklyn at roughly \$3,300.

Homes put into contract last week had a median asking price of \$3.2 million, an average price per square foot of \$1,411 and spent an average of 132 days on the market.

<https://therealdeal.com/new-york/2025/11/04/olympia-dumbo-scores-another-5m-contract/>