



TOP SELLING BROOKLYN NEW DEVELOPMENTS

ONE DOMINO SQUARE AND 630 GRAND AVENUE LEAD IN SALES

Brooklyn's for-sale new development supply consists of over 2,600 unsold sponsor units concentrated in Bushwick, Bedford Stuyvesant, and East Williamsburg. The table below details the top twenty sponsor developments with ten or more units in Brooklyn ranked by 12-months sales velocity. The fastest selling development in Brooklyn is the 39 story, 160-unit, One Domino Square in Williamsburg. In addition to holding the top spot in Brooklyn, it is the third fastest selling sponsor development in all of NYC, following The Greenwich by Rafael Vinoly in Manhattan and Vesta in Queens.

The average offering price-per square foot for Brooklyn sponsor units is just under \$1,400/SF with top projects trading between \$800/SF and \$2,450/SF on average. Overall, Brooklyn offers more competitive pricing than Manhattan new developments, particularly for first-time home buyers, with 80% of the top twenty list starting under \$1 million.

Top 20 Brooklyn Buildings (10+ Units) Ranked by 12-Months Sales Velocity

Building	Neighborhood	Velocity (Sales per Mo., L12M)	Sales Launch	Sales Progress (% Sold)	Price Range	PPSF
One Domino Square	Williamsburg	4.5	5/16/2024	78%	\$1,380,000 - \$7,750,000	\$2,106
630 Grand Avenue	Crown Heights	2.6	5/2/2025	100%	\$789,000 - \$2,730,000	\$1,506
608 Ocean Ave	Prospect Park South	1.9	3/17/2025	63%	\$365,000 - \$1,020,000	\$1,097
The Brooklyn Tower	Downtown Brooklyn	1.9	3/14/2022	32%	\$875,000 - \$16,750,000	\$1,997
Brooklyn Point	Downtown Brooklyn	1.6	4/4/2018	95%	\$854,000 - \$3,750,000	\$1,848
The Slope On Fifth	Park Slope	1.6	3/12/2025	77%	\$890,000 - \$2,720,000	\$1,669
Kensington Manor	Kensington	1.5	7/2/2024	84%	\$378,000 - \$1,390,000	\$1,040
Front and York - York Tower	Dumbo	1.3	1/4/2021	76%	\$955,000 - \$8,750,000	\$1,783
The Huron	Greenpoint	1.3	11/7/2023	100%	\$725,000 - \$5,700,000	\$1,784
Olympia Dumbo	Dumbo	1.3	8/3/2021	78%	\$1,550,000 - \$17,500,000	\$2,457
Bergen Brooklyn	Boerum Hill	1.3	5/1/2024	86%	\$699,000 - \$6,000,000	\$1,834
Calvert House	Prospect Lefferts Gardens	1.3	10/24/2024	37%	\$460,000 - \$1,710,000	\$1,100
144 Vanderbilt Avenue	Fort Greene	1.2	9/22/2024	85%	\$1,950,000 - \$4,950,000	\$1,773
Williamsburg Wharf	Williamsburg	1.2	10/16/2024	73%	\$715,000 - \$7,400,000	\$2,029
Front and York - Front Tower	Dumbo	0.9	7/26/2020	82%	\$960,000 - \$8,000,000	\$1,815
30 Bushwick Avenue	East Williamsburg	0.8	9/5/2024	95%	\$659,000 - \$2,200,000	\$1,319
Ora	East Williamsburg	0.8	1/10/2025	71%	\$900,000 - \$2,230,000	\$1,460
Avanti	Flatbush	0.7	9/20/2022	82%	\$413,000 - \$899,000	\$806
28 Herbert	Greenpoint	0.7	10/1/2024	81%	\$775,000 - \$3,100,000	\$1,648
Nine Chapel	Downtown Brooklyn	0.4	1/17/2024	89%	\$1,060,000 - \$3,800,000	\$1,575

