



One Domino Square

WILLIAMSBURG, BROOKLYN

Report Date: September 29th, 2025



39
Floors

160
Units

2024
Year Built

\$1.38M - \$7.45M
Asking Price Range

Sales Progress:	87 out of 160 units sold (54%)
Building Type:	Condo
Building Stage:	Sponsor
Sales Started:	A Year Ago (05/16/2024)
Closings Started:	A Year Ago (10/01/2024)
Offering Type:	New Construction Condominium
Sales Agent:	Two Trees Management
Developer:	Two Trees
Architect:	Seldorf Architects, Ismael Leyva Architects
Landscape Design:	--
Certificate of Occupancy:	A Year Ago (07/18/2024)

SUMMARY

One Domino Square, located in Williamsburg, was built in 2024 and designed by renowned architects Seldorf and Ismael Leyva. The development by Two Trees features 39 floors and 160 units, offering a comprehensive range of amenities including concierge, doorman, elevator, roof deck, swimming pools, fitness center, and pet-friendly policies. The building's exterior is notable for its pearlescent porcelain panels, adding to its architectural presence. Situated at the junction of Domino Park and the upcoming Domino

Square, the tower benefits from proximity to Brooklyn's vibrant waterfront. This is the first resale opportunity in the building, with over 50% of units sold. The building offers interior features such as oversized windows, 10-foot ceilings, Italian kitchens with Gaggenau appliances, and luxurious bathrooms with River-Stone floors and roburn fixtures. Its location and amenities create a resort-style living environment in Williamsburg, combining modern design with neighborhood charm.

AMENITIES

Concierge	Doorman	Elevator
Roof Deck	Swimming Pool	Fitness Center
Pets Allowed		

- Bike Storage
- Lounge
- Party Room
- Playroom
- Sauna
- Spa
- Steam
- Terrace
- Alarm System
- Intercom
- Live In Super
- Lobby Attendant
- Sprinkler System
- Laundry
- Central-Air
- Coffee-Shop
- Pet-Spa



One Domino Square

BUILDING ANALYSIS

PRICING OVERVIEW

\$2.85M

Avg Asking Price

\$2,100

Avg Asking PPSF

\$2.76M

Avg Sold Price

\$2,096

Avg Sold PPSF

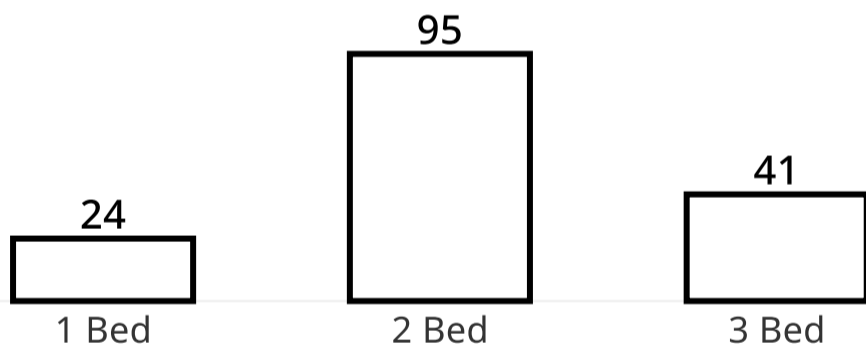
The building's last 24 months data shows an average asking price of approximately \$2.85M and an average sold price of about \$2.76M, reflecting strong market values. The unit mix includes mostly new development units, which dominate the sales, with resale condos also present. Asking prices have historically ranged near the building's average asking price, with sold prices slightly below.

This suggests stable market positioning, with a consistent premium for new development units over resale units. The data indicates a high demand for this building type in Williamsburg, supported by a well-rounded mix of condo and new development sales prices.

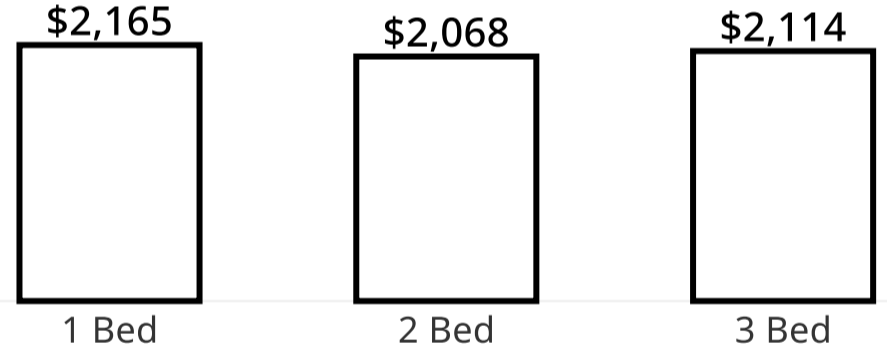
SALES PROGRESS

87 out of 160 units sold (54%)

UNIT MIX



ASKING PPSF



RECENT SALES IN THIS BUILDING

DATE	UNIT	BED/BATH	SQ FT	SOLD PRICE	SOLD PPSF
09/18/2025 (sold)	APT 28E	1 / 1	832 Sq ft	\$1,850,000	\$2,224
09/16/2025 (sold)	APT 15D	1 / 1	713 Sq ft	\$1,400,000	\$1,964
09/15/2025 (sold)	APT 27D	2 / 2	1,303 Sq ft	\$2,520,000	\$1,934
08/29/2025 (sold)	APT 18A	2 / 2.5	1,319 Sq ft	\$2,850,000	\$2,161
08/28/2025 (sold)	APT PH1A	3 / 3.5	2,446 Sq ft	\$7,450,000	\$3,046



WILLIAMSBURG

NEIGHBORHOOD ANALYSIS

CONTRACTS

Sales Contract Activity in Williamsburg / Q2 2025

25

NEW DEV

-34.2% Quarter-over-Quarter
47.1% Year-over-Year

41

CONDO

7.9% Quarter-over-Quarter
0 Year-over-Year

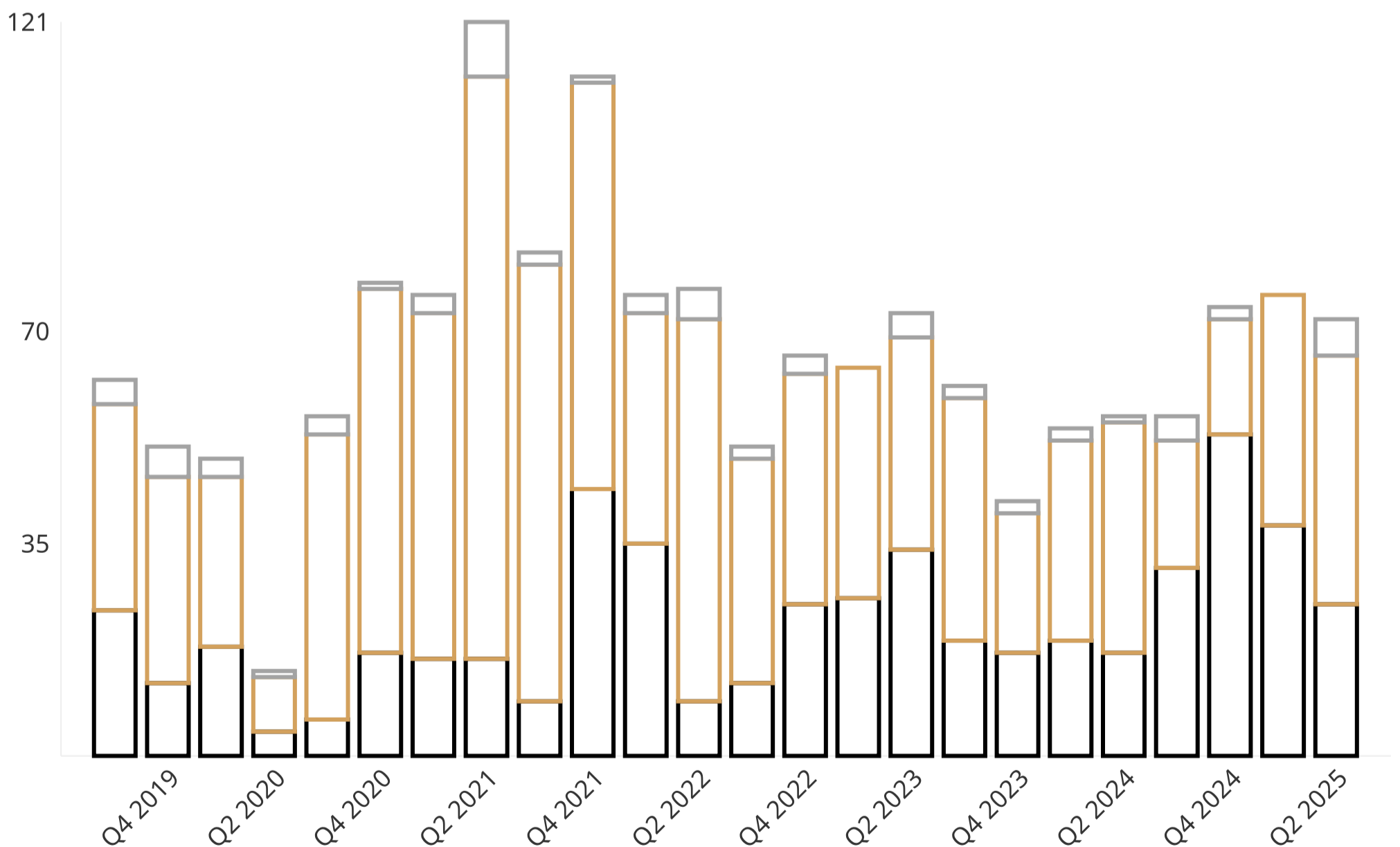
6

CO-OP

--% Quarter-over-Quarter
500% Year-over-Year

In the current period, Williamsburg had 78 contracts totaling \$141.75M, across 44 buildings. New development contracts numbered 25, showing ongoing construction activity. Resale condo contracts totaled 41, indicating sustained resale engagement, while resale co-op contracts remained limited at 6. Compared to the

prior period, which had 59 contracts totaling \$108.48M across fewer buildings, there is notable growth in both total contract count and dollar volume, especially within new development projects. This demonstrates a thriving market with increasing transaction activity across property types in Williamsburg.





WILLIAMSBURG

NEIGHBORHOOD ANALYSIS

PRICE

Average Sold Price / SF in Williamsburg / Q2 2025

\$1,726

NEW DEV

11.6% Quarter-over-Quarter
5.4% Year-over-Year

\$1,347

CONDO

-1% Quarter-over-Quarter
-9.7% Year-over-Year

\$1,301

CO-OP

91.3% Quarter-over-Quarter
101.1% Year-over-Year

In the current period, the average PPSF for condos is approximately \$1,330, with the last reported period PPSF reaching around \$1,330, closely matching the building's average asking PPSF of about \$1,358 and sold PPSF of roughly \$1,330. For new development units, the PPSF trend has increased significantly,

with the latest median PPSF near \$1,620, well above the building's median PPSF of approximately \$1,697. The condo PPSF remains stable across periods, aligning with the building's asking prices, indicating the market sustains its value for similar property types in Williamsburg.

