



COMPASS

Brooklyn Luxury Report

April 28 - May 4, 2025, Residential Contracts \$2M+

Photo: [535 1st Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 9 condos, 2 co-ops, and 5 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$2,861,438

Average Asking Price

\$2,472,500

Median Asking Price

\$1,420

Average PPSF

1%

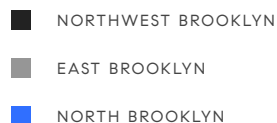
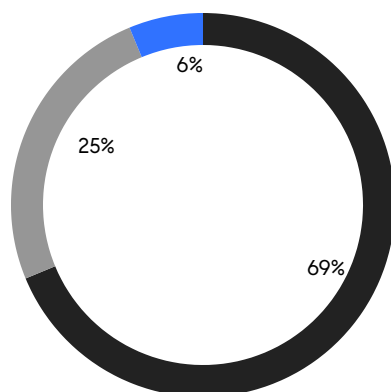
Average Discount

\$45,783,000

Total Volume

52

Average Days On Market

**9**

Condo Deal(s)

2

Co-op Deal(s)

5

Townhouse Deal(s)

\$3,065,889

Average Asking Price

\$2,275,000

Average Asking Price

\$2,728,000

Average Asking Price

\$2,500,000

Median Asking Price

\$2,275,000

Median Asking Price

\$2,350,000

Median Asking Price

\$1,626

Average PPSF

\$953

Average PPSF

1,875

Average SqFt

3,066

Average SqFt

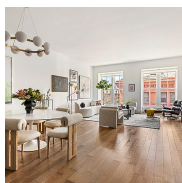


1 John St, Unit 6B

Dumbo

Contact Signed

Type	Condo	Price	\$5,650,000	Sq. Ft.	2,493	Beds	3
DOM	115	Initial	\$5,650,000	PPSF	\$2,267	Baths	3.5

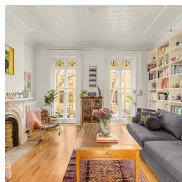


138 Pierrepont St, Unit 5I

Brooklyn Heights

Contact Signed

Type	Condo	Price	\$3,999,000	Sq. Ft.	2,507	Beds	4
DOM	7	Initial	\$3,999,000	PPSF	\$1,596	Baths	3.5

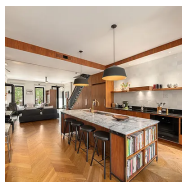


240 Dean St

Boerum Hill

Contact Signed

Type	Townhouse	Price	\$3,400,000	Sq. Ft.	2,600	Beds	4
DOM	48	Initial	\$3,400,000	PPSF	\$1,308	Baths	2.5

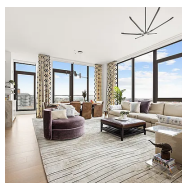


435 Putnam Ave

Bedford Stuyvesant

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Type	Townhouse	Price	\$3,400,000	Sq. Ft.	4,056	Beds	6
DOM	17	Initial	\$3,400,000	PPSF	\$839	Baths	3.5

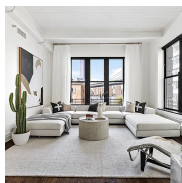


251 1st St, Unit PH11A

Park Slope

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Type	Condo	Price	\$3,200,000	Sq. Ft.	1,765	Beds	4
DOM	42	Initial	\$3,200,000	PPSF	\$1,814	Baths	3



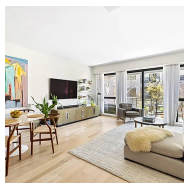
30 Main St, Unit 5B

Dumbo

Contact Signed

Type	Condo	Price	\$2,900,000	Sq. Ft.	1,887	Beds	3
DOM	22	Initial	\$2,900,000	PPSF	\$1,537	Baths	2

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47 Dean St, Unit 3B

Boerum Hill

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Type	Condo	Price	\$2,500,000	Sq. Ft.	1,328	Beds	3
DOM	19	Initial	\$2,500,000	PPSF	\$1,883	Baths	2

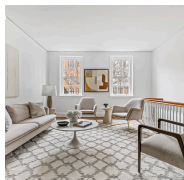


352 6th Ave, Unit 1

Park Slope

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Type	Condop	Price	\$2,495,000	Sq. Ft.	1,904	Beds	3
DOM	17	Initial	\$2,495,000	PPSF	\$1,311	Baths	2.5

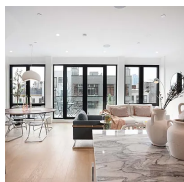


184 Columbia Heights, Unit 2B/3B

Brooklyn Heights

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Type	Coop	Price	\$2,450,000	Sq. Ft.	1,680	Beds	5
DOM	36	Initial	\$2,450,000	PPSF	\$1,459	Baths	2

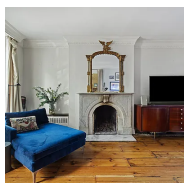


130 Huron St, Unit 4

Greenpoint

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Type	Condo	Price	\$2,354,000	Sq. Ft.	1,399	Beds	3
DOM	-	Initial	\$2,354,000	PPSF	\$1,683	Baths	3

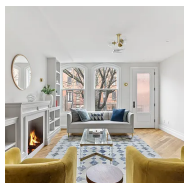


119 Saint Felix St

Fort Greene

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Type	Townhouse	Price	\$2,350,000	Sq. Ft.	2,657	Beds	4
DOM	27	Initial	\$2,350,000	PPSF	\$885	Baths	3.5



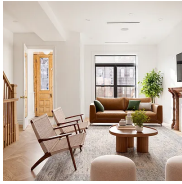
22 Jefferson Ave, Unit 1

Bedford Stuyvesant

Contact Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	1,997	Beds	3
DOM	53	Initial	\$2,495,000	PPSF	\$1,150	Baths	3.5

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755 Macon St

Bedford Stuyvesant

Contact Signed

Type	Townhouse	Price	\$2,295,000	Sq. Ft.	2,950	Beds	4
DOM	89	Initial	\$2,295,000	PPSF	\$778	Baths	3



6 Garfield Place, Unit 207

Park Slope

Contact Signed

Type	Condo	Price	\$2,200,000	Sq. Ft.	1,589	Beds	2
DOM	31	Initial	\$2,200,000	PPSF	\$1,385	Baths	2.5



224 Bainbridge St

Bedford Stuyvesant

Contact Signed

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	-	Beds	4
DOM	228	Initial	\$2,495,000	PPSF	-	Baths	4



193 Sterling Place, Unit 2

Prospect Heights

Contact Signed

Type	Coop	Price	\$2,100,000	Sq. Ft.	1,500	Beds	3
DOM	23	Initial	\$2,100,000	PPSF	\$1,400	Baths	1

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