



COMPASS

# Brooklyn Luxury Report

May 12 - 18, 2025, Residential Contracts \$2M+

Photo: [535 1st Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 6 condos, 4 co-ops, and 12 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$3,074,091**

Average Asking Price

**\$2,895,000**

Median Asking Price

**\$1,276**

Average PPSF

**0%**

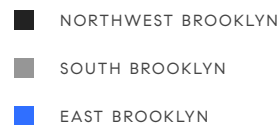
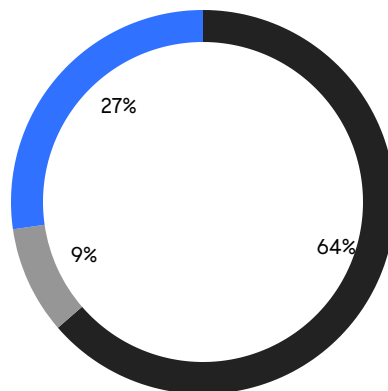
Average Discount

**\$67,630,000**

Total Volume

**55**

Average Days On Market

**6**

Condo Deal(s)

**4**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$2,523,334**

Average Asking Price

**\$2,471,250**

Average Asking Price

**\$3,550,417**

Average Asking Price

**\$2,547,500**

Median Asking Price

**\$2,442,500**

Median Asking Price

**\$3,275,000**

Median Asking Price

**\$1,402**

Average PPSF

**\$1,146**

Average PPSF

**1,951**

Average SqFt

**3,234**

Average SqFt



### 59 Cheever Place

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$6,850,000	Sq. Ft.	3,360	Beds	5
DOM	58	Initial	\$7,250,000	PPSF	\$2,039	Baths	5



### 417 6th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,850,000	Sq. Ft.	3,672	Beds	6
DOM	20	Initial	\$4,850,000	PPSF	\$1,321	Baths	3

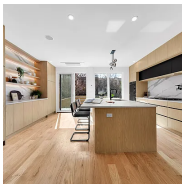


### 422 4th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,950,000	Sq. Ft.	3,300	Beds	5
DOM	26	Initial	\$3,950,000	PPSF	\$1,197	Baths	3

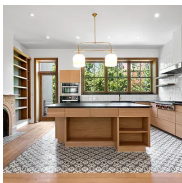


### 290 19th St

Greenwood

Contract Signed

Type	Townhouse	Price	\$3,795,000	Sq. Ft.	4,000	Beds	5
DOM	-	Initial	-	PPSF	\$949	Baths	5.5



### 87 Monroe St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,375,000	Sq. Ft.	2,540	Beds	3
DOM	34	Initial	\$3,375,000	PPSF	\$1,329	Baths	3



### 357 Clinton St

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$3,350,000	Sq. Ft.	2,912	Beds	5
DOM	23	Initial	\$3,350,000	PPSF	\$1,151	Baths	3

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### 249 Saint James Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	2,544	Beds	4
DOM	29	Initial	\$3,200,000	PPSF	\$1,258	Baths	4

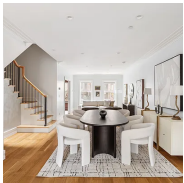


### 338 2nd St, Unit 3E

Park Slope

Contract Signed

Type	Condo	Price	\$3,000,000	Sq. Ft.	1,678	Beds	3
DOM	70	Initial	\$3,000,000	PPSF	\$1,788	Baths	2



### 120 Bainbridge St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	-	Beds	6
DOM	142	Initial	\$2,995,000	PPSF	-	Baths	5

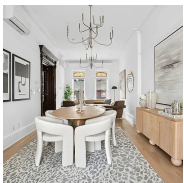


### 301 Rugby Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,950,000	Sq. Ft.	4,100	Beds	6
DOM	13	Initial	\$2,950,000	PPSF	\$720	Baths	3.5

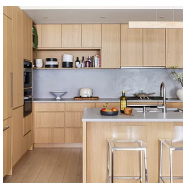


### 101 Macon St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,895,000	Sq. Ft.	-	Beds	6
DOM	90	Initial	\$2,895,000	PPSF	-	Baths	3



### 110 1st Place, Unit 1

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,895,000	Sq. Ft.	2,812	Beds	2
DOM	47	Initial	\$2,895,000	PPSF	\$1,030	Baths	2.5

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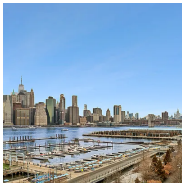


### 261 Garfield Place, Unit 3

Park Slope

Contract Signed

Type	Coop	Price	\$2,750,000	Sq. Ft.	-	Beds	4
DOM	12	Initial	\$2,750,000	PPSF	-	Baths	2



### 360 Furman St, Unit 628

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,523	Beds	2
DOM	42	Initial	\$2,595,000	PPSF	\$1,704	Baths	2



### 524 Halsey St, Unit TH2

Bedford Stuyvesant

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	2,871	Beds	3
DOM	69	Initial	\$2,500,000	PPSF	\$871	Baths	2

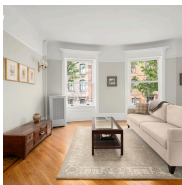


### 420 12th St, Unit J4L

Park Slope

Contract Signed

Type	Coop	Price	\$2,495,000	Sq. Ft.	1,480	Beds	3
DOM	21	Initial	\$2,495,000	PPSF	\$1,686	Baths	2

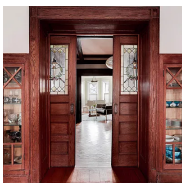


### 25 Garden Place, Unit 2

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,390,000	Sq. Ft.	-	Beds	3
DOM	158	Initial	\$2,450,000	PPSF	-	Baths	1



### 261 Fenimore St

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	3,024	Beds	4
DOM	42	Initial	\$2,300,000	PPSF	\$761	Baths	2

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### 222 Clinton St, Unit PH

Cobble Hill

Contract Signed

Type	Coop	Price	\$2,250,000	Sq. Ft.	1,600	Beds	3
DOM	15	Initial	\$2,250,000	PPSF	\$1,407	Baths	3

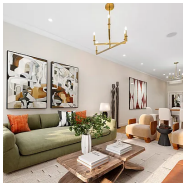


### 1 Main St, Unit 2L

Dumbo

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,655	Beds	1
DOM	52	Initial	\$2,150,000	PPSF	\$1,300	Baths	2

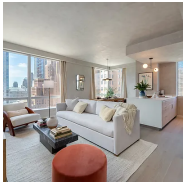


### 933 Greene Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,095,000	Sq. Ft.	2,880	Beds	5
DOM	55	Initial	\$2,095,000	PPSF	\$728	Baths	4.5



### 1 City Point, Unit 16A

Downtown Brooklyn

Contract Signed

Type	Condop	Price	\$2,000,000	Sq. Ft.	1,166	Beds	2
DOM	122	Initial	\$2,000,000	PPSF	\$1,716	Baths	2

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