



COMPASS

# Brooklyn Luxury Report

June 02 - 08, 2025, Residential Contracts \$2M+

Photo: 51 Jay Street, Unit PHE



The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 23 contracts signed this week, made up of 9 condos, and 14 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

**\$3,087,174**

Average Asking Price

**\$2,525,000**

Median Asking Price

**\$1,459**

Average PPSF

**0%**

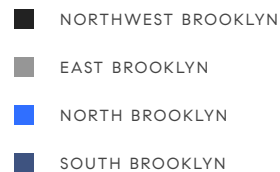
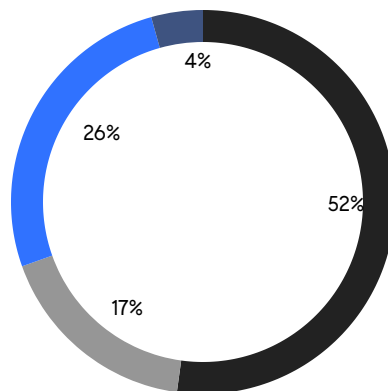
Average Discount

**\$71,005,000**

Total Volume

**72**

Average Days On Market

**9**

Condo Deal(s)

**0**

Co-op Deal(s)

**14**

Townhouse Deal(s)

**\$2,554,445**

Average Asking Price

**\$0**

Average Asking Price

**\$3,429,643**

Average Asking Price

**\$2,480,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,895,000**

Median Asking Price

**\$1,757**

Average PPSF

**\$1,191**

Average PPSF

**1,470**

Average SqFt

**2,917**

Average SqFt



### 101 Park Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,995,000	Sq. Ft.	-	Beds	5
DOM	20	Initial	\$6,995,000	PPSF	-	Baths	4

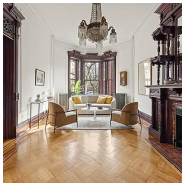


### 162 Dean St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	3,915	Beds	5
DOM	22	Initial	\$4,995,000	PPSF	\$1,276	Baths	3



### 785 Carroll St

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	-	Beds	6
DOM	66	Initial	\$4,995,000	PPSF	-	Baths	3



### 269 Cumberland St

Fort Greene

Contract Signed

Type	Townhouse	Price	\$4,500,000	Sq. Ft.	3,344	Beds	4
DOM	35	Initial	\$4,500,000	PPSF	\$1,346	Baths	2.5

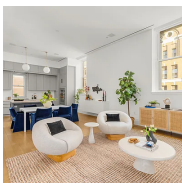


### 46 Clifton Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,800,000	Sq. Ft.	3,800	Beds	5
DOM	109	Initial	\$3,900,000	PPSF	\$1,000	Baths	3.5



### 100 Amity St, Unit 3A

Cobble Hill

Contract Signed

Type	Condo	Price	\$3,350,000	Sq. Ft.	2,209	Beds	3
DOM	146	Initial	\$3,495,000	PPSF	\$1,517	Baths	3

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### 114 Fort Greene Place

Fort Greene

Contract Signed

Type	Townhouse	Price	\$3,300,000	Sq. Ft.	3,528	Beds	7
DOM	23	Initial	\$3,300,000	PPSF	\$936	Baths	3



### 112 Nevins St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	1,000	Beds	2
DOM	35	Initial	\$2,995,000	PPSF	\$2,995	Baths	2



### 180 Front St, Unit 2L

Dumbo

Contract Signed

Type	Condo	Price	\$2,900,000	Sq. Ft.	1,630	Beds	3
DOM	-	Initial	-	PPSF	\$1,779	Baths	3

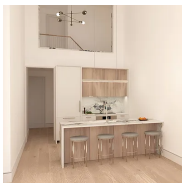


### 34 Midwood St

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,795,000	Sq. Ft.	3,020	Beds	4
DOM	32	Initial	\$2,795,000	PPSF	\$926	Baths	2

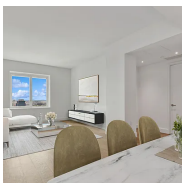


### 269 Eckford St, Unit 1B

Greenpoint

Contract Signed

Type	Condo	Price	\$2,650,000	Sq. Ft.	1,394	Beds	2
DOM	3	Initial	\$2,650,000	PPSF	\$1,902	Baths	2



### 10 Nevins St, Unit 26I

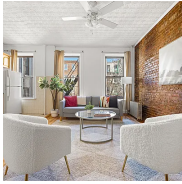
Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,525,000	Sq. Ft.	1,582	Beds	3
DOM	-	Initial	\$2,525,000	PPSF	\$1,597	Baths	2

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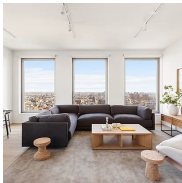


### 411 12th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	-	Beds	5
DOM	77	Initial	\$2,500,000	PPSF	-	Baths	3



### 8 South 4th St, Unit 25D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,480,000	Sq. Ft.	1,303	Beds	2
DOM	2	Initial	\$2,480,000	PPSF	\$1,904	Baths	2

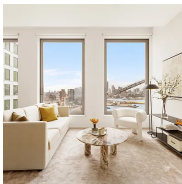


### 8 South 4th St, Unit 24D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,460,000	Sq. Ft.	1,303	Beds	2
DOM	366	Initial	\$2,460,000	PPSF	\$1,888	Baths	2



### 8 South 4th St, Unit 6C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,400,000	Sq. Ft.	1,316	Beds	2
DOM	1	Initial	\$2,400,000	PPSF	\$1,824	Baths	2

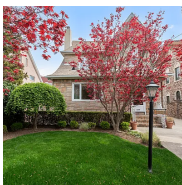


### 254 Lefferts Ave

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	3,195	Beds	4
DOM	334	Initial	\$2,295,000	PPSF	\$750	Baths	3



### 1209 82nd St

Dyker Heights

Contract Signed

Type	Townhouse	Price	\$2,295,000	Sq. Ft.	2,230	Beds	4
DOM	32	Initial	\$2,295,000	PPSF	\$1,030	Baths	2

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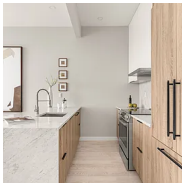


### 237 8th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	-	Beds	3
DOM	26	Initial	\$2,250,000	PPSF	-	Baths	2.5



### 419 Manhattan Ave, Unit 4

Williamsburg

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,243	Beds	3
DOM	-	Initial	\$2,150,000	PPSF	\$1,730	Baths	2



### 696 Lexington Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	2,705	Beds	4
DOM	31	Initial	\$2,100,000	PPSF	\$777	Baths	3.5

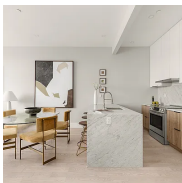


### 773 Macon St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	2,430	Beds	4
DOM	74	Initial	\$2,200,000	PPSF	\$865	Baths	3.5



### 419 Manhattan Ave, Unit 3

Williamsburg

Contract Signed

Type	Condo	Price	\$2,075,000	Sq. Ft.	1,243	Beds	3
DOM	1	Initial	\$2,175,000	PPSF	\$1,670	Baths	2

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