



COMPASS

Brooklyn Luxury Report

June 09 - 15, 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 28 contracts signed this week, made up of 6 condos, 2 co-ops, and 20 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$3,185,072

Average Asking Price

\$2,712,000

Median Asking Price

\$1,335

Average PPSF

1%

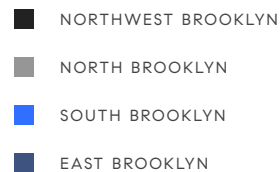
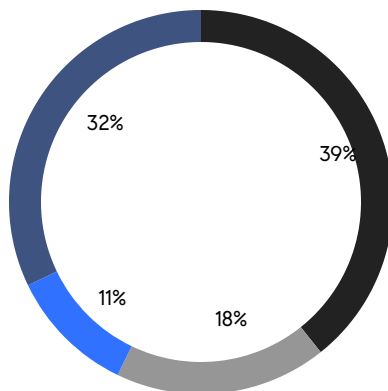
Average Discount

\$89,182,000

Total Volume

75

Average Days On Market

**6**

Condo Deal(s)

2

Co-op Deal(s)

20

Townhouse Deal(s)

\$2,735,834

Average Asking Price

\$2,512,500

Average Asking Price

\$3,387,100

Average Asking Price

\$2,575,000

Median Asking Price

\$2,512,500

Median Asking Price

\$2,747,000

Median Asking Price

\$1,617

Average PPSF

\$1,246

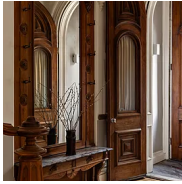
Average PPSF

1,749

Average SqFt

3,063

Average SqFt



177 Prospect Place

Prospect Heights

Contract Signed

Type	Townhouse	Price	\$6,500,000	Sq. Ft.	3,788	Beds	4
DOM	32	Initial	\$6,500,000	PPSF	\$1,716	Baths	3.5

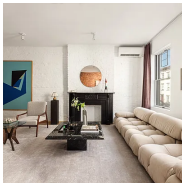


45 Park Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,500,000	Sq. Ft.	3,628	Beds	4
DOM	13	Initial	\$6,500,000	PPSF	\$1,792	Baths	3



96 South 2nd St

Williamsburg

Contract Signed

Type	Townhouse	Price	\$5,775,000	Sq. Ft.	3,800	Beds	4
DOM	85	Initial	\$5,775,000	PPSF	\$1,520	Baths	3

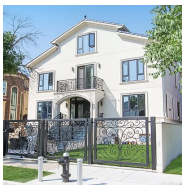


511 8th Ave

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,000,000	Sq. Ft.	-	Beds	12
DOM	45	Initial	\$5,000,000	PPSF	-	Baths	4

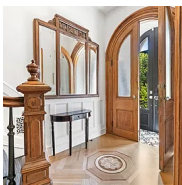


4180 Ocean Ave

Manhattan Beach

Contract Signed

Type	Townhouse	Price	\$3,685,000	Sq. Ft.	7,000	Beds	8
DOM	206	Initial	\$3,888,999	PPSF	\$527	Baths	5



431 Greene Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,650,000	Sq. Ft.	3,360	Beds	7
DOM	28	Initial	\$3,650,000	PPSF	\$1,087	Baths	4.5

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18 Orient Ave

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,550,000	Sq. Ft.	3,200	Beds	5
DOM	102	Initial	\$3,550,000	PPSF	\$1,110	Baths	4.5

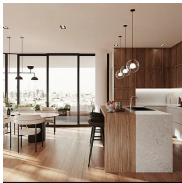


288 7th St, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	2,176	Beds	3
DOM	29	Initial	\$3,500,000	PPSF	\$1,609	Baths	2.5

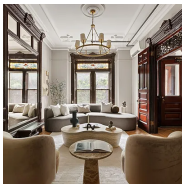


28 Herbert St, Unit PHB

Williamsburg

Contract Signed

Type	Condo	Price	\$3,300,000	Sq. Ft.	1,610	Beds	3
DOM	-	Initial	\$3,300,000	PPSF	\$2,050	Baths	2.5



160 Hancock St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	1,054	Beds	5
DOM	-	Initial	\$2,995,000	PPSF	\$2,842	Baths	6

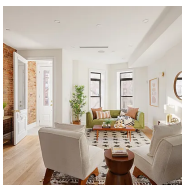


473 10th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,950,000	Sq. Ft.	2,000	Beds	3
DOM	-	Initial	\$2,950,000	PPSF	\$1,475	Baths	2.5



475 Halsey St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,795,000	Sq. Ft.	3,300	Beds	5
DOM	131	Initial	\$2,795,000	PPSF	\$847	Baths	4

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35 Prospect Park West, Unit 6A

Park Slope

Contract Signed

Type	Coop	Price	\$2,750,000	Sq. Ft.	-	Beds	3
DOM	92	Initial	\$2,750,000	PPSF	-	Baths	3

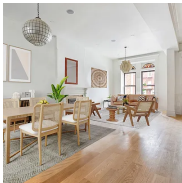


8 South 4th St, Unit 12A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,725,000	Sq. Ft.	1,319	Beds	2
DOM	154	Initial	\$2,705,000	PPSF	\$2,066	Baths	2.5



1412 Pacific St

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,699,000	Sq. Ft.	3,762	Beds	6
DOM	22	Initial	\$2,699,000	PPSF	\$718	Baths	4

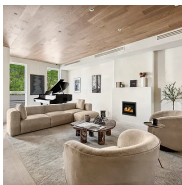


488 7th Ave

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,695,000	Sq. Ft.	2,422	Beds	6
DOM	83	Initial	\$2,850,000	PPSF	\$1,113	Baths	4

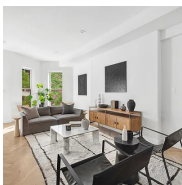


432 Fenimore St

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,600,000	Sq. Ft.	3,134	Beds	4
DOM	53	Initial	\$2,600,000	PPSF	\$830	Baths	3



465A Halsey st

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,599,000	Sq. Ft.	3,136	Beds	5
DOM	99	Initial	\$2,695,000	PPSF	\$829	Baths	4

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1551 East 4th St

Ocean Parkway

Contract Signed

Type	Townhouse	Price	\$2,550,000	Sq. Ft.	1,472	Beds	3
DOM	177	Initial	\$2,650,000	PPSF	\$1,732	Baths	4

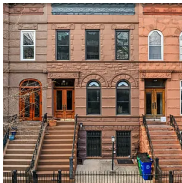


225 Eastern Parkway, Unit 5A

Crown Heights

Contract Signed

Type	Condo	Price	\$2,425,000	Sq. Ft.	2,043	Beds	3
DOM	14	Initial	\$2,425,000	PPSF	\$1,187	Baths	2

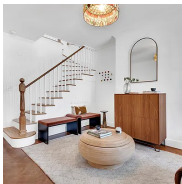


843 Putnam Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,400,000	Sq. Ft.	2,600	Beds	5
DOM	68	Initial	\$2,400,000	PPSF	\$924	Baths	3.5



320 15th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,350,000	Sq. Ft.	976	Beds	3
DOM	86	Initial	\$2,495,000	PPSF	\$2,408	Baths	2



232 Eckford St, Unit TH1

Greenpoint

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	2,038	Beds	2
DOM	-	Initial	\$2,295,000	PPSF	\$1,127	Baths	2



190 Lexington Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,295,000	Sq. Ft.	3,520	Beds	7
DOM	45	Initial	\$2,295,000	PPSF	\$652	Baths	5

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155 Lafayette Ave, Unit 1AB

Fort Greene

Contract Signed

Type	Coop	Price	\$2,275,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	\$2,275,000	PPSF	-	Baths	2

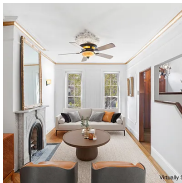


550 Vanderbilt Ave, Unit 1101

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,170,000	Sq. Ft.	1,308	Beds	2
DOM	75	Initial	\$2,250,000	PPSF	\$1,660	Baths	2



457 Warren St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$2,095,000	Sq. Ft.	2,038	Beds	3
DOM	36	Initial	\$2,300,000	PPSF	\$1,028	Baths	2.5



1841 East 21st St

Madison

Contract Signed

Type	Townhouse	Price	\$2,059,000	Sq. Ft.	4,000	Beds	5
DOM	29	Initial	\$2,095,000	PPSF	\$515	Baths	3.5

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