



COMPASS

# Brooklyn Luxury Report

June 16 - 22, 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 22 contracts signed this week, made up of 6 condos, 1 co-op, and 15 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

**\$3,658,727**

Average Asking Price

**\$2,847,000**

Median Asking Price

**\$1,437**

Average PPSF

**2%**

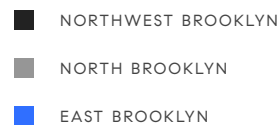
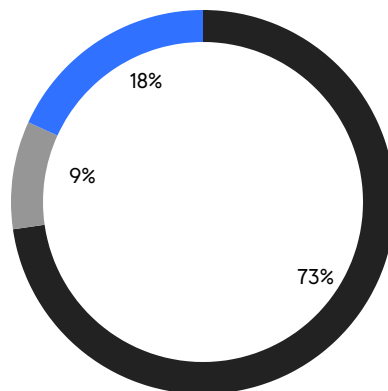
Average Discount

**\$80,491,994**

Total Volume

**59**

Average Days On Market

**6**

Condo Deal(s)

**1**

Co-op Deal(s)

**15**

Townhouse Deal(s)

**\$3,340,000**

Average Asking Price

**\$2,350,000**

Average Asking Price

**\$3,873,467**

Average Asking Price

**\$2,597,500**

Median Asking Price

**\$2,350,000**

Median Asking Price

**\$3,600,000**

Median Asking Price

**\$1,707**

Average PPSF

**\$1,294**

Average PPSF

**1,886**

Average SqFt

**3,160**

Average SqFt



### 51 Tompkins Place

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$11,850,000	Sq. Ft.	5,463	Beds	4
DOM	201	Initial	\$13,895,000	PPSF	\$2,170	Baths	4



### 8 South 4th St, Unit PH1A

Williamsburg

Contract Signed

Type	Condo	Price	\$7,450,000	Sq. Ft.	2,446	Beds	3
DOM	-	Initial	\$7,450,000	PPSF	\$3,046	Baths	3.5



### 201 6th Ave

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,295,000	Sq. Ft.	3,905	Beds	5
DOM	110	Initial	\$5,795,000	PPSF	\$1,356	Baths	4.5



### 181 Waverly Ave

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$4,250,000	Sq. Ft.	3,200	Beds	5
DOM	19	Initial	\$4,250,000	PPSF	\$1,329	Baths	3

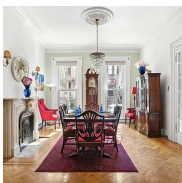


### 390 Pacific St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	-	Beds	6
DOM	20	Initial	\$3,995,000	PPSF	-	Baths	2



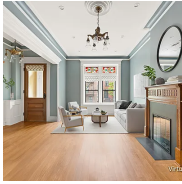
### 68 South Portland Ave

Fort Greene

Contract Signed

Type	Townhouse	Price	\$3,950,000	Sq. Ft.	3,156	Beds	6
DOM	42	Initial	\$3,950,000	PPSF	\$1,252	Baths	3.5

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### 272 Prospect Place

Prospect Heights

Contract Signed

Type	Townhouse	Price	\$3,699,000	Sq. Ft.	2,430	Beds	4
DOM	35	Initial	\$3,699,000	PPSF	\$1,523	Baths	2.5



### 67 Norman Ave

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,675,000	Sq. Ft.	2,800	Beds	4
DOM	14	Initial	\$3,675,000	PPSF	\$1,313	Baths	3

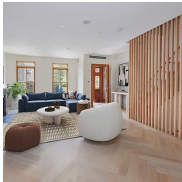


### 47 3rd Place

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,600,000	Sq. Ft.	2,669	Beds	4
DOM	19	Initial	\$3,600,000	PPSF	\$1,349	Baths	2.5



### 413 17th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,999,995	Sq. Ft.	1,596	Beds	5
DOM	11	Initial	\$2,999,995	PPSF	\$1,880	Baths	3.5

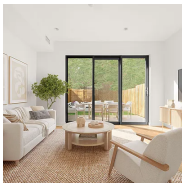


### 319 Prospect Place, Unit 4B

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	2,115	Beds	3
DOM	32	Initial	\$2,995,000	PPSF	\$1,417	Baths	3



### 20 Vanderbilt Ave

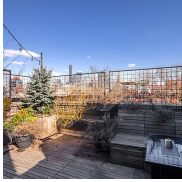
Fort Greene

Contract Signed

Type	Townhouse	Price	\$2,699,000	Sq. Ft.	3,060	Beds	4
DOM	103	Initial	\$2,699,000	PPSF	\$883	Baths	2

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### 708A Degraw St, Unit PH

Park Slope

Contract Signed

Type	Condo	Price	\$2,695,000	Sq. Ft.	1,659	Beds	4
DOM	99	Initial	\$2,795,000	PPSF	\$1,625	Baths	2.5



### 350 6th Ave

Park Slope

Contract Signed

Type	House	Price	\$2,695,000	Sq. Ft.	1,794	Beds	2
DOM	-	Initial	\$2,695,000	PPSF	\$1,503	Baths	2.5

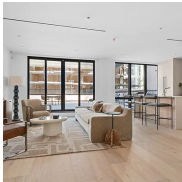


### 75 Bainbridge St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	5,596	Beds	7
DOM	44	Initial	\$2,500,000	PPSF	\$447	Baths	5

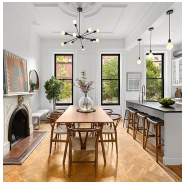


### 1025 Pacific St, Unit 2A

Crown Heights

Contract Signed

Type	Condo	Price	\$2,499,999	Sq. Ft.	1,706	Beds	3
DOM	80	Initial	\$2,649,000	PPSF	\$1,466	Baths	3

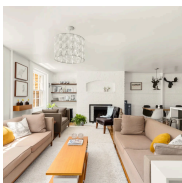


### 292 Putnam Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	2,972	Beds	4
DOM	45	Initial	\$2,495,000	PPSF	\$840	Baths	3



### 320 State St, Unit 1

Boerum Hill

Contract Signed

Type	Coop	Price	\$2,350,000	Sq. Ft.	1,400	Beds	2
DOM	45	Initial	\$2,350,000	PPSF	\$1,679	Baths	2

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### 726 Macon St Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,350,000	Sq. Ft.	2,430	Beds	3
DOM	14	Initial	\$2,350,000	PPSF	\$968	Baths	3.5



### 11 Hoyt St, Unit 22J Downtown Brooklyn

Contract Signed

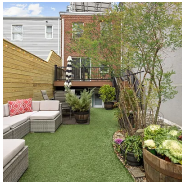
Type	Condo	Price	\$2,250,000	Sq. Ft.	1,409	Beds	3
DOM	23	Initial	\$2,250,000	PPSF	\$1,597	Baths	2



### 402 Pacific St, Unit 1 Boerum Hill

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,977	Beds	3
DOM	59	Initial	\$2,250,000	PPSF	\$1,088	Baths	2



### 310A 22nd St Greenwood Heights

Contract Signed

Type	Townhouse	Price	\$2,049,000	Sq. Ft.	-	Beds	3
DOM	149	Initial	\$2,300,000	PPSF	-	Baths	3.5

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