



COMPASS

# Brooklyn Luxury Report

June 23 - 29, 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, 2 co-ops, and 12 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$3,584,305**

Average Asking Price

**\$2,660,000**

Median Asking Price

**\$1,410**

Average PPSF

**0%**

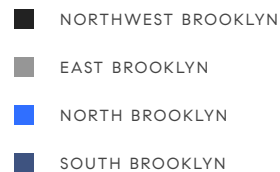
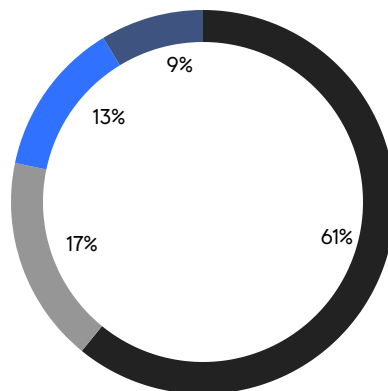
Average Discount

**\$82,438,999**

Total Volume

**94**

Average Days On Market

**9**

Condo Deal(s)

**2**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$3,067,778**

Average Asking Price

**\$3,972,500**

Average Asking Price

**\$3,907,000**

Average Asking Price

**\$2,625,000**

Median Asking Price

**\$3,972,500**

Median Asking Price

**\$3,047,500**

Median Asking Price

**\$1,692**

Average PPSF

**\$1,161**

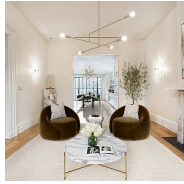
Average PPSF

**1,870**

Average SqFt

**3,344**

Average SqFt

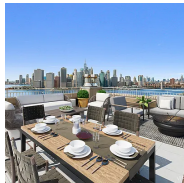


### 192 Warren St

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$8,750,000	Sq. Ft.	4,136	Beds	5
DOM	62	Initial	\$8,750,000	PPSF	\$2,116	Baths	3.5

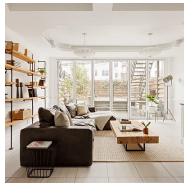


### 360 Furman St, Unit PH1401

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$7,250,000	Sq. Ft.	4,638	Beds	4
DOM	-	Initial	\$7,250,000	PPSF	\$1,564	Baths	3.5



### 451 Degraw St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,999,999	Sq. Ft.	3,800	Beds	4
DOM	99	Initial	\$5,250,000	PPSF	\$1,316	Baths	3



### 302 State St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,999,000	Sq. Ft.	4,750	Beds	7
DOM	90	Initial	\$5,400,000	PPSF	\$1,053	Baths	3.5



### 60 South Elliott Pl

Fort Greene

Contract Signed

Type	Townhouse	Price	\$4,950,000	Sq. Ft.	4,967	Beds	6
DOM	110	Initial	\$4,950,000	PPSF	\$997	Baths	4.5



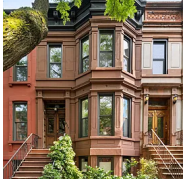
### 69 Pierrepont St, Unit 51/52

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$4,950,000	Sq. Ft.	2,675	Beds	4
DOM	-	Initial	\$4,950,000	PPSF	\$1,851	Baths	2

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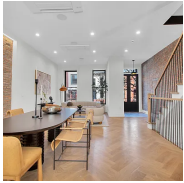


### 407 2nd St

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,795,000	Sq. Ft.	3,000	Beds	5
DOM	11	Initial	\$4,795,000	PPSF	\$1,599	Baths	4.5



### 410 Monroe St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,495,000	Sq. Ft.	4,100	Beds	7
DOM	89	Initial	\$3,495,000	PPSF	\$853	Baths	4

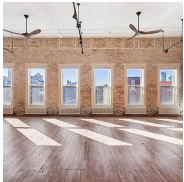


### 323 Bergen St, Unit 207W

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,000,000	Sq. Ft.	1,561	Beds	3
DOM	291	Initial	\$2,950,000	PPSF	\$1,922	Baths	2.5



### 705 Driggs Ave, Unit 13

Williamsburg

Contract Signed

Type	Coop	Price	\$2,995,000	Sq. Ft.	-	Beds	1
DOM	79	Initial	\$2,995,000	PPSF	-	Baths	1

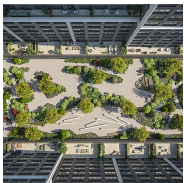


### 78 1st Place, Unit 5

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,416	Beds	3
DOM	60	Initial	\$2,750,000	PPSF	\$1,943	Baths	2



### 115 York St, Unit 10L

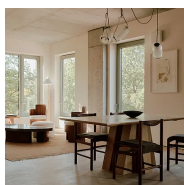
Dumbo

Contract Signed

Type	Condo	Price	\$2,660,000	Sq. Ft.	1,636	Beds	3
DOM	78	Initial	\$2,660,000	PPSF	\$1,626	Baths	3

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### 144 Vanderbilt Ave, Unit 6B

Fort Greene

Contract Signed

Type	Condo	Price	\$2,625,000	Sq. Ft.	1,370	Beds	3
DOM	149	Initial	\$2,625,000	PPSF	\$1,917	Baths	2

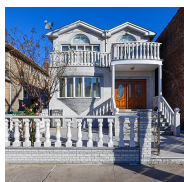


### 346 Halsey St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,600,000	Sq. Ft.	2,680	Beds	5
DOM	46	Initial	\$2,600,000	PPSF	\$971	Baths	3

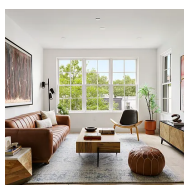


### 1971 Bay Ridge Parkway

Bensonhurst

Contract Signed

Type	Townhouse	Price	\$2,600,000	Sq. Ft.	3,076	Beds	8
DOM	142	Initial	\$2,600,000	PPSF	\$846	Baths	4.5

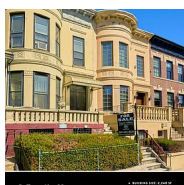


### 185 Ainslie St, Unit 1

Williamsburg

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	2,169	Beds	2
DOM	27	Initial	\$2,550,000	PPSF	\$1,176	Baths	2.5

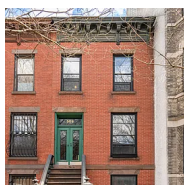


### 1375 Carroll St

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,550,000	Sq. Ft.	2,420	Beds	6
DOM	87	Initial	\$2,600,000	PPSF	\$1,054	Baths	3



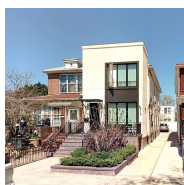
### 509 6th Ave

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	1,890	Beds	4
DOM	65	Initial	\$2,500,000	PPSF	\$1,323	Baths	1

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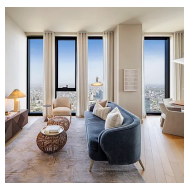


### 2117 61st St

Bensonhurst

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	3,100	Beds	6
DOM	61	Initial	\$2,600,000	PPSF	\$773	Baths	3

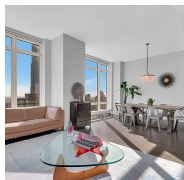


### 85 Fleet St, Unit 73A

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,238	Beds	2
DOM	4	Initial	\$2,350,000	PPSF	\$1,899	Baths	2

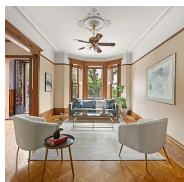


### 388 Bridge St, Unit PH50D

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,300,000	Sq. Ft.	1,513	Beds	3
DOM	109	Initial	\$2,300,000	PPSF	\$1,521	Baths	2

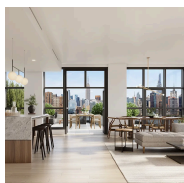


### 162 Maple St

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	2,200	Beds	3
DOM	29	Initial	\$2,250,000	PPSF	\$1,023	Baths	1.5



### 29 Huron St, Unit 3FE

Greenpoint

Contract Signed

Type	Condo	Price	\$2,125,000	Sq. Ft.	1,283	Beds	2
DOM	283	Initial	\$2,125,000	PPSF	\$1,657	Baths	2

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