



COMPASS

Brooklyn Luxury Report

June 30 - July 06, 2025, Residential Contracts \$2M+

Photo: 533 Pacific St, Unit TH537

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 5 condos, and 12 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$3,659,000

Average Asking Price

\$2,950,000

Median Asking Price

\$1,188

Average PPSF

2%

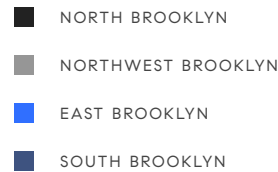
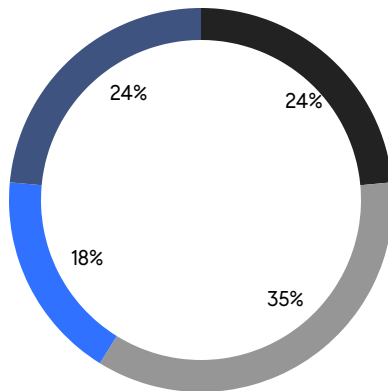
Average Discount

\$62,203,000

Total Volume

100

Average Days On Market



5

Condo Deal(s)

0

Co-op Deal(s)

12

Townhouse Deal(s)

\$3,031,800

Average Asking Price

\$0

Average Asking Price

\$3,920,334

Average Asking Price

\$3,250,000

Median Asking Price

\$0

Median Asking Price

\$2,922,500

Median Asking Price

\$1,630

Average PPSF

\$1,004

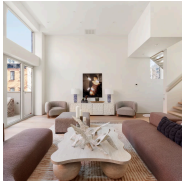
Average PPSF

2,005

Average SqFt

3,964

Average SqFt



276 Berry St

Williamsburg

Contract Signed

| | | | | | | | |
|------|-----------|---------|--------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$10,000,000 | Sq. Ft. | 5,547 | Beds | 6 |
| DOM | 105 | Initial | \$10,000,000 | PPSF | \$1,803 | Baths | 4 |



16 Verandah Place

Cobble Hill

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|-----|
| Type | Townhouse | Price | \$5,885,000 | Sq. Ft. | 3,136 | Beds | 4 |
| DOM | 68 | Initial | \$6,000,000 | PPSF | \$1,877 | Baths | 2.5 |



272 Lafayette Ave

Clinton Hill

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$4,995,000 | Sq. Ft. | 3,600 | Beds | 6 |
| DOM | 29 | Initial | \$4,995,000 | PPSF | \$1,388 | Baths | 5 |

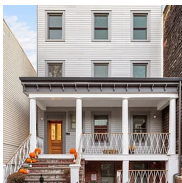


149 Saint Mark's Ave

Prospect Heights

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$4,250,000 | Sq. Ft. | 3,516 | Beds | 5 |
| DOM | 64 | Initial | \$4,250,000 | PPSF | \$1,209 | Baths | 3 |



111 Noble St, Unit 1

Greenpoint

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$3,950,000 | Sq. Ft. | 3,420 | Beds | 3 |
| DOM | 147 | Initial | \$4,500,000 | PPSF | \$1,155 | Baths | 3.5 |



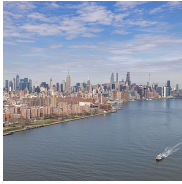
22 4th Place

Carroll Gardens

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$3,599,000 | Sq. Ft. | 3,612 | Beds | 7 |
| DOM | 155 | Initial | \$3,699,000 | PPSF | \$997 | Baths | 4 |

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



8 South 4th St, Unit 37A

Williamsburg

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$3,275,000 | Sq. Ft. | 1,403 | Beds | 2 |
| DOM | 280 | Initial | \$3,275,000 | PPSF | \$2,335 | Baths | 2.5 |



111 Noble St, Unit 2

Greenpoint

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$3,250,000 | Sq. Ft. | 2,333 | Beds | 3 |
| DOM | 120 | Initial | \$3,450,000 | PPSF | \$1,394 | Baths | 3 |

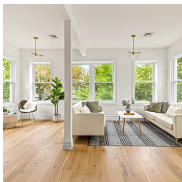


62 Rutland Road

Prospect Lefferts Gardens

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$2,950,000 | Sq. Ft. | 4,000 | Beds | 6 |
| DOM | 56 | Initial | \$3,100,000 | PPSF | \$738 | Baths | 3 |



409 East 4th St

Kensington

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|-----|
| Type | Townhouse | Price | \$2,895,000 | Sq. Ft. | 4,995 | Beds | 8 |
| DOM | 57 | Initial | \$2,975,000 | PPSF | \$580 | Baths | 4.5 |



706 Westminister Road

Flatbush

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$2,600,000 | Sq. Ft. | 5,170 | Beds | 9 |
| DOM | 97 | Initial | \$2,600,000 | PPSF | \$503 | Baths | 6 |



114 4th Place, Unit 4

Carroll Gardens

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,599,000 | Sq. Ft. | 1,450 | Beds | 3 |
| DOM | 88 | Initial | \$2,599,000 | PPSF | \$1,793 | Baths | 2 |

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



1349 Bergen St

Crown Heights

Contract Signed

| | | | | | | | |
|------|------------------|---------|--------------------|---------|--------------|-------|----------|
| Type | Townhouse | Price | \$2,595,000 | Sq. Ft. | 3,804 | Beds | 5 |
| DOM | 49 | Initial | \$2,595,000 | PPSF | \$683 | Baths | 3 |



2024 Avenue L

Midwood

Contract Signed

| | | | | | | | |
|------|------------------|---------|--------------------|---------|--------------|-------|----------|
| Type | Townhouse | Price | \$2,475,000 | Sq. Ft. | 4,483 | Beds | 7 |
| DOM | - | Initial | - | PPSF | \$553 | Baths | 5 |



1050 Sterling Place

Crown Heights

Contract Signed

| | | | | | | | |
|------|------------------|---------|--------------------|---------|--------------|-------|----------|
| Type | Townhouse | Price | \$2,450,000 | Sq. Ft. | 3,200 | Beds | 7 |
| DOM | 36 | Initial | \$2,450,000 | PPSF | \$766 | Baths | 4 |

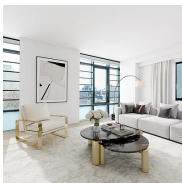


1615 East 5th St

Ocean Parkway

Contract Signed

| | | | | | | | |
|------|------------------|---------|--------------------|---------|--------------|-------|----------|
| Type | Townhouse | Price | \$2,350,000 | Sq. Ft. | 2,500 | Beds | 4 |
| DOM | 148 | Initial | \$2,500,000 | PPSF | \$940 | Baths | 2 |



500 Waverly Ave, Unit 5A

Clinton Hill

Contract Signed

| | | | | | | | |
|------|--------------|---------|--------------------|---------|----------------|-------|----------|
| Type | Condo | Price | \$2,085,000 | Sq. Ft. | 1,419 | Beds | 3 |
| DOM | 97 | Initial | \$2,085,000 | PPSF | \$1,470 | Baths | 2 |

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.