



COMPASS

# Brooklyn Luxury Report

September 01 - 07, 2025, Residential Contracts \$2M+

Photo: [584 Leonard St, Unit PHB](#)



The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 10 condos, and 5 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

\$2,718,800

Average Asking Price

\$2,499,000

Median Asking Price

\$1,436

Average PPSF

1%

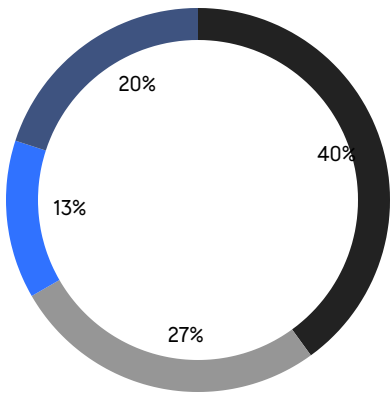
Average Discount

\$40,782,000

Total Volume

90

Average Days On Market



- NORTHWEST BROOKLYN
- EAST BROOKLYN
- SOUTH BROOKLYN
- NORTH BROOKLYN

10

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,541,700

Average Asking Price

\$0

Average Asking Price

\$3,073,000

Average Asking Price

\$2,497,000

Median Asking Price

\$0

Median Asking Price

\$2,850,000

Median Asking Price

\$1,705

Average PPSF

\$896

Average PPSF

1,669

Average SqFt

3,558

Average SqFt



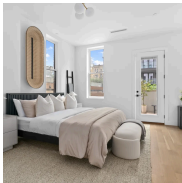


### 130 Fort Greene Place

Fort Greene

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	3,781	Beds	7
DOM	98	Initial	\$5,250,000	PPSF	\$1,322	Baths	4.5



### 205 14th Street, Unit TH

Park Slope

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	3,938	Beds	3
DOM	77	Initial	\$2,995,000	PPSF	\$761	Baths	3

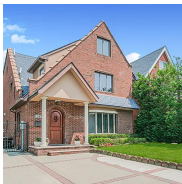


### 384 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,875,000	Sq. Ft.	3,816	Beds	6
DOM	91	Initial	\$2,875,000	PPSF	\$754	Baths	4



### 31 80th Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,850,000	Sq. Ft.	2,650	Beds	3
DOM	28	Initial	\$2,850,000	PPSF	\$1,076	Baths	2



### 323 Clinton Street, Unit 3

Cobble Hill

Contract Signed

Type	Condo	Price	\$2,850,000	Sq. Ft.	1,259	Beds	3
DOM	13	Initial	\$2,850,000	PPSF	\$2,264	Baths	2



### 29 Huron Street, Unit 12CW

Greenpoint

Contract Signed

Type	Condo	Price	\$2,690,000	Sq. Ft.	1,387	Beds	3
DOM	157	Initial	\$2,695,000	PPSF	\$1,940	Baths	2

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### 445 5th Avenue, Unit 5C

Park Slope

Contract Signed

Type	Condo	Price	\$2,688,000	Sq. Ft.	1,536	Beds	3
DOM	-	Initial	\$2,688,000	PPSF	\$1,750	Baths	2



### 390 Manhattan Avenue, Unit GARDEN

Williamsburg

Contract Signed

Type	Condo	Price	\$2,499,000	Sq. Ft.	2,005	Beds	3
DOM	132	Initial	\$2,750,000	PPSF	\$1,247	Baths	2

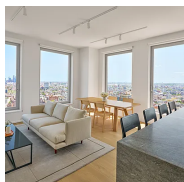


### 228 13th Street, Unit PH2

Park Slope

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,411	Beds	3
DOM	1	Initial	\$2,495,000	PPSF	\$1,769	Baths	2



### 8 South 4th Street, Unit 38D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,455,000	Sq. Ft.	1,175	Beds	2
DOM	10	Initial	\$2,455,000	PPSF	\$2,090	Baths	2

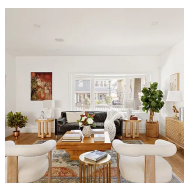


### 228 13th Street, Unit 301

Park Slope

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,552	Beds	3
DOM	149	Initial	\$2,395,000	PPSF	\$1,544	Baths	2



### 728 Westminster Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	4,820	Beds	5
DOM	209	Initial	\$2,495,000	PPSF	\$497	Baths	3

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630 Grand Avenue, Unit 406

Crown Heights

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,042	Beds	3
DOM	126	Initial	\$2,250,000	PPSF	\$2,160	Baths	2.5



764 Marcy Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	2,720	Beds	6
DOM	71	Initial	\$2,250,000	PPSF	\$828	Baths	2.5



630 Grand Avenue, Unit 306

Crown Heights

Contract Signed

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,378	Beds	3
DOM	-	Initial	\$2,100,000	PPSF	\$1,524	Baths	2.5

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