



COMPASS

# Brooklyn Luxury Report

Feb 02 - 08, 2026, Residential Contracts \$2M+

Photo: [50 Bridge Park Drive, Unit 26A](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 27 contracts signed this week, made up of 14 condos, and 13 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

**\$3,491,408**

Average Asking Price

**\$2,750,000**

Median Asking Price

**\$1,412**

Average PPSF

**3%**

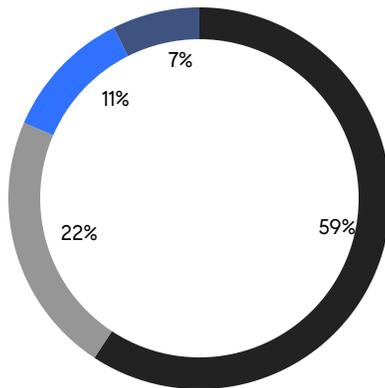
Average Discount

**\$94,268,000**

Total Volume

**111**

Average Days On Market



**14**

Condo Deal(s)

**0**

Co-op Deal(s)

**13**

Townhouse Deal(s)

**\$3,809,215**

Average Asking Price

**\$0**

Average Asking Price

**\$3,149,154**

Average Asking Price

**\$2,795,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,600,000**

Median Asking Price

**\$1,760**

Average PPSF

**\$1,005**

Average PPSF

**1,977**

Average SqFt

**3,189**

Average SqFt



### 30 Front Street, Unit PHB

Contract Signed

Dumbo

Type	Condo	Price	\$17,500,000	Sq. Ft.	4,928	Beds	5
DOM	-	Initial	\$19,500,000	PPSF	\$3,552	Baths	4.5



### 209 Prospect Place

Contract Signed

Prospect Heights

Type	Townhouse	Price	\$6,250,000	Sq. Ft.	4,000	Beds	4
DOM	215	Initial	\$6,950,000	PPSF	\$1,563	Baths	4



### 513 4th Street

Contract Signed

Park Slope

Type	Townhouse	Price	\$5,250,000	Sq. Ft.	4,800	Beds	6
DOM	21	Initial	\$5,250,000	PPSF	\$1,094	Baths	4



### 126 Washington Avenue

Contract Signed

Clinton Hill

Type	Townhouse	Price	\$4,480,000	Sq. Ft.	3,831	Beds	4
DOM	97	Initial	\$4,480,000	PPSF	\$1,170	Baths	4



### 90 Furman Street, Unit N220

Contract Signed

Brooklyn Heights

Type	Condo	Price	\$3,795,000	Sq. Ft.	2,702	Beds	2
DOM	140	Initial	\$3,950,000	PPSF	\$1,405	Baths	2.5



### 416 State Street

Contract Signed

Boerum Hill

Type	Townhouse	Price	\$3,600,000	Sq. Ft.	4,025	Beds	8
DOM	38	Initial	\$3,600,000	PPSF	\$895	Baths	4.5

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### 127 Kent Avenue, Unit 3I

Williamsburg

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,620	Beds	3
DOM	-	Initial	\$3,250,000	PPSF	\$2,007	Baths	3



### 8 South 4th Street, Unit 14E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,105,000	Sq. Ft.	1,623	Beds	3
DOM	-	Initial	\$3,105,000	PPSF	\$1,914	Baths	2.5



### 127 Kent Avenue, Unit 3H

Williamsburg

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,463	Beds	3
DOM	-	Initial	\$2,995,000	PPSF	\$2,048	Baths	2



### 823 Union Street

Park Slope

Contract Signed

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



### 360 Furman Street, Unit 1036

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,950,000	Sq. Ft.	1,709	Beds	3
DOM	-	Initial	\$2,950,000	PPSF	\$1,727	Baths	2



### 665 Degraw Street, Unit GARDEN

Park Slope

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	2,160	Beds	2
DOM	25	Initial	\$2,850,000	PPSF	\$1,294	Baths	2.5

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### 109 Devoe Street, Unit PH

Williamsburg

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	1,498	Beds	3
DOM	-	Initial	\$2,795,000	PPSF	\$1,866	Baths	3.5



### 360 Furman Stret, Unit 1030/1031

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	2,198	Beds	1
DOM	294	Initial	\$2,750,000	PPSF	\$1,252	Baths	2



### 106 Decatur Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,675,000	Sq. Ft.	2,800	Beds	5
DOM	204	Initial	\$2,895,000	PPSF	\$956	Baths	4



### 209 Windsor Place

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,600,000	Sq. Ft.	1,738	Beds	4
DOM	11	Initial	\$2,600,000	PPSF	\$1,496	Baths	2



### 51 Dekoven Court

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	3,500	Beds	5
DOM	116	Initial	\$2,800,000	PPSF	\$715	Baths	3.5



### 383 Carlton Avenue, Unit 4E

Fort Greene

Contract Signed

Type	Condo	Price	\$2,450,000	Sq. Ft.	1,269	Beds	3
DOM	27	Initial	\$2,450,000	PPSF	\$1,931	Baths	2

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### 267 Dover Street

Manhattan Beach

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,399,000</b>	Sq. Ft.	<b>4,300</b>	Beds	<b>3</b>
DOM	-	Initial	<b>\$2,399,000</b>	PPSF	<b>\$558</b>	Baths	<b>5</b>



### 1 Hanson Place, Unit 16B

Fort Greene

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,299,000</b>	Sq. Ft.	<b>1,861</b>	Beds	<b>4</b>
DOM	<b>156</b>	Initial	<b>\$2,500,000</b>	PPSF	<b>\$1,236</b>	Baths	<b>2</b>



### 104 Newel Street, Unit 1

Greenpoint

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,295,000</b>	Sq. Ft.	<b>1,916</b>	Beds	<b>2</b>
DOM	<b>80</b>	Initial	<b>\$2,295,000</b>	PPSF	<b>\$1,198</b>	Baths	<b>2.5</b>



### 1110 Manhattan Avenue, Unit 5

Greenpoint

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,200,000</b>	Sq. Ft.	<b>1,263</b>	Beds	<b>3</b>
DOM	<b>243</b>	Initial	<b>\$2,275,000</b>	PPSF	<b>\$1,742</b>	Baths	<b>2</b>



### 211 Schermerhorn Street, Unit 7D

Downtown Brooklyn

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,150,000</b>	Sq. Ft.	<b>1,468</b>	Beds	<b>3</b>
DOM	<b>14</b>	Initial	<b>\$2,150,000</b>	PPSF	<b>\$1,465</b>	Baths	<b>2</b>



### 568 Park Place

Crown Heights

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,095,000</b>	Sq. Ft.	<b>2,400</b>	Beds	<b>4</b>
DOM	<b>22</b>	Initial	<b>\$2,095,000</b>	PPSF	<b>\$873</b>	Baths	<b>4</b>

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### 129B Degraw Street

Columbia Street Waterfront District

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,095,000</b>	Sq. Ft.	<b>1,900</b>	Beds	<b>3</b>
DOM	<b>7</b>	Initial	<b>\$2,095,000</b>	PPSF	<b>\$1,103</b>	Baths	<b>2</b>



### 319 Prospect Avenue

Park Slope

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,000,000</b>	Sq. Ft.	<b>2,220</b>	Beds	<b>3</b>
DOM	<b>141</b>	Initial	<b>\$2,200,000</b>	PPSF	<b>\$901</b>	Baths	<b>3</b>



### 1206 Union Street

Crown Heights

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,000,000</b>	Sq. Ft.	<b>2,750</b>	Beds	<b>4</b>
DOM	<b>255</b>	Initial	<b>\$2,500,000</b>	PPSF	<b>\$728</b>	Baths	<b>3</b>

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