



COMPASS

Brooklyn Luxury Report

Feb 09 - 15, 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 22 contracts signed this week, made up of 14 condos, 1 co-op, and 7 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$3,013,909

Average Asking Price

\$2,587,000

Median Asking Price

\$1,445

Average PPSF

0%

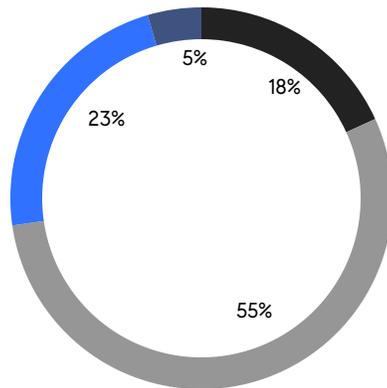
Average Discount

\$66,305,994

Total Volume

103

Average Days On Market



14

Condo Deal(s)

1

Co-op Deal(s)

7

Townhouse Deal(s)

\$3,318,715

Average Asking Price

\$2,499,000

Average Asking Price

\$2,477,857

Average Asking Price

\$2,650,000

Median Asking Price

\$2,499,000

Median Asking Price

\$2,350,000

Median Asking Price

\$1,707

Average PPSF

\$836

Average PPSF

1,995

Average SqFt

3,185

Average SqFt



8 South 4th Street, Unit PH3A

Williamsburg

Contract Signed

Type	Condo	Price	\$7,000,000	Sq. Ft.	2,113	Beds	3
DOM	-	Initial	\$7,000,000	PPSF	\$3,313	Baths	3



185 Plymouth Street, Unit 2S

Dumbo

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	3,416	Beds	4
DOM	89	Initial	\$5,495,000	PPSF	\$1,609	Baths	3.5



1 John Street, Unit 9D

Dumbo

Contract Signed

Type	Condo	Price	\$3,699,999	Sq. Ft.	2,400	Beds	3
DOM	26	Initial	\$3,699,999	PPSF	\$1,542	Baths	3.5



96 King Street, Unit 3

Red Hook

Contract Signed

Type	Condo	Price	\$3,495,000	Sq. Ft.	2,575	Beds	5
DOM	253	Initial	\$3,650,000	PPSF	\$1,358	Baths	3.5



144 Vanderbilt Avenue, Unit 4D

Fort Greene

Contract Signed

Type	Condo	Price	\$3,495,000	Sq. Ft.	1,896	Beds	3
DOM	178	Initial	\$3,495,000	PPSF	\$1,844	Baths	3



36 Rutland Road

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$3,295,000	Sq. Ft.	4,176	Beds	5
DOM	141	Initial	\$3,295,000	PPSF	\$790	Baths	4.5

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 Street, Unit 41C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,170,000	Sq. Ft.	1,743	Beds	3
DOM	-	Initial	\$3,170,000	PPSF	\$1,819	Baths	3.5



75 2nd Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$2,900,000	Sq. Ft.	2,200	Beds	4
DOM	39	Initial	\$2,900,000	PPSF	\$1,319	Baths	3



11 Sterling Place, Unit 1A

Park Slope

Contract Signed

Type	Condo	Price	\$2,700,000	Sq. Ft.	2,062	Beds	4
DOM	118	Initial	\$2,700,000	PPSF	\$1,310	Baths	2



480 Kent Avenue, Unit 14B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,600,000	Sq. Ft.	1,019	Beds	2
DOM	56	Initial	\$2,600,000	PPSF	\$2,552	Baths	2



110 Luquer Street, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,599,000	Sq. Ft.	1,575	Beds	4
DOM	135	Initial	\$2,699,000	PPSF	\$1,651	Baths	3



379 12th Street, Unit 1B

Park Slope

Contract Signed

Type	Condo	Price	\$2,575,000	Sq. Ft.	2,015	Beds	2
DOM	85	Initial	\$2,575,000	PPSF	\$1,278	Baths	2

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8 South 4th Street, Unit 30C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,535,000	Sq. Ft.	1,418	Beds	2
DOM	82	Initial	\$2,535,000	PPSF	\$1,788	Baths	2



464 Warren Street, Unit 1

Gowanus

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	2,100	Beds	2
DOM	31	Initial	\$2,500,000	PPSF	\$1,191	Baths	2.5



953 President Street, Unit 3

Park Slope

Contract Signed

Type	Coop	Price	\$2,499,000	Sq. Ft.	-	Beds	3
DOM	17	Initial	\$2,499,000	PPSF	-	Baths	2



707 Macon Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,450,000	Sq. Ft.	3,080	Beds	5
DOM	144	Initial	\$2,450,000	PPSF	\$796	Baths	3



43 Saint Mark's Place, Unit 3

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,399,000	Sq. Ft.	1,539	Beds	3
DOM	35	Initial	\$2,399,000	PPSF	\$1,559	Baths	2.5



453 Lexington Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,350,000	Sq. Ft.	3,480	Beds	6
DOM	38	Initial	\$2,350,000	PPSF	\$676	Baths	3.5

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681 Decatur Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,199,995	Sq. Ft.	3,600	Beds	5
DOM	68	Initial	\$2,199,995	PPSF	\$612	Baths	3



30 Main Street, Unit 2H

Dumbo

Contract Signed

Type	Condo	Price	\$2,199,000	Sq. Ft.	2,046	Beds	2
DOM	259	Initial	\$2,299,000	PPSF	\$1,075	Baths	2.5



4270 Ocean Avenue

Manhattan Beach

Contract Signed

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	2,570	Beds	3
DOM	66	Initial	\$2,100,000	PPSF	\$818	Baths	3.5



113 Halsey Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,050,000	Sq. Ft.	-	Beds	6
DOM	192	Initial	\$2,050,000	PPSF	-	Baths	3

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