



COMPASS

# Brooklyn Luxury Report

Feb 16 - 22, 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 20 contracts signed this week, made up of 7 condos, and 13 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$3,760,250**

Average Asking Price

**\$2,995,000**

Median Asking Price

**\$1,346**

Average PPSF

**0%**

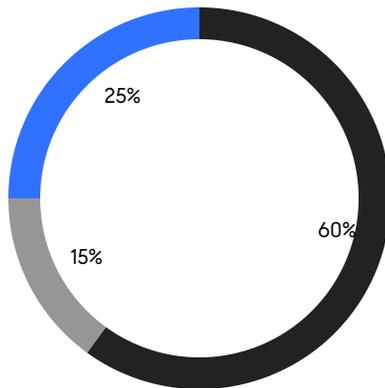
Average Discount

**\$75,204,999**

Total Volume

**116**

Average Days On Market



**7**

Condo Deal(s)

**0**

Co-op Deal(s)

**13**

Townhouse Deal(s)

**\$2,886,429**

Average Asking Price

**\$0**

Average Asking Price

**\$4,230,770**

Average Asking Price

**\$2,795,000**

Median Asking Price

**\$0**

Median Asking Price

**\$3,150,000**

Median Asking Price

**\$1,643**

Average PPSF

**\$1,156**

Average PPSF

**1,912**

Average SqFt

**4,153**

Average SqFt



### 17 Douglass Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$9,850,000	Sq. Ft.	4,700	Beds	5
DOM	38	Initial	\$9,850,000	PPSF	\$2,096	Baths	5.5



### 1315 Ocean Parkway

Ocean Parkway

Contract Signed

Type	Townhouse	Price	\$7,400,000	Sq. Ft.	4,689	Beds	4
DOM	161	Initial	\$7,400,000	PPSF	\$1,579	Baths	7



### 226 6th Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,600,000	Sq. Ft.	3,500	Beds	4
DOM	111	Initial	\$5,600,000	PPSF	\$1,600	Baths	4



### 1692 52nd Street

Borough Park

Contract Signed

Type	Townhouse	Price	\$4,250,000	Sq. Ft.	-	Beds	7
DOM	77	Initial	\$4,800,000	PPSF	-	Baths	3



### 670 Union Street, Unit 4A

Park Slope

Contract Signed

Type	Condo	Price	\$3,850,000	Sq. Ft.	2,041	Beds	3
DOM	46	Initial	\$3,850,000	PPSF	\$1,887	Baths	3.5

### 1 Clinton Street, Unit 22C

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,775,000	Sq. Ft.	1,981	Beds	3
DOM	-	Initial	\$3,775,000	PPSF	\$1,906	Baths	3

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.



### 576 Carroll Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,745,000	Sq. Ft.	3,174	Beds	4
DOM	101	Initial	\$3,995,000	PPSF	\$1,180	Baths	3



### 86 Gaylord Drive South

Mill Basin

Contract Signed

Type	Townhouse	Price	\$3,600,000	Sq. Ft.	11,360	Beds	5
DOM	538	Initial	\$3,600,000	PPSF	\$317	Baths	6



### 1220 Dean Street

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,150,000	Sq. Ft.	3,000	Beds	6
DOM	70	Initial	\$3,150,000	PPSF	\$1,050	Baths	4



### 577 Jefferson Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	-	Beds	6
DOM	145	Initial	\$2,995,000	PPSF	-	Baths	5

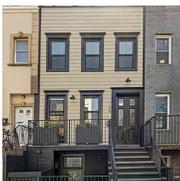


### 1 City Point, Unit 53E

Downtown Brooklyn

Contract Signed

Type	Condop	Price	\$2,995,000	Sq. Ft.	1,498	Beds	3
DOM	116	Initial	\$2,995,000	PPSF	\$2,000	Baths	2



### 198 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	3,341	Beds	5
DOM	196	Initial	\$2,995,000	PPSF	\$897	Baths	4.5

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### 27 Clermont Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	\$2,890,000	Sq. Ft.	3,060	Beds	4
DOM	-	Initial	\$2,950,000	PPSF	\$945	Baths	2



### 966 Saint John's Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,875,000	Sq. Ft.	3,915	Beds	5
DOM	39	Initial	\$2,875,000	PPSF	\$735	Baths	4.5



### 238 DeGraw Street

Carroll Gardens

Contract Signed

Type	Multihouse	Price	\$2,850,000	Sq. Ft.	2,236	Beds	2
DOM	28	Initial	\$2,850,000	PPSF	\$1,275	Baths	2.5



### 300 18th Street

Greenwood

Contract Signed

Type	Multihouse	Price	\$2,799,999	Sq. Ft.	2,700	Beds	4
DOM	39	Initial	\$2,799,999	PPSF	\$1,038	Baths	4



### 636 Grand Avenue, Unit PH2

Crown Heights

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	1,586	Beds	3
DOM	198	Initial	\$2,795,000	PPSF	\$1,763	Baths	2.5



### 550 Vanderbilt Avenue, Unit 1308

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	1,502	Beds	2
DOM	23	Initial	\$2,295,000	PPSF	\$1,528	Baths	2.5

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### 725 Union Street, Unit 1

Contract Signed

Park Slope

Type	<b>Condo</b>	Price	<b>\$2,250,000</b>	Sq. Ft.	<b>3,504</b>	Beds	<b>1</b>
DOM	<b>126</b>	Initial	<b>\$2,250,000</b>	PPSF	<b>\$643</b>	Baths	<b>1.5</b>



### 85 Fleet Street, Unit 55A

Contract Signed

Downtown Brooklyn

Type	<b>Condo</b>	Price	<b>\$2,245,000</b>	Sq. Ft.	<b>1,266</b>	Beds	<b>2</b>
DOM	<b>27</b>	Initial	<b>\$2,245,000</b>	PPSF	<b>\$1,774</b>	Baths	<b>2.5</b>

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