



COMPASS

Brooklyn Luxury Report

Mar 09 - 15, 2026, Residential Contracts \$2M+

Photo: 480 Kent Avenue, Unit PHA

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 9 condos, 1 co-op, and 12 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$3,263,773

Average Asking Price

\$3,022,500

Median Asking Price

\$1,401

Average PPSF

1%

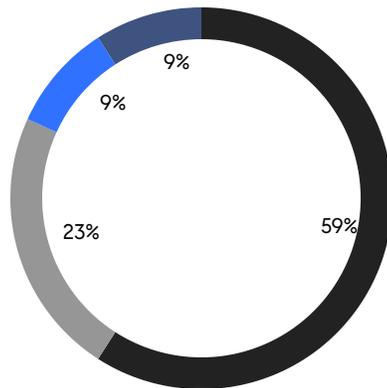
Average Discount

\$71,803,000

Total Volume

93

Average Days On Market



9

Condo Deal(s)

1

Co-op Deal(s)

12

Townhouse Deal(s)

\$2,899,889

Average Asking Price

\$3,200,000

Average Asking Price

\$3,542,000

Average Asking Price

\$2,599,000

Median Asking Price

\$3,200,000

Median Asking Price

\$3,150,000

Median Asking Price

\$1,882

Average PPSF

\$986

Average PPSF

1,537

Average SqFt

3,473

Average SqFt



205 Berkeley Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$7,200,000	Sq. Ft.	4,616	Beds	5
DOM	-	Initial	-	PPSF	\$1,560	Baths	4



238 Degraw Street, Unit 2

Carroll Gardens

Contract Signed

Type	Condo	Price	\$4,750,000	Sq. Ft.	2,115	Beds	3
DOM	49	Initial	\$4,750,000	PPSF	\$2,246	Baths	2.5



270 Dean Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,650,000	Sq. Ft.	3,600	Beds	5
DOM	20	Initial	\$4,650,000	PPSF	\$1,292	Baths	4.5



98 Conselyea Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$4,600,000	Sq. Ft.	3,400	Beds	5
DOM	298	Initial	\$4,750,000	PPSF	\$1,353	Baths	3.5



378 Sterling Place

Prospect Heights

Contract Signed

Type	Townhouse	Price	\$4,499,000	Sq. Ft.	-	Beds	4
DOM	36	Initial	\$4,499,000	PPSF	-	Baths	3



203 Huntington Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,490,000	Sq. Ft.	2,960	Beds	4
DOM	102	Initial	\$3,675,000	PPSF	\$1,180	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.



16 2nd Place, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,325,000	Sq. Ft.	1,675	Beds	3
DOM	130	Initial	\$3,325,000	PPSF	\$1,986	Baths	2



209 Argyle Road

Prospect Park South

Contract Signed

Type	Townhouse	Price	\$3,250,000	Sq. Ft.	4,865	Beds	6
DOM	186	Initial	\$3,800,000	PPSF	\$669	Baths	3.5



37 Henry Street, Unit TH1

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,200,000	Sq. Ft.	1,950	Beds	3
DOM	-	Initial	-	PPSF	\$1,642	Baths	3



8 South 4th Street, Unit 33B

Williamsburg

Contract Signed

Type	Condo	Price	\$3,145,000	Sq. Ft.	1,357	Beds	2
DOM	-	Initial	\$3,145,000	PPSF	\$2,318	Baths	2.5



54 Berkeley Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,050,000	Sq. Ft.	3,600	Beds	4
DOM	30	Initial	\$3,050,000	PPSF	\$848	Baths	3



379 Grand Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	4,029	Beds	6
DOM	157	Initial	\$2,995,000	PPSF	\$744	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.



127 Kent Avenue, Unit 2E

Williamsburg

Contract Signed

Type	Condo	Price	\$2,925,000	Sq. Ft.	1,465	Beds	3
DOM	64	Initial	\$2,925,000	PPSF	\$1,997	Baths	2



180 Front Street, Unit 3L

Dumbo

Contract Signed

Type	Condo	Price	\$2,599,000	Sq. Ft.	1,610	Beds	3
DOM	183	Initial	\$2,599,000	PPSF	\$1,614	Baths	3



34 Garfield Place, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,340	Beds	3
DOM	-	Initial	\$2,595,000	PPSF	\$1,937	Baths	2



10 Nevins Street, Unit 24I

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,365,000	Sq. Ft.	1,582	Beds	3
DOM	6	Initial	\$2,475,000	PPSF	\$1,495	Baths	2



22 North 6th Street, Unit 4S

Williamsburg

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	1,183	Beds	2
DOM	23	Initial	\$2,295,000	PPSF	\$1,940	Baths	2



8015 Ridge Boulevard

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,275,000	Sq. Ft.	2,436	Beds	5
DOM	92	Initial	\$2,275,000	PPSF	\$934	Baths	3.5

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.



1377 Dean Street

Crown Heights

Contract Signed

Type	House	Price	\$2,200,000	Sq. Ft.	2,598	Beds	4
DOM	189	Initial	\$2,380,000	PPSF	\$847	Baths	3



125 Schaefer Street

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	3,092	Beds	5
DOM	30	Initial	\$2,195,000	PPSF	\$710	Baths	3



353 3rd Street, Unit 1B

Park Slope

Contract Signed

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,503	Beds	3
DOM	34	Initial	\$2,100,000	PPSF	\$1,398	Baths	2



460 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	3,003	Beds	8
DOM	31	Initial	\$2,100,000	PPSF	\$700	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.