



COMPASS

# Brooklyn Luxury Report

Jun 22 - 28, 2026, Residential Contracts \$2M+

Photo: 168 Pacific Street

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 6 condos, 1 co-op, and 12 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

**\$3,854,869**

Average Asking Price

**\$2,850,000**

Median Asking Price

**\$1,348**

Average PPSF

**2%**

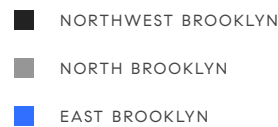
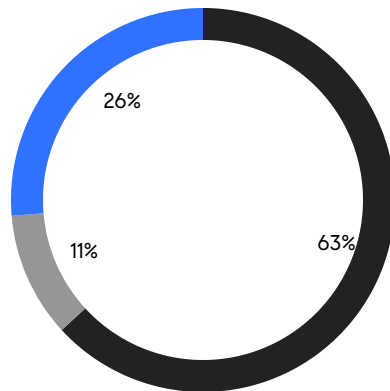
Average Discount

**\$73,242,500**

Total Volume

**74**

Average Days On Market



**6**

Condo Deal(s)

**1**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$2,635,000**

Average Asking Price

**\$3,600,000**

Average Asking Price

**\$4,486,042**

Average Asking Price

**\$2,535,000**

Median Asking Price

**\$3,600,000**

Median Asking Price

**\$3,247,500**

Median Asking Price

**\$1,667**

Average PPSF

**\$1,174**

Average PPSF

**1,582**

Average SqFt

**3,713**

Average SqFt



### 40 Garden Place

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$12,750,000	Sq. Ft.	4,792	Beds	5
DOM	60	Initial	\$12,750,000	PPSF	\$2,661	Baths	3

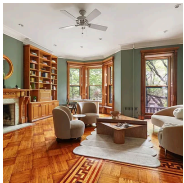


### 306 State Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$6,250,000	Sq. Ft.	4,200	Beds	6
DOM	25	Initial	\$6,250,000	PPSF	\$1,489	Baths	7

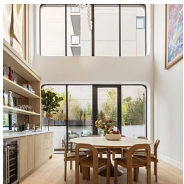


### 836 President Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,950,000	Sq. Ft.	4,330	Beds	7
DOM	22	Initial	\$5,950,000	PPSF	\$1,375	Baths	3

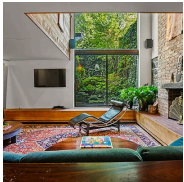


### 76 South 2nd Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	3,800	Beds	4
DOM	27	Initial	\$4,995,000	PPSF	\$1,315	Baths	3

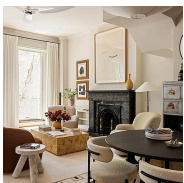


### 27 State Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$4,700,000	Sq. Ft.	-	Beds	5
DOM	281	Initial	\$6,000,000	PPSF	-	Baths	4.5



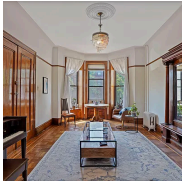
### 136 State Street, Unit 2

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,600,000	Sq. Ft.	-	Beds	2
DOM	18	Initial	\$3,600,000	PPSF	-	Baths	2

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.

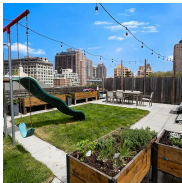


### 543 9th Street

Park Slope

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$3,500,000</b>	Sq. Ft.	<b>2,880</b>	Beds	<b>4</b>
DOM	<b>43</b>	Initial	<b>\$3,500,000</b>	PPSF	<b>\$1,216</b>	Baths	<b>3</b>



### 20 Henry Street, Unit PH2N

Brooklyn Heights

Contract Signed

Type	<b>Condo</b>	Price	<b>\$3,495,000</b>	Sq. Ft.	<b>1,710</b>	Beds	<b>3</b>
DOM	<b>63</b>	Initial	<b>\$3,495,000</b>	PPSF	<b>\$2,044</b>	Baths	<b>2</b>

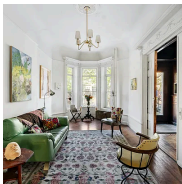


### 1506A Pacific Street

Crown Heights

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,995,000</b>	Sq. Ft.	<b>5,693</b>	Beds	<b>7</b>
DOM	<b>70</b>	Initial	<b>\$3,250,000</b>	PPSF	<b>\$527</b>	Baths	<b>5</b>

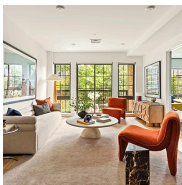


### 882 Park Place

Crown Heights

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,850,000</b>	Sq. Ft.	<b>3,675</b>	Beds	<b>6</b>
DOM	<b>69</b>	Initial	<b>\$2,850,000</b>	PPSF	<b>\$776</b>	Baths	<b>3</b>

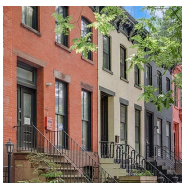


### 432 10th Street, Unit 2

Park Slope

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,795,000</b>	Sq. Ft.	<b>1,553</b>	Beds	<b>3</b>
DOM	<b>52</b>	Initial	<b>\$2,795,000</b>	PPSF	<b>\$1,800</b>	Baths	<b>2</b>



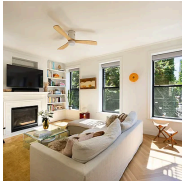
### 42 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,697,500</b>	Sq. Ft.	<b>2,300</b>	Beds	<b>4</b>
DOM	<b>26</b>	Initial	<b>\$2,697,500</b>	PPSF	<b>\$1,173</b>	Baths	<b>2</b>

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.

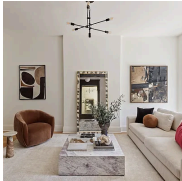


### 230 Washington Avenue, Unit 2

Clinton Hill

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,511	Beds	2
DOM	8	Initial	\$2,595,000	PPSF	\$1,718	Baths	2.5

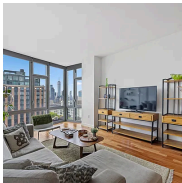


### 271 Decatur Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	3,150	Beds	6
DOM	372	Initial	\$2,895,000	PPSF	\$793	Baths	3.5

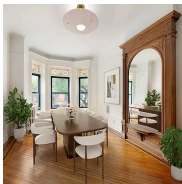


### 100 Jay Street, Unit 26H

Dumbo

Contract Signed

Type	Condo	Price	\$2,475,000	Sq. Ft.	1,592	Beds	3
DOM	38	Initial	\$2,475,000	PPSF	\$1,555	Baths	2.5

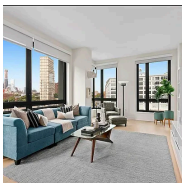


### 233 Decatur Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,350,000	Sq. Ft.	3,480	Beds	5
DOM	23	Initial	\$2,350,000	PPSF	\$676	Baths	4

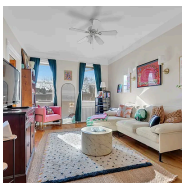


### 550 Vanderbilt Avenue, Unit 308

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,300,000	Sq. Ft.	1,422	Beds	2
DOM	-	Initial	\$2,300,000	PPSF	\$1,618	Baths	2



### 105 Monitor Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	2,538	Beds	5
DOM	92	Initial	\$2,400,000	PPSF	\$907	Baths	2.5

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.



### 361 Clinton Street, Unit 1D

Carroll Gardens

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,150,000</b>	Sq. Ft.	<b>1,700</b>	Beds	<b>3</b>
DOM	<b>42</b>	Initial	<b>\$2,150,000</b>	PPSF	<b>\$1,265</b>	Baths	<b>2.5</b>

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.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

[compass.com](https://www.compass.com)