



COMPASS

Brooklyn Luxury Report

Aug 10 - 16, 2026, Residential Contracts \$2M+

Photo: [304 Clinton Avenue](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 8 condos, 1 co-op, and 12 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$3,181,191

Average Asking Price

\$2,998,000

Median Asking Price

\$1,379

Average PPSF

3%

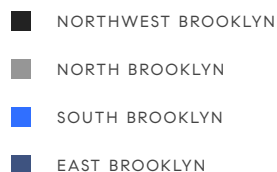
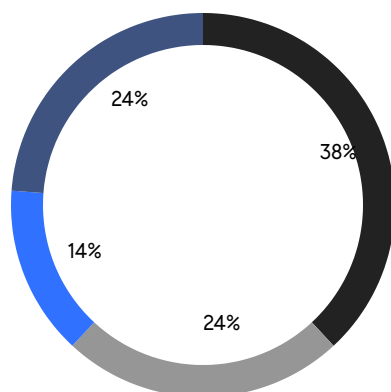
Average Discount

\$66,805,000

Total Volume

155

Average Days On Market

**8**

Condo Deal(s)

1

Co-op Deal(s)

12

Townhouse Deal(s)

\$3,254,375

Average Asking Price

\$3,500,000

Average Asking Price

\$3,105,834

Average Asking Price

\$3,082,500

Median Asking Price

\$3,500,000

Median Asking Price

\$2,872,500

Median Asking Price

\$1,882

Average PPSF

\$1,014

Average PPSF

1,787

Average SqFt

3,413

Average SqFt

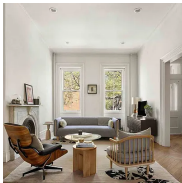


100 Jay Street, Unit PH

Dumbo

Contract Signed

Type	Condo	Price	\$5,800,000	Sq. Ft.	2,936	Beds	2
DOM	260	Initial	\$6,900,000	PPSF	\$1,976	Baths	3.5

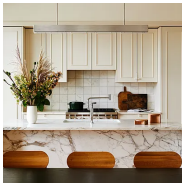


274 Degraw Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$5,750,000	Sq. Ft.	3,400	Beds	5
DOM	-	Initial	\$5,750,000	PPSF	\$1,692	Baths	4

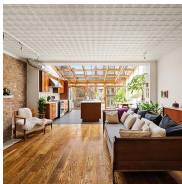


1 Prospect Park West, Unit PHC

Park Slope

Contract Signed

Type	Condo	Price	\$4,000,000	Sq. Ft.	1,686	Beds	3
DOM	57	Initial	\$4,285,000	PPSF	\$2,373	Baths	2.5

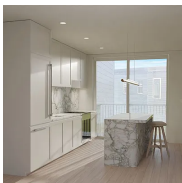


192 Nelson Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,800,000	Sq. Ft.	3,000	Beds	5
DOM	56	Initial	\$3,800,000	PPSF	\$1,267	Baths	3.5

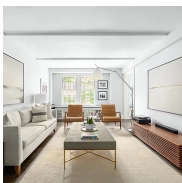


24 Jewel Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,650,000	Sq. Ft.	3,100	Beds	4
DOM	3	Initial	\$3,650,000	PPSF	\$1,178	Baths	4



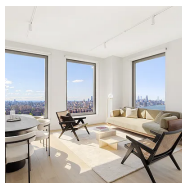
35 Pierrepont Street, Unit 2A

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,500,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	\$3,500,000	PPSF	-	Baths	3

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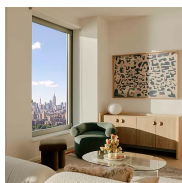


8 South 4th Street, Unit 34A

Williamsburg

Contract Signed

Type	Condo	Price	\$3,200,000	Sq. Ft.	1,319	Beds	2
DOM	-	Initial	\$3,200,000	PPSF	\$2,427	Baths	2.5



8 South 4th Street, Unit 34B

Williamsburg

Contract Signed

Type	Condo	Price	\$3,165,000	Sq. Ft.	1,357	Beds	2
DOM	-	Initial	\$3,165,000	PPSF	\$2,333	Baths	2.5

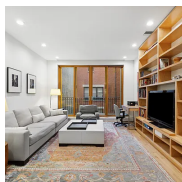


490 Classon Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,150,000	Sq. Ft.	2,050	Beds	3
DOM	64	Initial	\$3,150,000	PPSF	\$1,537	Baths	3

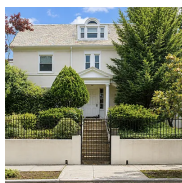


71 Pierrepont Street, Unit 1

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,000,000	Sq. Ft.	2,475	Beds	4
DOM	1,402	Initial	\$4,500,000	PPSF	\$1,213	Baths	3.5

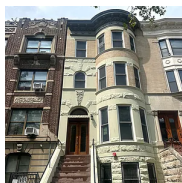


7724 Ridge Boulevard

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,998,000	Sq. Ft.	3,215	Beds	6
DOM	24	Initial	\$2,998,000	PPSF	\$933	Baths	4.5



929 Saint Mark's Avenue

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,880,000	Sq. Ft.	4,380	Beds	5
DOM	-	Initial	-	PPSF	\$658	Baths	5

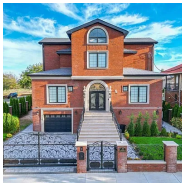
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**720A Quincy Street**

Bedford Stuyvesant

Contract Signed

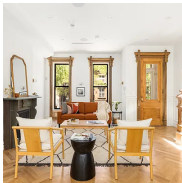
Type	Townhouse	Price	\$2,865,000	Sq. Ft.	4,042	Beds	7
DOM	51	Initial	\$2,865,000	PPSF	\$709	Baths	4

**2404 Royce Street**

Bergen Beach

Contract Signed

Type	Townhouse	Price	\$2,599,000	Sq. Ft.	6,000	Beds	4
DOM	44	Initial	\$2,599,000	PPSF	\$434	Baths	3

**488A Quincy Street**

Bedford Stuyvesant

Contract Signed

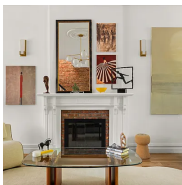
Type	Townhouse	Price	\$2,595,000	Sq. Ft.	3,105	Beds	5
DOM	62	Initial	\$2,595,000	PPSF	\$836	Baths	4

**476 Washington Avenue, Unit A**

Clinton Hill

Contract Signed

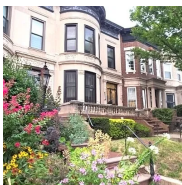
Type	Condo	Price	\$2,500,000	Sq. Ft.	1,770	Beds	2
DOM	-	Initial	-	PPSF	\$1,413	Baths	2

**904 Lafayette Avenue**

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	3,200	Beds	5
DOM	97	Initial	\$2,495,000	PPSF	\$780	Baths	3.5

**1247 Carroll Street**

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	2,049	Beds	3
DOM	2	Initial	\$2,300,000	PPSF	\$1,123	Baths	2

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109 Devoe Street, Unit GARDEN2
Williamsburg

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	1,682	Beds	2
DOM	7	Initial	\$2,295,000	PPSF	\$1,365	Baths	2.5



1324 East 24th Street
Midwood

Contract Signed

Type	Townhouse	Price	\$2,188,000	Sq. Ft.	-	Beds	4
DOM	91	Initial	\$2,188,000	PPSF	-	Baths	2



1 Northside Piers, Unit 24J
Williamsburg

Contract Signed

Type	Condo	Price	\$2,075,000	Sq. Ft.	1,064	Beds	2
DOM	94	Initial	\$2,100,000	PPSF	\$1,951	Baths	2

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