



COMPASS

Brooklyn Luxury Report

Aug 17 - 23, 2026, Residential Contracts \$2M+

Photo: [304 Clinton Avenue](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 7 condos, and 11 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$3,804,362

Average Asking Price

\$3,672,500

Median Asking Price

\$1,352

Average PPSF

1%

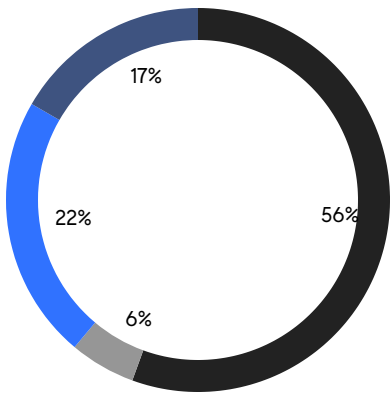
Average Discount

\$68,478,515

Total Volume

85

Average Days On Market



- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN

7

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,139,074

Average Asking Price

\$0

Average Asking Price

\$4,227,728

Average Asking Price

\$3,590,000

Median Asking Price

\$0

Median Asking Price

\$3,850,000

Median Asking Price

\$1,669

Average PPSF

\$1,151

Average PPSF

1,932

Average SqFt

3,726

Average SqFt



59 Lefferts Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$6,750,000	Sq. Ft.	4,752	Beds	5
DOM	18	Initial	\$6,750,000	PPSF	\$1,421	Baths	3.5



7 Saint Mark's Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,750,000	Sq. Ft.	4,324	Beds	7
DOM	76	Initial	\$6,750,000	PPSF	\$1,562	Baths	5.5



471 Clinton Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$5,775,000	Sq. Ft.	4,200	Beds	5
DOM	27	Initial	\$5,775,000	PPSF	\$1,375	Baths	5.5



340 Carroll Street

Gowanus

Contract Signed

Type	Townhouse	Price	\$4,650,000	Sq. Ft.	2,450	Beds	4
DOM	68	Initial	\$4,650,000	PPSF	\$1,898	Baths	4.5



323 Bergen Street, Unit TH101W

Boerum Hill

Contract Signed

Type	Condo	Price	\$4,650,000	Sq. Ft.	2,991	Beds	3
DOM	36	Initial	\$4,650,000	PPSF	\$1,555	Baths	4



116 Buckingham Road

Prospect Park South

Contract Signed

Type	Townhouse	Price	\$3,950,000	Sq. Ft.	5,400	Beds	7
DOM	142	Initial	\$4,250,000	PPSF	\$732	Baths	3.5

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29 Greenpoint Avenue

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,850,000	Sq. Ft.	3,620	Beds	5
DOM	87	Initial	\$3,850,000	PPSF	\$1,064	Baths	3



192 Nelson Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,800,000	Sq. Ft.	3,000	Beds	4
DOM	77	Initial	\$3,800,000	PPSF	\$1,267	Baths	4.5

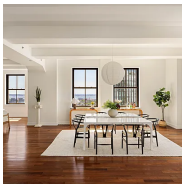


171 Columbia Heights, Unit 1A

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,750,000	Sq. Ft.	1,786	Beds	2
DOM	135	Initial	\$3,995,000	PPSF	\$2,100	Baths	3



1 Hanson Place, Unit 28A

Fort Greene

Contract Signed

Type	Condo	Price	\$3,595,000	Sq. Ft.	2,848	Beds	3
DOM	71	Initial	\$3,595,000	PPSF	\$1,263	Baths	2.5

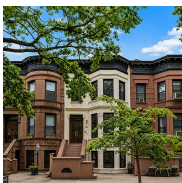


201 Berry Street, Unit TH10

Williamsburg

Contract Signed

Type	Condo	Price	\$3,590,000	Sq. Ft.	1,934	Beds	4
DOM	132	Initial	\$3,790,000	PPSF	\$1,857	Baths	2



208 Lincoln Road

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$3,495,000	Sq. Ft.	3,880	Beds	4
DOM	16	Initial	\$3,495,000	PPSF	\$901	Baths	3

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485 Halsey Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,795,000	Sq. Ft.	3,430	Beds	5
DOM	150	Initial	\$2,895,000	PPSF	\$815	Baths	4



748 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	2,634	Beds	4
DOM	72	Initial	\$2,495,000	PPSF	\$948	Baths	3



623 Leonard Street, Unit PH

Greenpoint

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,565	Beds	2
DOM	-	Initial	\$2,250,000	PPSF	\$1,438	Baths	2



490 Irving Avenue

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	3,288	Beds	5
DOM	168	Initial	\$2,395,000	PPSF	\$668	Baths	3



1 City Point, Unit 41C

Downtown Brooklyn

Contract Signed

Type	Condom	Price	\$2,113,515	Sq. Ft.	1,145	Beds	2
DOM	-	Initial	\$2,113,515	PPSF	\$1,846	Baths	2



222 16th Street, Unit 2F

Park Slope

Contract Signed

Type	Condo	Price	\$2,025,000	Sq. Ft.	1,252	Beds	3
DOM	-	Initial	\$2,025,000	PPSF	\$1,618	Baths	2

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