



COMPASS

Brooklyn Luxury Report

Aug 31 - Sep 06, 2026, Residential Contracts \$2M+

Photo: [25 Grace Court](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 7 contracts signed this week, made up of 5 condos, and 2 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$3,445,000

Average Asking Price

\$2,550,000

Median Asking Price

\$1,817

Average PPSF

2%

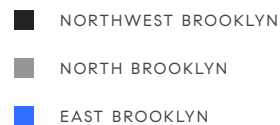
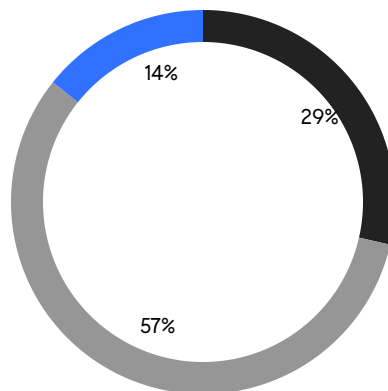
Average Discount

\$24,115,000

Total Volume

119

Average Days On Market



5

Condo Deal(s)

0

Co-op Deal(s)

2

Townhouse Deal(s)

\$3,124,000

Average Asking Price

\$0

Average Asking Price

\$4,247,500

Average Asking Price

\$2,550,000

Median Asking Price

\$0

Median Asking Price

\$4,247,500

Median Asking Price

\$2,067

Average PPSF

\$1,317

Average PPSF

1,514

Average SqFt

3,086

Average SqFt



8 Polhemus Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,000,000	Sq. Ft.	3,830	Beds	4
DOM	32	Initial	\$6,000,000	PPSF	\$1,567	Baths	4



127 Kent Avenue, Unit PH1A

Williamsburg

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,222	Beds	3
DOM	138	Initial	\$5,995,000	PPSF	\$2,699	Baths	2



8 South 4th Street, Unit 9D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	1,340	Beds	2
DOM	43	Initial	\$2,500,000	PPSF	\$1,903	Baths	2

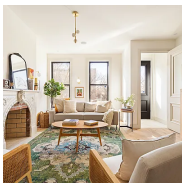


132 6th Avenue, Unit GARDEN

Park Slope

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	-	Beds	2
DOM	-	Initial	\$2,550,000	PPSF	-	Baths	3

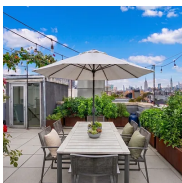


311 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	2,341	Beds	3
DOM	145	Initial	\$2,599,000	PPSF	\$1,066	Baths	3



120 North 7th Street, Unit PH4B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,393	Beds	2
DOM	117	Initial	\$2,485,000	PPSF	\$1,688	Baths	2

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184 Kent Avenue, Unit B612

Williamsburg

Contract Signed

Type	Condo	Price	\$2,175,000	Sq. Ft.	1,101	Beds	2
DOM	234	Initial	\$2,400,000	PPSF	\$1,976	Baths	2

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