



COMPASS

Brooklyn Luxury Report

Sep 07 - 13, 2026, Residential Contracts \$2M+

Photo: [25 Grace Court](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 8 contracts signed this week, made up of 5 condos, and 3 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$3,663,750

Average Asking Price

\$3,122,500

Median Asking Price

\$1,798

Average PPSF

4%

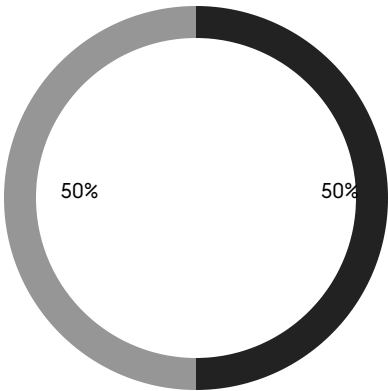
Average Discount

\$29,310,000

Total Volume

191

Average Days On Market



■ NORTHWEST BROOKLYN
■ NORTH BROOKLYN

5

Condo Deal(s)

0

Co-op Deal(s)

3

Townhouse Deal(s)

\$3,363,000

Average Asking Price

\$0

Average Asking Price

\$4,165,000

Average Asking Price

\$2,995,000

Median Asking Price

\$0

Median Asking Price

\$4,250,000

Median Asking Price

\$2,030

Average PPSF

\$1,413

Average PPSF

1,649

Average SqFt

3,215

Average SqFt



181 Baltic Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$5,695,000	Sq. Ft.	2,419	Beds	4
DOM	70	Initial	\$5,695,000	PPSF	\$2,355	Baths	3



110 Boerum Place, Unit 203

Boerum Hill

Contract Signed

Type	Condo	Price	\$4,950,000	Sq. Ft.	1,963	Beds	3
DOM	238	Initial	\$4,950,000	PPSF	\$2,522	Baths	2.5



62 Fort Greene Place

Fort Greene

Contract Signed

Type	Townhouse	Price	\$4,250,000	Sq. Ft.	4,500	Beds	7
DOM	486	Initial	\$6,000,000	PPSF	\$945	Baths	4



8 South 4th Street, Unit 15E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,623	Beds	3
DOM	235	Initial	\$3,195,000	PPSF	\$2,003	Baths	2.5

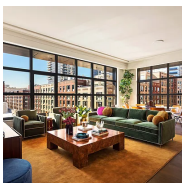


686 Leonard Street, Unit PH

Greenpoint

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,565	Beds	3
DOM	2	Initial	\$2,995,000	PPSF	\$1,914	Baths	2.5



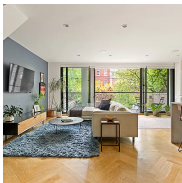
127 Kent Avenue, Unit 3E

Williamsburg

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,374	Beds	2
DOM	203	Initial	\$2,995,000	PPSF	\$2,180	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.



108 India Street, Unit 2A
Greenpoint

Contract Signed

Type	Condo	Price	\$2,625,000	Sq. Ft.	1,719	Beds	3
DOM	134	Initial	\$2,695,000	PPSF	\$1,528	Baths	3



253 21st Street
Greenwood

Contract Signed

Type	Townhouse	Price	\$2,550,000	Sq. Ft.	2,724	Beds	6
DOM	159	Initial	\$2,650,000	PPSF	\$937	Baths	3

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