



COMPASS

# Brooklyn Luxury Report

April 21 - 27, 2025, Residential Contracts \$2M+

Photo: [234 Clinton Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 13 condos, and 15 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,292,215**

Average Asking Price

**\$2,997,000**

Median Asking Price

**\$1,416**

Average PPSF

**1%**

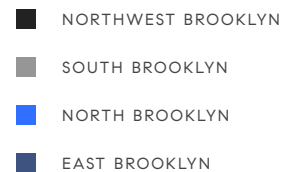
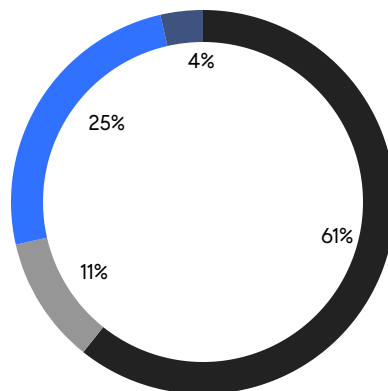
Average Discount

**\$92,182,000**

Total Volume

**60**

Average Days On Market

**13**

Condo Deal(s)

**0**

Co-op Deal(s)

**15**

Townhouse Deal(s)

**\$3,017,616**

Average Asking Price

**\$0**

Average Asking Price

**\$3,530,200**

Average Asking Price

**\$2,500,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,999,000**

Median Asking Price

**\$1,676**

Average PPSF

**\$1,156**

Average PPSF

**1,878**

Average SqFt

**3,202**

Average SqFt





### 76 Willow St

Brooklyn Heights

Contact Signed

Type	Townhouse	Price	\$7,250,000	Sq. Ft.	3,350	Beds	5
DOM	49	Initial	\$7,250,000	PPSF	\$2,165	Baths	3.5



### 323 Garfield Place

Park Slope

Contact Signed

Type	Townhouse	Price	\$5,500,000	Sq. Ft.	4,866	Beds	6
DOM	19	Initial	\$5,500,000	PPSF	\$1,131	Baths	3.5



### 30 Front St, Unit 17F

Dumbo

Contact Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	2,255	Beds	3
DOM	135	Initial	\$5,250,000	PPSF	\$2,216	Baths	2



### 402 Sterling Place

Prospect Heights

Contact Signed

Type	Townhouse	Price	\$4,725,000	Sq. Ft.	4,053	Beds	6
DOM	36	Initial	\$4,725,000	PPSF	\$1,166	Baths	3.5



### 134 Pierrepont St, Unit 5K

Brooklyn Heights

Contact Signed

Type	Condo	Price	\$4,250,000	Sq. Ft.	2,580	Beds	5
DOM	43	Initial	\$4,250,000	PPSF	\$1,648	Baths	3.5



### 428 7th St

Park Slope

Contact Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,960	Beds	5
DOM	28	Initial	\$3,995,000	PPSF	\$1,009	Baths	4

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.



### 626 6th Ave

Greenwood Heights

Contact Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,700	Beds	4
DOM	28	Initial	\$3,995,000	PPSF	\$1,080	Baths	3.5



### 207 Washington Ave

Clinton Hill

Contact Signed

Type	Townhouse	Price	\$3,775,000	Sq. Ft.	-	Beds	4
DOM	29	Initial	\$3,775,000	PPSF	-	Baths	3.5



### 550 Vanderbilt Ave

Prospect Heights

Contact Signed

Type	Townhouse	Price	\$3,695,000	Sq. Ft.	2,632	Beds	3
DOM	50	Initial	\$3,895,000	PPSF	\$1,404	Baths	3.5

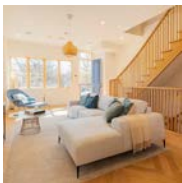


### 210 Pacific St, Unit 3E

Cobble Hill

Contact Signed

Type	Condo	Price	\$3,599,000	Sq. Ft.	1,812	Beds	3
DOM	28	Initial	\$3,599,000	PPSF	\$1,987	Baths	3



### 441 18th St

Park Slope

Contact Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	3,068	Beds	4
DOM	53	Initial	\$3,350,000	PPSF	\$1,044	Baths	3



### 78 1st Place, Unit 1

Carroll Gardens

Contact Signed

Type	Condo	Price	\$3,200,000	Sq. Ft.	3,223	Beds	3
DOM	258	Initial	\$3,200,000	PPSF	\$993	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.



### 26 Pierrepont St, Unit 2

Brooklyn Heights

Contact Signed

Type	Condo	Price	\$3,000,000	Sq. Ft.	1,936	Beds	3
DOM	25	Initial	\$3,000,000	PPSF	\$1,550	Baths	2



### 351 22nd St

Greenwood Heights

Contact Signed

Type	Townhouse	Price	\$2,999,000	Sq. Ft.	3,600	Beds	5
DOM	22	Initial	\$2,999,000	PPSF	\$834	Baths	4



### 412A 13th St

Park Slope

Contact Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	1,718	Beds	3
DOM	31	Initial	\$2,995,000	PPSF	\$1,744	Baths	2



### 7923 12th Ave

Dyker Heights

Contact Signed

Type	Townhouse	Price	\$2,850,000	Sq. Ft.	3,080	Beds	7
DOM	134	Initial	\$2,888,000	PPSF	\$926	Baths	4.5



### 105 South 4th St

Williamsburg

Contact Signed

Type	Townhouse	Price	\$2,695,000	Sq. Ft.	2,880	Beds	5
DOM	24	Initial	\$2,695,000	PPSF	\$936	Baths	4



### 166 Washington Ave, Unit 1

Clinton Hill

Contact Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	2,040	Beds	2
DOM	-	Initial	\$2,500,000	PPSF	\$1,226	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.

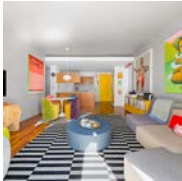


### 100 North 3rd St, Unit 2A

Williamsburg

Contact Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,547	Beds	3
DOM	60	Initial	\$2,650,000	PPSF	\$1,613	Baths	2



### 280 Metropolitan Ave, Unit 2C

Williamsburg

Contact Signed

Type	Condo	Price	\$2,400,000	Sq. Ft.	1,107	Beds	2
DOM	-	Initial	\$2,400,000	PPSF	\$2,169	Baths	2



### 24 Dunham Place, Unit PHA

Williamsburg

Contact Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,569	Beds	2
DOM	42	Initial	\$2,395,000	PPSF	\$1,527	Baths	2



### 261 8th St

Park Slope

Contact Signed

Type	Townhouse	Price	\$2,349,000	Sq. Ft.	1,580	Beds	4
DOM	76	Initial	\$2,349,000	PPSF	\$1,487	Baths	2



### 166 Prospect Park Southwest

Windsor Terrace

Contact Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	-	Beds	2
DOM	43	Initial	\$2,300,000	PPSF	-	Baths	2.5



### 21 India St, Unit PHE

Greenpoint

Contact Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,146	Beds	2
DOM	153	Initial	\$2,498,000	PPSF	\$1,964	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.



### 390 Manhattan Ave, Unit 2

Williamsburg

Contact Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,357	Beds	3
DOM	30	Initial	\$2,250,000	PPSF	\$1,659	Baths	2



### 643 Baltic St, Unit 4

Park Slope

Contact Signed

Type	Condo	Price	\$2,200,000	Sq. Ft.	1,208	Beds	3
DOM	-	Initial	\$2,200,000	PPSF	\$1,822	Baths	2



### 1005 Carroll St

Crown Heights

Contact Signed

Type	Townhouse	Price	\$2,175,000	Sq. Ft.	2,760	Beds	3
DOM	23	Initial	\$2,175,000	PPSF	\$789	Baths	2



### 219 Covert St

Bushwick

Contact Signed

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	3,000	Beds	6
DOM	-	Initial	\$2,150,000	PPSF	\$717	Baths	4

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.