



COMPASS

Brooklyn Luxury Report

May 5 - 11, 2025, Residential Contracts \$2M+

Photo: [535 1st Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 8 condos, 3 co-ops, and 11 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,785,359

Average Asking Price

\$3,097,500

Median Asking Price

\$1,500

Average PPSF

1%

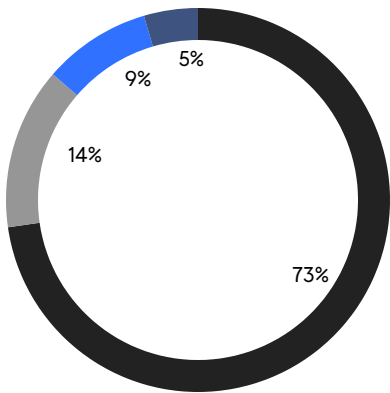
Average Discount

\$83,277,888

Total Volume

101

Average Days On Market



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

8

Condo Deal(s)

3

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,469,375

Average Asking Price

\$2,674,667

Average Asking Price

\$4,318,081

Average Asking Price

\$3,135,000

Median Asking Price

\$2,499,000

Median Asking Price

\$3,500,000

Median Asking Price

\$1,701

Average PPSF

\$1,321

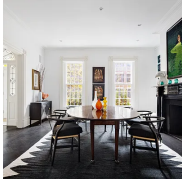
Average PPSF

2,059

Average SqFt

3,135

Average SqFt



104 Willow St

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$11,995,000	Sq. Ft.	5,235	Beds	5
DOM	155	Initial	\$11,995,000	PPSF	\$2,292	Baths	4.5

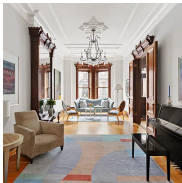


130 Furman St, Unit S113

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$7,490,000	Sq. Ft.	4,603	Beds	4
DOM	90	Initial	\$7,490,000	PPSF	\$1,628	Baths	2

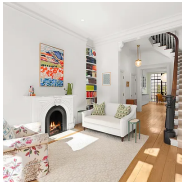


196 Berkeley Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,650,000	Sq. Ft.	4,550	Beds	5
DOM	16	Initial	\$6,650,000	PPSF	\$1,462	Baths	4



382A Clinton St

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$4,495,000	Sq. Ft.	-	Beds	4
DOM	17	Initial	\$4,495,000	PPSF	-	Baths	3.5



438 8th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	-	Beds	4
DOM	47	Initial	\$3,995,000	PPSF	-	Baths	3



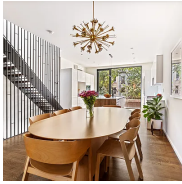
323 Bergen St, Unit 112E

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,700,000	Sq. Ft.	1,805	Beds	3
DOM	2	Initial	\$3,700,000	PPSF	\$2,050	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.



308 11th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,625,000	Sq. Ft.	2,307	Beds	4
DOM	44	Initial	\$3,775,000	PPSF	\$1,572	Baths	2.5



102 Milton St

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	3,279	Beds	5
DOM	224	Initial	\$3,750,000	PPSF	\$1,068	Baths	4

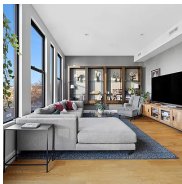


50 Bridge Park Drive, Unit 3B

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,350,000	Sq. Ft.	1,854	Beds	3
DOM	271	Initial	\$3,350,000	PPSF	\$1,807	Baths	2.5

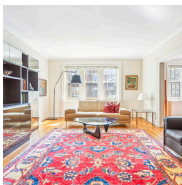


268 Saint Mark's Ave, Unit 3

Prospect Heights

Contract Signed

Type	Condo	Price	\$3,275,000	Sq. Ft.	2,140	Beds	4
DOM	38	Initial	\$3,275,000	PPSF	\$1,531	Baths	3.5



128 Willow St, Unit 6B

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,200,000	Sq. Ft.	-	Beds	3
DOM	37	Initial	\$3,200,000	PPSF	-	Baths	3



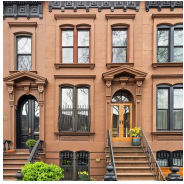
853 Carroll St, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,952	Beds	3
DOM	92	Initial	\$3,150,000	PPSF	\$1,535	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.



473 10th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,950,000	Sq. Ft.	2,000	Beds	3
DOM	-	Initial	\$2,950,000	PPSF	\$1,475	Baths	3

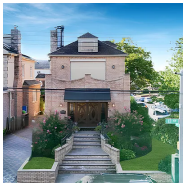


378 Hancock St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,895,000	Sq. Ft.	3,136	Beds	5
DOM	223	Initial	\$2,995,000	PPSF	\$924	Baths	4



8321 12th Ave

Dyker Heights

Contract Signed

Type	Townhouse	Price	\$2,748,888	Sq. Ft.	2,888	Beds	4
DOM	88	Initial	\$2,748,888	PPSF	\$952	Baths	2.5



170 South 1st St, Unit 2B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	1,453	Beds	3
DOM	239	Initial	\$2,795,000	PPSF	\$1,755	Baths	2

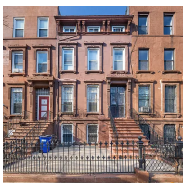


215 Saint John's Place, Unit 3

Park Slope

Contract Signed

Type	Coop	Price	\$2,499,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	-	PPSF	-	Baths	2



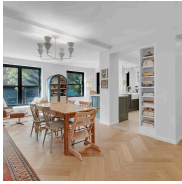
11 Hart St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	3,200	Beds	5
DOM	56	Initial	\$2,395,000	PPSF	\$749	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.



209 Clinton Ave, Unit 2BC

Clinton Hill

Contract Signed

Type	Coop	Price	\$2,325,000	Sq. Ft.	-	Beds	4
DOM	-	Initial	-	PPSF	-	Baths	3



330A Lafayette Ave

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	1,620	Beds	4
DOM	156	Initial	\$2,350,000	PPSF	\$1,389	Baths	2



185 Ainslie St, Unit 2

Williamsburg

Contract Signed

Type	Condo	Price	\$2,200,000	Sq. Ft.	1,364	Beds	3
DOM	-	Initial	\$2,200,000	PPSF	\$1,613	Baths	2



100 Sterling Place, Unit 2A

Park Slope

Contract Signed

Type	Condo	Price	\$2,195,000	Sq. Ft.	1,301	Beds	3
DOM	13	Initial	\$2,195,000	PPSF	\$1,688	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.