



COMPASS

# Brooklyn Luxury Report

May 26 - June 01, 2025, Residential Contracts \$2M+

Photo: 51 Jay Street, Unit PHE

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 29 contracts signed this week, made up of 11 condos, 2 co-ops, and 16 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$3,006,828**

Average Asking Price

**\$2,650,000**

Median Asking Price

**\$1,264**

Average PPSF

**1%**

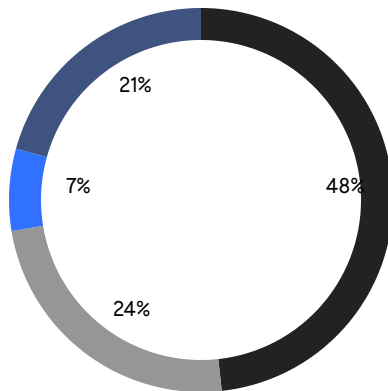
Average Discount

**\$87,198,000**

Total Volume

**55**

Average Days On Market



**11**

Condo Deal(s)

**2**

Co-op Deal(s)

**16**

Townhouse Deal(s)

**\$2,536,364**

Average Asking Price

**\$2,825,000**

Average Asking Price

**\$3,353,000**

Average Asking Price

**\$2,500,000**

Median Asking Price

**\$2,825,000**

Median Asking Price

**\$2,949,500**

Median Asking Price

**\$1,616**

Average PPSF

**\$1,006**

Average PPSF

**1,635**

Average SqFt

**3,363**

Average SqFt



### 600 2nd St

Park Slope

Contract Signed

Type	Townhouse	Price	\$7,990,000	Sq. Ft.	4,500	Beds	6
DOM	77	Initial	\$8,995,000	PPSF	\$1,776	Baths	5

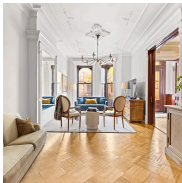


### 584 Leonard St

Greenpoint

Contract Signed

Type	Townhouse	Price	\$4,950,000	Sq. Ft.	3,460	Beds	4
DOM	75	Initial	\$4,950,000	PPSF	\$1,431	Baths	3.5



### 459 13th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,900,000	Sq. Ft.	2,736	Beds	5
DOM	1	Initial	\$3,900,000	PPSF	\$1,425	Baths	3

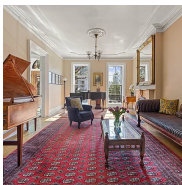


### 47 Orient Ave

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,850,000	Sq. Ft.	3,805	Beds	7
DOM	17	Initial	\$3,850,000	PPSF	\$1,012	Baths	6

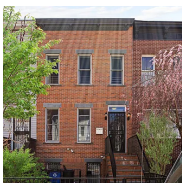


### 142 Bond St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	-	Beds	4
DOM	57	Initial	\$3,750,000	PPSF	-	Baths	2.5



### 654 Vanderbilt St

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$3,350,000	Sq. Ft.	2,150	Beds	4
DOM	16	Initial	\$3,350,000	PPSF	\$1,559	Baths	4.5

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### 390 Manhattan Ave, Unit 4

Williamsburg

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,695	Beds	5
DOM	-	Initial	\$3,250,000	PPSF	\$1,918	Baths	3



### 1304 Ditmas Ave

Ditmas Park

Contract Signed

Type	Townhouse	Price	\$3,250,000	Sq. Ft.	3,339	Beds	7
DOM	37	Initial	\$3,250,000	PPSF	\$974	Baths	3



### 8 South 4th St, Unit 16E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,120,000	Sq. Ft.	1,623	Beds	3
DOM	-	Initial	-	PPSF	\$1,922	Baths	3

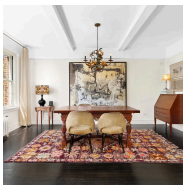


### 278 Carroll St

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,050,000	Sq. Ft.	3,360	Beds	5
DOM	28	Initial	\$3,050,000	PPSF	\$908	Baths	3.5

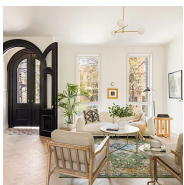


### 35 Pierrepont St, Unit 4A

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,950,000	Sq. Ft.	-	Beds	3
DOM	36	Initial	\$2,950,000	PPSF	-	Baths	2



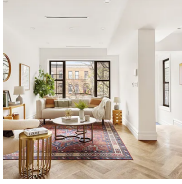
### 196 Monroe St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,849,000	Sq. Ft.	3,243	Beds	4
DOM	29	Initial	\$2,849,000	PPSF	\$879	Baths	3

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### 557 Saint Mark's Ave

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,795,000	Sq. Ft.	2,640	Beds	4
DOM	-	Initial	-	PPSF	\$1,059	Baths	3



### 128 Willow St, Unit 1B

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,700,000	Sq. Ft.	-	Beds	3
DOM	72	Initial	\$2,795,000	PPSF	-	Baths	2



### 272 14th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,650,000	Sq. Ft.	2,789	Beds	4
DOM	28	Initial	\$2,650,000	PPSF	\$951	Baths	2.5

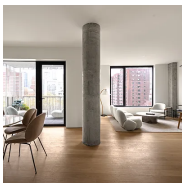


### 144 Vanderbilt Ave, Unit TH3

Fort Greene

Contract Signed

Type	Condo	Price	\$2,650,000	Sq. Ft.	1,697	Beds	3
DOM	-	Initial	\$2,650,000	PPSF	\$1,562	Baths	3

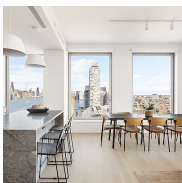


### 9 Chapel St, Unit 8A

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,635,000	Sq. Ft.	1,563	Beds	3
DOM	268	Initial	\$2,635,000	PPSF	\$1,686	Baths	2



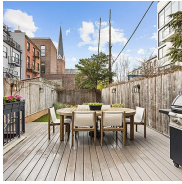
### 8 South 4th St, Unit 26D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,303	Beds	2
DOM	-	Initial	\$2,500,000	PPSF	\$1,919	Baths	2

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### 564 Henry St, Unit 1

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,940	Beds	3
DOM	70	Initial	\$2,750,000	PPSF	\$1,289	Baths	3

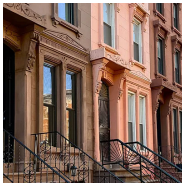


### 578 Sterling Pl, Unit 1

Crown Heights

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	2,122	Beds	2
DOM	23	Initial	\$2,495,000	PPSF	\$1,176	Baths	3



### 104 Brooklyn Ave

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,390,000	Sq. Ft.	3,200	Beds	4
DOM	45	Initial	\$2,390,000	PPSF	\$747	Baths	4



### 758 Westminster Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,350,000	Sq. Ft.	3,551	Beds	7
DOM	23	Initial	\$2,350,000	PPSF	\$662	Baths	3

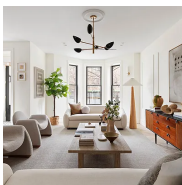


### 110 Eckford St, Unit 4

Greenpoint

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,256	Beds	3
DOM	-	Initial	\$2,350,000	PPSF	\$1,872	Baths	2



### 313 Troy Ave

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,299,000	Sq. Ft.	3,562	Beds	6
DOM	129	Initial	\$2,500,000	PPSF	\$646	Baths	3.5

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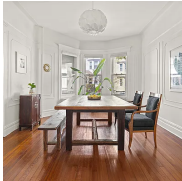


### 110 Eckford St, Unit 3

Greenpoint

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,264	Beds	3
DOM	-	Initial	\$2,250,000	PPSF	\$1,781	Baths	2

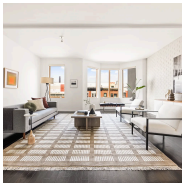


### 34 Seeley St

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,225,000	Sq. Ft.	3,685	Beds	5
DOM	37	Initial	\$2,225,000	PPSF	\$604	Baths	3



### 230 C 7th St, Unit C

Gowanus

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,651	Beds	3
DOM	30	Initial	\$2,150,000	PPSF	\$1,302	Baths	3

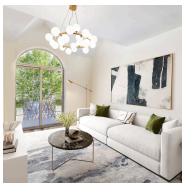


### 932 President St, Unit 1A

Park Slope

Contract Signed

Type	Condo	Price	\$2,000,000	Sq. Ft.	1,864	Beds	1
DOM	27	Initial	\$2,495,000	PPSF	\$1,339	Baths	3



### 438 Franklin Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,000,000	Sq. Ft.	4,414	Beds	6
DOM	66	Initial	\$2,000,000	PPSF	\$453	Baths	5

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