



COMPASS

Brooklyn Luxury Report

July 14 - 20, 2025, Residential Contracts \$2M+

Photo: [537 Pacific Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 13 condos, and 9 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,213,182

Average Asking Price

\$2,992,500

Median Asking Price

\$1,542

Average PPSF

1%

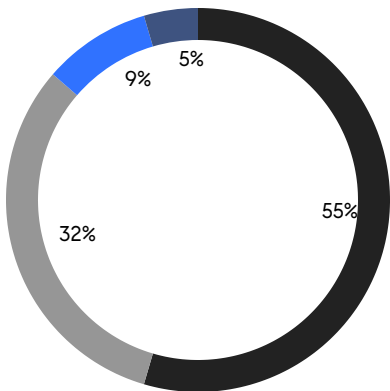
Average Discount

\$70,690,000

Total Volume

119

Average Days On Market



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

13

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,918,847

Average Asking Price

\$0

Average Asking Price

\$3,638,334

Average Asking Price

\$2,895,000

Median Asking Price

\$0

Median Asking Price

\$3,250,000

Median Asking Price

\$1,837

Average PPSF

\$1,115

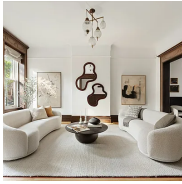
Average PPSF

1,682

Average SqFt

3,239

Average SqFt



10 Polhemus Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	4,524	Beds	4
DOM	341	Initial	\$6,495,000	PPSF	\$1,326	Baths	4.5

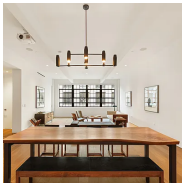


233 Bergen St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	2,990	Beds	5
DOM	21	Initial	\$5,995,000	PPSF	\$2,006	Baths	5

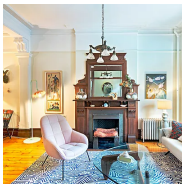


200 Water St, Unit 3A

Dumbo

Contract Signed

Type	Condo	Price	\$4,250,000	Sq. Ft.	2,600	Beds	3
DOM	234	Initial	\$4,500,000	PPSF	\$1,635	Baths	3

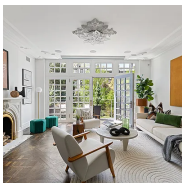


744 Carroll St

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,695	Beds	6
DOM	27	Initial	\$3,995,000	PPSF	\$1,082	Baths	3.5

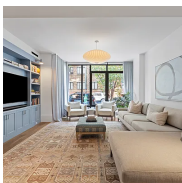


112 Washington Ave

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,725,000	Sq. Ft.	3,600	Beds	6
DOM	83	Initial	\$3,725,000	PPSF	\$1,035	Baths	4.5



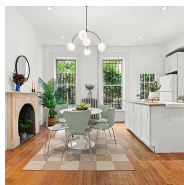
429 Kent Ave, Unit TH2

Williamsburg

Contract Signed

Type	Condo	Price	\$3,295,000	Sq. Ft.	3,384	Beds	4
DOM	191	Initial	\$3,450,000	PPSF	\$974	Baths	4.5

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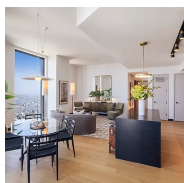


17 Prospect Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,250,000	Sq. Ft.	3,000	Beds	5
DOM	50	Initial	\$3,425,000	PPSF	\$1,084	Baths	3

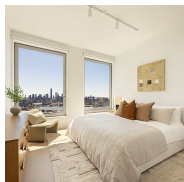


85 Fleet St, Unit 72D

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$3,215,000	Sq. Ft.	1,678	Beds	3
DOM	8	Initial	\$3,215,000	PPSF	\$1,916	Baths	3



8 South 4th St, Unit 42C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,210,000	Sq. Ft.	1,743	Beds	3
DOM	-	Initial	\$3,210,000	PPSF	\$1,842	Baths	3.5

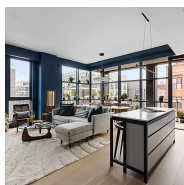


119 Congress St, Unit PH

Cobble Hill

Contract Signed

Type	Condop	Price	\$3,150,000	Sq. Ft.	1,500	Beds	3
DOM	39	Initial	\$3,150,000	PPSF	\$2,100	Baths	2

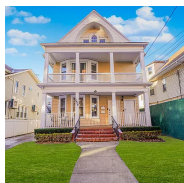


215 North 10th St, Unit 4F

Williamsburg

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,406	Beds	3
DOM	41	Initial	\$3,250,000	PPSF	\$2,131	Baths	2



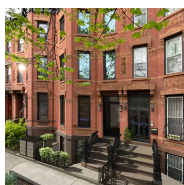
1836 East 12th St

Homecrest

Contract Signed

Type	Townhouse	Price	\$2,990,000	Sq. Ft.	3,100	Beds	6
DOM	114	Initial	\$2,990,000	PPSF	\$965	Baths	12.5

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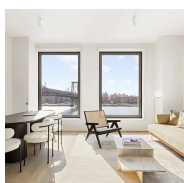


722 President St, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$2,895,000	Sq. Ft.	1,608	Beds	3
DOM	-	Initial	\$2,895,000	PPSF	\$1,801	Baths	2

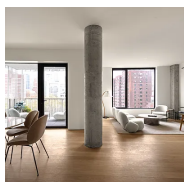


8 South 4th St, Unit 14A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,745,000	Sq. Ft.	1,319	Beds	2
DOM	429	Initial	\$2,725,000	PPSF	\$2,082	Baths	2.5

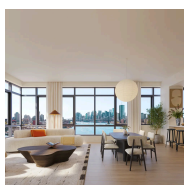


9 Chapel St, Unit 9A

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,665,000	Sq. Ft.	1,564	Beds	3
DOM	47	Initial	\$2,665,000	PPSF	\$1,704	Baths	2

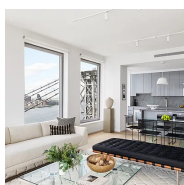


480 Kent Ave, Unit 12B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	1,019	Beds	2
DOM	222	Initial	\$2,550,000	PPSF	\$2,503	Baths	2

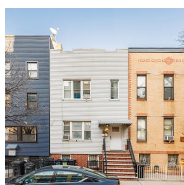


8 South 4th St, Unit 26C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,450,000	Sq. Ft.	1,418	Beds	2
DOM	165	Initial	\$2,450,000	PPSF	\$1,728	Baths	2



66 Eckford St

Greenpoint

Contract Signed

Type	Townhouse	Price	\$2,400,000	Sq. Ft.	2,700	Beds	6
DOM	104	Initial	\$2,400,000	PPSF	\$889	Baths	3

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8016 Colonial Road

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	2,302	Beds	5
DOM	47	Initial	\$2,300,000	PPSF	\$1,000	Baths	2.5

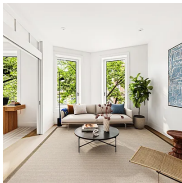


232 Adelphi St, Unit 12

Fort Greene

Contract Signed

Type	Condo	Price	\$2,275,000	Sq. Ft.	1,370	Beds	2
DOM	-	Initial	\$2,275,000	PPSF	\$1,661	Baths	2



722 President St, Unit 2

Park Slope

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,253	Beds	3
DOM	26	Initial	\$2,250,000	PPSF	\$1,796	Baths	2



380 Monroe St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,095,000	Sq. Ft.	3,236	Beds	6
DOM	70	Initial	\$2,195,000	PPSF	\$648	Baths	4

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