



COMPASS

Brooklyn Luxury Report

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

Photo: [537 Pacific Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 8 condos, 2 co-ops, and 8 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$3,004,889

Average Asking Price

\$2,974,500

Median Asking Price

\$1,327

Average PPSF

1%

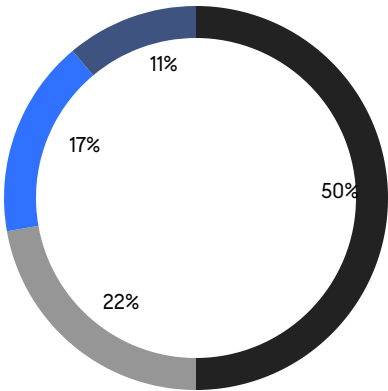
Average Discount

\$54,087,999

Total Volume

98

Average Days On Market



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

8

Condo Deal(s)

2

Co-op Deal(s)

8

Townhouse Deal(s)

\$3,238,125

Average Asking Price

\$2,974,500

Average Asking Price

\$2,779,250

Average Asking Price

\$3,272,500

Median Asking Price

\$2,974,500

Median Asking Price

\$2,597,000

Median Asking Price

\$1,661

Average PPSF

\$985

Average PPSF

2,002

Average SqFt

3,157

Average SqFt



323 Bergen Street, Unit TH104W

Boerum Hill

Contract Signed

Type	Condo	Price	\$4,750,000	Sq. Ft.	3,443	Beds	3
DOM	86	Initial	\$4,750,000	PPSF	\$1,380	Baths	2

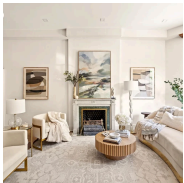


480 Kent Avenue, Unit 17C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,720,000	Sq. Ft.	1,798	Beds	3
DOM	49	Initial	\$3,720,000	PPSF	\$2,069	Baths	3



874 Park Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,595,000	Sq. Ft.	4,412	Beds	5
DOM	-	Initial	\$3,595,000	PPSF	\$815	Baths	5



58 Saint Mark's Place, Unit PH1001

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,495,000	Sq. Ft.	1,755	Beds	3
DOM	69	Initial	\$3,495,000	PPSF	\$1,992	Baths	2.5

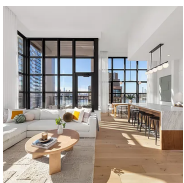


127A Calyer Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,450,000	Sq. Ft.	2,000	Beds	3
DOM	50	Initial	\$3,450,000	PPSF	\$1,725	Baths	3.5



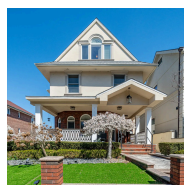
29 Huron Street, Unit PHFE

Greenpoint

Contract Signed

Type	Condo	Price	\$3,395,000	Sq. Ft.	1,629	Beds	3
DOM	69	Initial	\$3,395,000	PPSF	\$2,085	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.

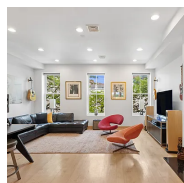


263 82nd Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	5,000	Beds	5
DOM	394	Initial	\$3,750,000	PPSF	\$640	Baths	5



582 Pacific Street, Unit B

Park Slope

Contract Signed

Type	Condo	Price	\$3,150,000	Sq. Ft.	2,162	Beds	3
DOM	35	Initial	\$3,150,000	PPSF	\$1,457	Baths	2

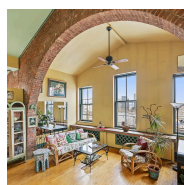


120 Pacific Street, Unit 1

Cobble Hill

Contract Signed

Type	Coop	Price	\$2,999,000	Sq. Ft.	2,080	Beds	3
DOM	86	Initial	\$2,999,000	PPSF	\$1,442	Baths	3

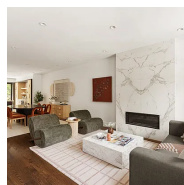


279 Sterling Place, Unit 4A

Prospect Heights

Contract Signed

Type	Coop	Price	\$2,950,000	Sq. Ft.	3,150	Beds	3
DOM	104	Initial	\$2,950,000	PPSF	\$937	Baths	1



10 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,695,000	Sq. Ft.	3,195	Beds	5
DOM	34	Initial	\$2,695,000	PPSF	\$844	Baths	5.5



910 Union Street, Unit 3B

Park Slope

Contract Signed

Type	Condo	Price	\$2,650,000	Sq. Ft.	1,535	Beds	3
DOM	46	Initial	\$2,650,000	PPSF	\$1,727	Baths	2

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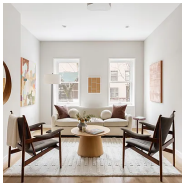


386A Lafayette Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,499,000	Sq. Ft.	2,793	Beds	4
DOM	136	Initial	\$2,590,000	PPSF	\$895	Baths	3

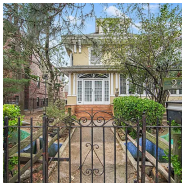


538 Henry Street, Unit 1

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,915	Beds	3
DOM	117	Initial	\$2,495,000	PPSF	\$1,303	Baths	2



240 76th Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,399,999	Sq. Ft.	-	Beds	7
DOM	295	Initial	\$2,699,000	PPSF	-	Baths	4

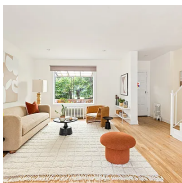


143 Bergen Street, Unit 1

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,772	Beds	3
DOM	11	Initial	\$2,250,000	PPSF	\$1,270	Baths	2.5



22 Sharon Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	1,815	Beds	3
DOM	45	Initial	\$2,200,000	PPSF	\$1,213	Baths	1.5



66 Putnam Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	2,880	Beds	5
DOM	35	Initial	\$1,995,000	PPSF	\$763	Baths	3

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