



COMPASS

Brooklyn Luxury Report

July 29 - August 03, 2025, Residential Contracts \$2M+

Photo: [75 Columbia Heights](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 12 condos, and 6 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$2,914,945

Average Asking Price

\$2,495,000

Median Asking Price

\$1,442

Average PPSF

1%

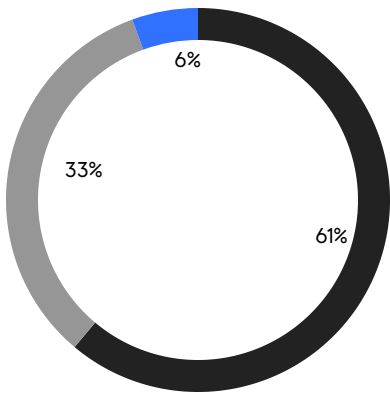
Average Discount

\$52,469,000

Total Volume

77

Average Days On Market



- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- SOUTH BROOKLYN

12

Condo Deal(s)

0

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,688,667

Average Asking Price

\$0

Average Asking Price

\$3,367,500

Average Asking Price

\$2,472,500

Median Asking Price

\$0

Median Asking Price

\$2,572,500

Median Asking Price

\$1,586

Average PPSF

\$1,096

Average PPSF

1,780

Average SqFt

3,058

Average SqFt

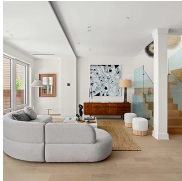


537 Pacific Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$7,495,000	Sq. Ft.	5,671	Beds	5
DOM	71	Initial	\$7,495,000	PPSF	\$1,322	Baths	6

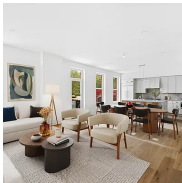


25 Conselyea Street, Unit 1

Williamsburg

Contract Signed

Type	Condo	Price	\$4,250,000	Sq. Ft.	3,384	Beds	4
DOM	79	Initial	\$4,250,000	PPSF	\$1,256	Baths	4



171 Calyer Street, Unit 4B

Greenpoint

Contract Signed

Type	Condo	Price	\$3,695,000	Sq. Ft.	2,051	Beds	4
DOM	308	Initial	\$3,850,000	PPSF	\$1,802	Baths	3

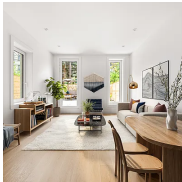


4 Cheever Place

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$2,795,000	Sq. Ft.	-	Beds	3
DOM	263	Initial	\$3,295,000	PPSF	-	Baths	2.5



722 President Street, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$2,700,000	Sq. Ft.	1,805	Beds	3
DOM	16	Initial	\$2,700,000	PPSF	\$1,496	Baths	3



152 16th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,650,000	Sq. Ft.	2,260	Beds	5
DOM	15	Initial	\$2,650,000	PPSF	\$1,173	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.



8 South 4th Street, Unit 28D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,540,000	Sq. Ft.	1,303	Beds	2
DOM	195	Initial	\$2,540,000	PPSF	\$1,950	Baths	2

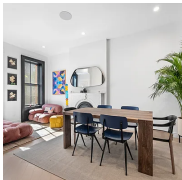


8 South 4th Street, Unit 27D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,520,000	Sq. Ft.	1,303	Beds	2
DOM	-	Initial	\$2,520,000	PPSF	\$1,934	Baths	2



40 Clermont Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	2,240	Beds	3
DOM	65	Initial	\$2,495,000	PPSF	\$1,114	Baths	3

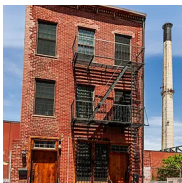


228 13th Street, Unit 401

Park Slope

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,552	Beds	3
DOM	1	Initial	\$2,495,000	PPSF	\$1,608	Baths	2

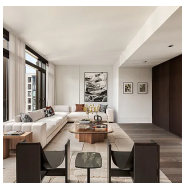


301 Water Street

Vinegar Hill

Contract Signed

Type	Townhouse	Price	\$2,470,000	Sq. Ft.	2,740	Beds	4
DOM	74	Initial	\$2,600,000	PPSF	\$902	Baths	4



429 Kent Avenue, Unit D725

Williamsburg

Contract Signed

Type	Condo	Price	\$2,450,000	Sq. Ft.	2,557	Beds	3
DOM	49	Initial	\$2,450,000	PPSF	\$959	Baths	4.5

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461 Washington Avenue, Unit 3

Clinton Hill

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,550	Beds	2
DOM	102	Initial	\$2,450,000	PPSF	\$1,546	Baths	2



29 Huron Street, Unit 9FE

Greenpoint

Contract Signed

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,376	Beds	3
DOM	22	Initial	\$2,375,000	PPSF	\$1,727	Baths	2.5

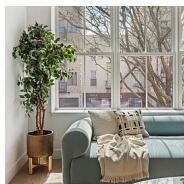


118 Webster Avenue

Kensington

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	2,376	Beds	5
DOM	22	Initial	\$2,300,000	PPSF	\$969	Baths	3



193 22nd Street, Unit 3

Greenwood

Contract Signed

Type	Condo	Price	\$2,299,000	Sq. Ft.	1,878	Beds	3
DOM	1	Initial	\$2,299,000	PPSF	\$1,225	Baths	3

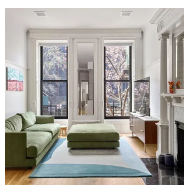


228 13th Street, Unit PH1

Park Slope

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	1,413	Beds	2
DOM	1	Initial	\$2,295,000	PPSF	\$1,625	Baths	2



75 8th Avenue, Unit 2

Park Slope

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,186	Beds	2
DOM	19	Initial	\$2,250,000	PPSF	\$1,898	Baths	2

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