



COMPASS

# Brooklyn Luxury Report

August 04 - 10, 2025, Residential Contracts \$2M+

Photo: [75 Columbia Heights](#)



The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 5 condos, and 11 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,691,438

Average Asking Price

\$3,124,500

Median Asking Price

\$1,389

Average PPSF

1%

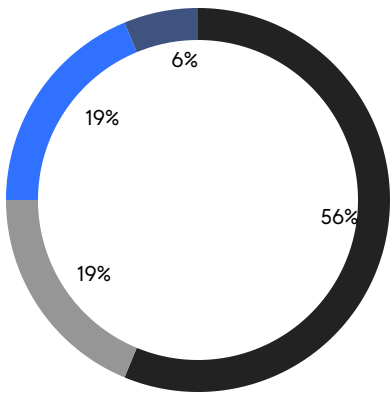
Average Discount

\$59,063,000

Total Volume

86

Average Days On Market



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

5

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,104,800

Average Asking Price

\$0

Average Asking Price

\$3,958,091

Average Asking Price

\$2,999,000

Median Asking Price

\$0

Median Asking Price

\$3,950,000

Median Asking Price

\$1,950

Average PPSF

\$1,108

Average PPSF

1,594

Average SqFt

3,532

Average SqFt



### 154 Hicks Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$8,625,000	Sq. Ft.	5,444	Beds	5
DOM	2	Initial	\$8,625,000	PPSF	\$1,585	Baths	7

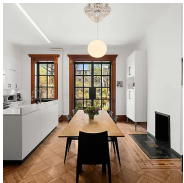


### 38 Garfield Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	4,004	Beds	6
DOM	101	Initial	\$6,250,000	PPSF	\$1,498	Baths	5



### 34 Saint John's Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,500,000	Sq. Ft.	-	Beds	5
DOM	103	Initial	\$4,750,000	PPSF	-	Baths	3.5

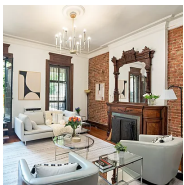


### 6 3rd Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$4,495,000	Sq. Ft.	3,040	Beds	7
DOM	107	Initial	\$4,495,000	PPSF	\$1,479	Baths	3.5

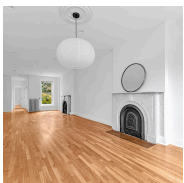


### 750 Carroll Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,872	Beds	6
DOM	26	Initial	\$3,995,000	PPSF	\$1,032	Baths	4.5



### 367 Carlton Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	\$3,950,000	Sq. Ft.	3,015	Beds	4
DOM	68	Initial	\$3,950,000	PPSF	\$1,244	Baths	3

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.



### 480 Kent Avenue, Unit 18C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,785,000	Sq. Ft.	1,798	Beds	3
DOM	-	Initial	\$3,785,000	PPSF	\$2,106	Baths	3



### 30 Front Street, Unit 23D

Dumbo

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,518	Beds	2
DOM	360	Initial	\$3,500,000	PPSF	\$2,141	Baths	2



### 183 Columbia Heights, Unit 2

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,999,000	Sq. Ft.	1,727	Beds	3
DOM	40	Initial	\$2,999,000	PPSF	\$1,737	Baths	2.5

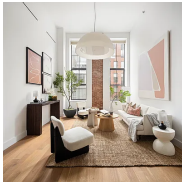


### 160 West Street, Unit PHB

Greenpoint

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	1,403	Beds	3
DOM	134	Initial	\$2,795,000	PPSF	\$1,993	Baths	2



### 172 North 10th Street, Unit 3D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,695,000	Sq. Ft.	1,523	Beds	3
DOM	44	Initial	\$2,695,000	PPSF	\$1,770	Baths	3



### 1650 68th Street

Bensonhurst

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	2,047	Beds	6
DOM	45	Initial	\$2,500,000	PPSF	\$1,221	Baths	5

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### 159 Coffey Street

Red Hook

Contract Signed

Type	Townhouse	Price	\$2,400,000	Sq. Ft.	1,968	Beds	3
DOM	71	Initial	\$2,400,000	PPSF	\$1,220	Baths	2



### 695 East 21st Street

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,399,000	Sq. Ft.	4,523	Beds	9
DOM	21	Initial	\$2,399,000	PPSF	\$531	Baths	5

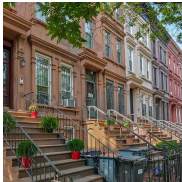


### 1634 84th Street

Bensonhurst

Contract Signed

Type	Townhouse	Price	\$2,380,000	Sq. Ft.	3,910	Beds	6
DOM	110	Initial	\$2,380,000	PPSF	\$609	Baths	4.5



### 327 Jefferson Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	3,496	Beds	8
DOM	54	Initial	\$2,300,000	PPSF	\$658	Baths	4

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