



COMPASS

# Brooklyn Luxury Report

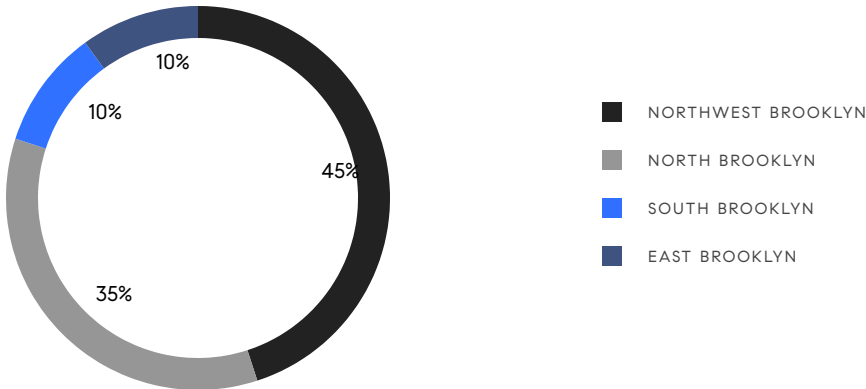
August 11 - 17, 2025, Residential Contracts \$2M+

Photo: [75 Columbia Heights](#)



The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 8 condos, and 12 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

<b>\$4,161,400</b> Average Asking Price	<b>\$2,997,000</b> Median Asking Price	<b>\$1,494</b> Average PPSF
<b>2%</b> Average Discount	<b>\$83,228,000</b> Total Volume	<b>86</b> Average Days On Market



<b>8</b> Condo Deal(s)	<b>0</b> Co-op Deal(s)	<b>12</b> Townhouse Deal(s)
<b>\$3,093,000</b> Average Asking Price	<b>\$0</b> Average Asking Price	<b>\$4,873,667</b> Average Asking Price
<b>\$2,687,000</b> Median Asking Price	<b>\$0</b> Median Asking Price	<b>\$3,447,500</b> Median Asking Price
<b>\$1,920</b> Average PPSF		<b>\$1,153</b> Average PPSF
<b>1,781</b> Average SqFt		<b>4,159</b> Average SqFt

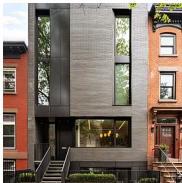


### 535 1st Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$14,495,000	Sq. Ft.	6,500	Beds	5
DOM	79	Initial	\$16,495,000	PPSF	\$2,230	Baths	3



### 57 Wyckoff Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$10,450,000	Sq. Ft.	6,000	Beds	5
DOM	-	Initial	\$10,750,000	PPSF	\$1,742	Baths	4.5

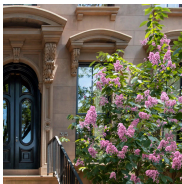


### 524 Manhattan Avenue, Unit 8A

Greenpoint

Contract Signed

Type	Condo	Price	\$5,975,000	Sq. Ft.	1,327	Beds	2
DOM	-	Initial	\$5,975,000	PPSF	\$4,503	Baths	3

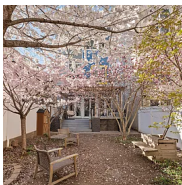


### 315 Adelphi Street

Fort Greene

Contract Signed

Type	Townhouse	Price	\$5,750,000	Sq. Ft.	4,000	Beds	4
DOM	-	Initial	-	PPSF	\$1,438	Baths	4

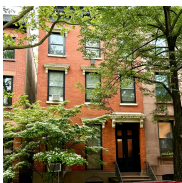


### 65 Jackson Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$4,000,000	Sq. Ft.	4,059	Beds	5
DOM	103	Initial	\$4,500,000	PPSF	\$986	Baths	5



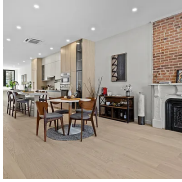
### 16 Douglass Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$4,000,000	Sq. Ft.	3,960	Beds	4
DOM	-	Initial	-	PPSF	\$1,010	Baths	4

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### 320 10th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,495,000	Sq. Ft.	3,800	Beds	4
DOM	49	Initial	\$3,495,000	PPSF	\$920	Baths	3



### 506 9th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,400,000	Sq. Ft.	-	Beds	5
DOM	68	Initial	\$3,500,000	PPSF	-	Baths	3

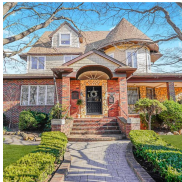


### 440 Humboldt Street, Unit PH3B

Williamsburg

Contract Signed

Type	Condo	Price	\$3,275,000	Sq. Ft.	2,062	Beds	3
DOM	36	Initial	\$3,275,000	PPSF	\$1,589	Baths	3

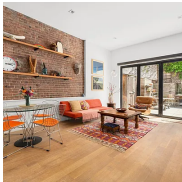


### 1265 86th Street

Dyker Heights

Contract Signed

Type	Townhouse	Price	\$2,999,000	Sq. Ft.	3,761	Beds	4
DOM	166	Initial	\$3,080,000	PPSF	\$797	Baths	5

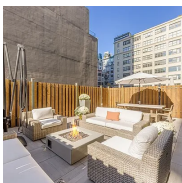


### 172 North 10th Street, Unit 1C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	2,058	Beds	3
DOM	30	Initial	\$2,995,000	PPSF	\$1,456	Baths	3



### 70 Washington Street, Unit 2K

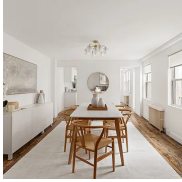
Dumbo

Contract Signed

Type	Condo	Price	\$2,775,000	Sq. Ft.	3,003	Beds	1
DOM	156	Initial	\$2,775,000	PPSF	\$925	Baths	2.5

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### 211 Powers Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	-	Beds	5
DOM	68	Initial	\$2,750,000	PPSF	-	Baths	3

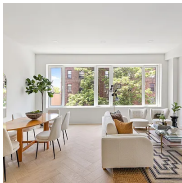


### 220 North 6th Street, Unit PH

Williamsburg

Contract Signed

Type	Condo	Price	\$2,599,000	Sq. Ft.	1,205	Beds	2
DOM	62	Initial	\$2,750,000	PPSF	\$2,157	Baths	3



### 193 23rd Street, Unit PH

Greenwood

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,845	Beds	3
DOM	115	Initial	\$2,500,000	PPSF	\$1,356	Baths	3



### 2622 East 24th Street

Sheepshead Bay

Contract Signed

Type	Townhouse	Price	\$2,450,000	Sq. Ft.	4,150	Beds	16
DOM	95	Initial	\$2,450,000	PPSF	\$591	Baths	4

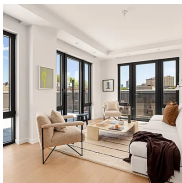


### 532 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,400,000	Sq. Ft.	3,200	Beds	6
DOM	141	Initial	\$2,499,000	PPSF	\$750	Baths	4



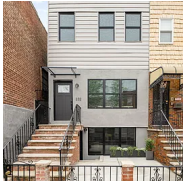
### 630 Grand Avenue, Unit PH1

Crown Heights

Contract Signed

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,387	Beds	3
DOM	30	Initial	\$2,375,000	PPSF	\$1,713	Baths	2.5

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**232 27th Street**

Greenwood

**Contract Signed**

Type	<b>Townhouse</b>	Price	<b>\$2,295,000</b>	Sq. Ft.	<b>2,160</b>	Beds	<b>4</b>
DOM	<b>79</b>	Initial	<b>\$2,395,000</b>	PPSF	<b>\$1,063</b>	Baths	<b>3.5</b>

**28 Herbert Street, Unit 5CC**

Williamsburg

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$2,250,000</b>	Sq. Ft.	<b>1,358</b>	Beds	<b>2</b>
DOM	<b>-</b>	Initial	<b>\$2,250,000</b>	PPSF	<b>\$1,657</b>	Baths	<b>2</b>

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