



COMPASS

Brooklyn Luxury Report

August 18 - 24, 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 10 condos, and 10 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$3,360,000

Average Asking Price

\$2,872,500

Median Asking Price

\$1,456

Average PPSF

1%

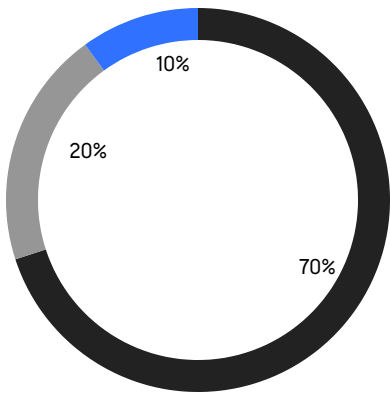
Average Discount

\$67,200,000

Total Volume

78

Average Days On Market



- NORTHWEST BROOKLYN
- EAST BROOKLYN
- NORTH BROOKLYN

10

Condo Deal(s)

0

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,724,500

Average Asking Price

\$0

Average Asking Price

\$3,995,500

Average Asking Price

\$2,500,000

Median Asking Price

\$0

Median Asking Price

\$3,272,500

Median Asking Price

\$1,786

Average PPSF

\$1,125

Average PPSF

1,558

Average SqFt

3,651

Average SqFt



405 Sackett Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$7,995,000	Sq. Ft.	4,500	Beds	6
DOM	44	Initial	\$7,995,000	PPSF	\$1,777	Baths	4



29 Lefferts Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$6,250,000	Sq. Ft.	5,752	Beds	6
DOM	72	Initial	\$6,250,000	PPSF	\$1,087	Baths	4

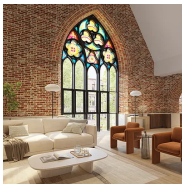


64 2nd Street

Gowanus

Contract Signed

Type	Townhouse	Price	\$5,495,000	Sq. Ft.	2,500	Beds	4
DOM	114	Initial	\$5,495,000	PPSF	\$2,198	Baths	3



232 Adelphi Street, Unit 10

Fort Greene

Contract Signed

Type	Condo	Price	\$4,000,000	Sq. Ft.	2,124	Beds	3
DOM	-	Initial	\$4,000,000	PPSF	\$1,884	Baths	2.5



30 Front Street, Unit 10D

Dumbo

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	1,747	Beds	2
DOM	-	Initial	\$3,500,000	PPSF	\$2,004	Baths	2.5



166 Degraw Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,295,000	Sq. Ft.	3,830	Beds	3
DOM	295	Initial	\$3,650,000	PPSF	\$861	Baths	3.5

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.



173 8th Street

Gowanus

Contract Signed

Type	Townhouse	Price	\$3,295,000	Sq. Ft.	2,605	Beds	5
DOM	56	Initial	\$3,295,000	PPSF	\$1,265	Baths	3



198 Madison Street

Bedford Stuyvesant

Contract Signed

Type	House	Price	\$3,250,000	Sq. Ft.	3,238	Beds	6
DOM	112	Initial	\$3,350,000	PPSF	\$1,004	Baths	4



8 South 4th Street, Unit 31B

Williamsburg

Contract Signed

Type	Condo	Price	\$3,105,000	Sq. Ft.	1,357	Beds	2
DOM	-	Initial	\$3,105,000	PPSF	\$2,289	Baths	2.5



459 Vanderbilt Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	2,800	Beds	3
DOM	64	Initial	\$2,995,000	PPSF	\$1,070	Baths	3

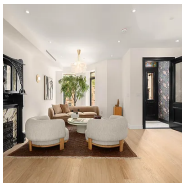


323 Clinton Street, Unit 2

Cobble Hill

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,252	Beds	3
DOM	3	Initial	\$2,750,000	PPSF	\$2,197	Baths	2



828 Quincy Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,735,000	Sq. Ft.	3,801	Beds	6
DOM	42	Initial	\$2,735,000	PPSF	\$720	Baths	4

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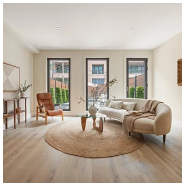


438 12th Street, Unit 5B

Park Slope

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,537	Beds	3
DOM	31	Initial	\$2,500,000	PPSF	\$1,627	Baths	2



354 Dean Street, Unit 1

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,871	Beds	1
DOM	43	Initial	\$2,500,000	PPSF	\$1,337	Baths	3



698 Saint Mark's Avenue

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	4,376	Beds	7
DOM	33	Initial	\$2,495,000	PPSF	\$571	Baths	4.5



8 South 4th Street, Unit 36D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,175	Beds	2
DOM	162	Initial	\$2,395,000	PPSF	\$2,039	Baths	2

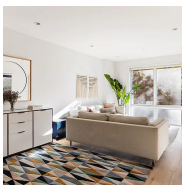


481 18th Street, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,950	Beds	3
DOM	141	Initial	\$2,750,000	PPSF	\$1,154	Baths	2



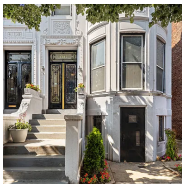
207 Wyckoff Street, Unit 2

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,195,000	Sq. Ft.	1,226	Beds	3
DOM	14	Initial	\$2,195,000	PPSF	\$1,791	Baths	2

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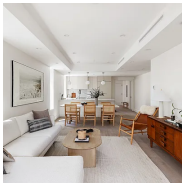


1387 Union Street

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	3,105	Beds	6
DOM	62	Initial	\$2,150,000	PPSF	\$693	Baths	2



319 Prospect Place, Unit 2B

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,050,000	Sq. Ft.	1,336	Beds	2
DOM	26	Initial	\$2,050,000	PPSF	\$1,535	Baths	2

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