



COMPASS

Brooklyn Luxury Report

August 25 - 31, 2025, Residential Contracts \$2M+

Photo: [75 Columbia Heights](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 9 contracts signed this week, made up of 5 condos, and 4 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$3,228,112
Average Asking Price

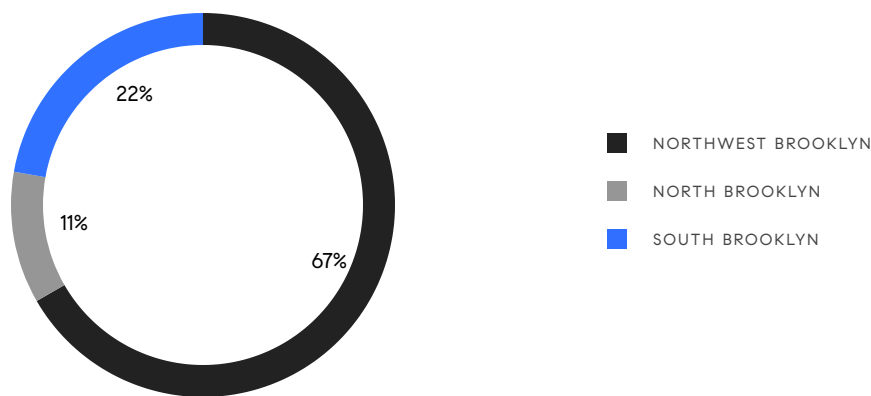
\$2,750,000
Median Asking Price

\$1,480
Average PPSF

0%
Average Discount

\$29,053,000
Total Volume

99
Average Days On Market



5
Condo Deal(s)

0
Co-op Deal(s)

4
Townhouse Deal(s)

\$3,355,000
Average Asking Price

\$0
Average Asking Price

\$3,069,500
Average Asking Price

\$2,750,000
Median Asking Price

\$0
Median Asking Price

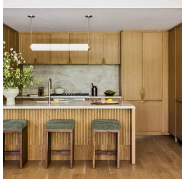
\$2,547,500
Median Asking Price

\$1,871
Average PPSF

\$829
Average PPSF

1,822
Average SqFt

3,184
Average SqFt



323 Bergen Street, Unit PH703W

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,950,000	Sq. Ft.	2,830	Beds	4
DOM	77	Initial	\$5,950,000	PPSF	\$2,103	Baths	3.5



783 Carroll Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	-	Beds	5
DOM	80	Initial	\$4,995,000	PPSF	-	Baths	4



323 Clinton Street, Unit 4

Cobble Hill

Contract Signed

Type	Condo	Price	\$2,950,000	Sq. Ft.	1,284	Beds	3
DOM	-	Initial	\$2,950,000	PPSF	\$2,297	Baths	2

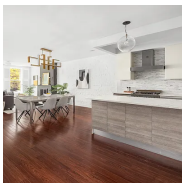


28 Herbert Street, Unit 5BB

Williamsburg

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,573	Beds	3
DOM	-	Initial	\$2,750,000	PPSF	\$1,749	Baths	2.5



363 Douglass Street, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	2,206	Beds	4
DOM	20	Initial	\$2,750,000	PPSF	\$1,247	Baths	2



995 East 21st Street

Midwood

Contract Signed

Type	Townhouse	Price	\$2,600,000	Sq. Ft.	4,700	Beds	5
DOM	79	Initial	\$2,600,000	PPSF	\$554	Baths	4.5

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**449 11th Street**

Park Slope

Contract Signed

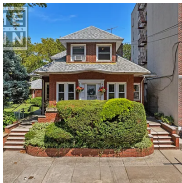
Type	Townhouse	Price	\$2,495,000	Sq. Ft.	2,589	Beds	5
DOM	100	Initial	\$2,495,000	PPSF	\$964	Baths	3

**50 Bridge Park Drive, Unit 23E**

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,214	Beds	2
DOM	236	Initial	\$2,375,000	PPSF	\$1,957	Baths	2

**13 Marine Avenue**

Fort Hamilton

Contract Signed

Type	Townhouse	Price	\$2,188,000	Sq. Ft.	2,262	Beds	8
DOM	-	Initial	\$2,388,000	PPSF	\$968	Baths	3

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