



COMPASS

# Brooklyn Luxury Report

September 08 - 14, 2025, Residential Contracts \$2M+

Photo: [584 Leonard St, Unit PHB](#)



The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 15 condos, and 4 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$2,892,870

Average Asking Price

\$2,720,000

Median Asking Price

\$1,614

Average PPSF

1%

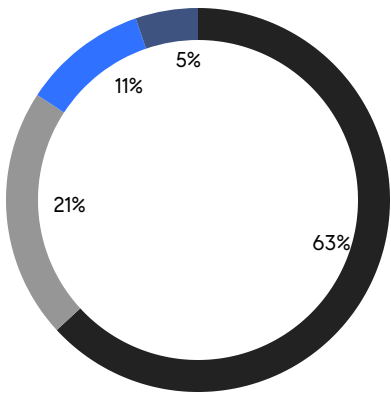
Average Discount

\$54,964,522

Total Volume

140

Average Days On Market



15

Condo Deal(s)

0

Co-op Deal(s)

4

Townhouse Deal(s)

\$2,994,969

Average Asking Price

\$0

Average Asking Price

\$2,510,000

Average Asking Price

\$2,720,000

Median Asking Price

\$0

Median Asking Price

\$2,472,500

Median Asking Price

\$1,849

Average PPSF

\$735

Average PPSF

1,649

Average SqFt

3,490

Average SqFt



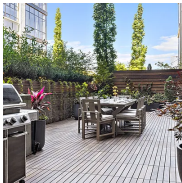


### 1 Grand Army Plaza, Unit 4F

Prospect Heights

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	3,199	Beds	4
DOM	174	Initial	\$5,775,000	PPSF	\$1,563	Baths	3

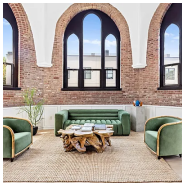


### 360 Furman Street, Unit 320321

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$4,500,000	Sq. Ft.	2,791	Beds	4
DOM	148	Initial	\$4,750,000	PPSF	\$1,613	Baths	3.5



### 232 Adelphi Street, Unit 9

Fort Greene

Contract Signed

Type	Condo	Price	\$4,050,000	Sq. Ft.	2,023	Beds	3
DOM	-	Initial	\$4,050,000	PPSF	\$2,002	Baths	3

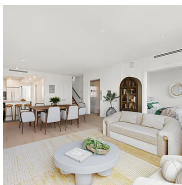


### 470 Kent Avenue, Unit PHD

Williamsburg

Contract Signed

Type	Condo	Price	\$3,675,000	Sq. Ft.	1,442	Beds	2
DOM	223	Initial	\$3,600,000	PPSF	\$2,549	Baths	2

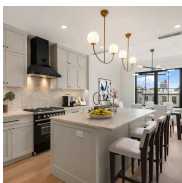


### 78 1st Place, Unit PH

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	1,732	Beds	4
DOM	22	Initial	\$3,500,000	PPSF	\$2,021	Baths	3



### 16 2nd Place, Unit 4

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,150,000	Sq. Ft.	1,812	Beds	3
DOM	-	Initial	\$3,150,000	PPSF	\$1,738	Baths	3

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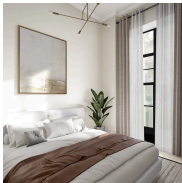


### 114 Noble Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	3,120	Beds	3
DOM	27	Initial	\$2,995,000	PPSF	\$960	Baths	3

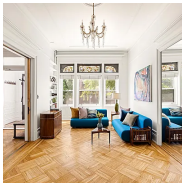


### 16 2nd Place, Unit 1

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,900,000	Sq. Ft.	1,694	Beds	3
DOM	-	Initial	\$2,900,000	PPSF	\$1,712	Baths	3



### 151 Herkimer Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	3,600	Beds	7
DOM	105	Initial	\$2,750,000	PPSF	\$764	Baths	3.5

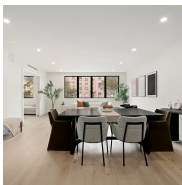


### 115 York Street, Unit 14L

Dumbo

Contract Signed

Type	Condo	Price	\$2,720,000	Sq. Ft.	1,636	Beds	3
DOM	-	Initial	-	PPSF	\$1,663	Baths	3

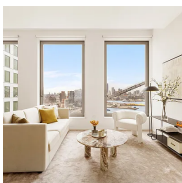


### 78 1st Place, Unit 2

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,700,000	Sq. Ft.	1,416	Beds	3
DOM	90	Initial	\$2,700,000	PPSF	\$1,907	Baths	2



### 8 South 4th Street, Unit 22C

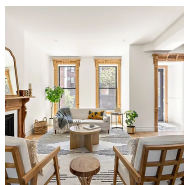
Williamsburg

Contract Signed

Type	Condo	Price	\$2,255,000	Sq. Ft.	1,178	Beds	2
DOM	-	Initial	\$2,255,000	PPSF	\$1,915	Baths	2

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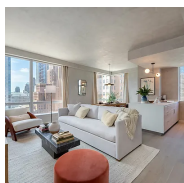


### 151 Chauncey Street

Bedford Stuyvesant

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,195,000</b>	Sq. Ft.	<b>3,108</b>	Beds	<b>5</b>
DOM	<b>119</b>	Initial	<b>\$2,195,000</b>	PPSF	<b>\$707</b>	Baths	<b>3</b>

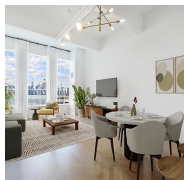


### 1 City Point, Unit 24L

Downtown Brooklyn

Contract Signed

Type	<b>Condom</b>	Price	<b>\$2,137,025</b>	Sq. Ft.	<b>1,159</b>	Beds	<b>2</b>
DOM	<b>-</b>	Initial	<b>\$2,137,025</b>	PPSF	<b>\$1,844</b>	Baths	<b>2</b>



### 184 Kent Avenue, Unit B312

Williamsburg

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,125,000</b>	Sq. Ft.	<b>1,105</b>	Beds	<b>2</b>
DOM	<b>207</b>	Initial	<b>\$2,295,250</b>	PPSF	<b>\$1,924</b>	Baths	<b>2</b>

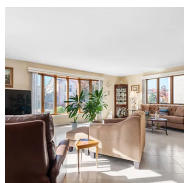


### 1 City Point, Unit 30A

Downtown Brooklyn

Contract Signed

Type	<b>Condom</b>	Price	<b>\$2,116,000</b>	Sq. Ft.	<b>1,174</b>	Beds	<b>2</b>
DOM	<b>-</b>	Initial	<b>\$2,116,000</b>	PPSF	<b>\$1,803</b>	Baths	<b>2</b>

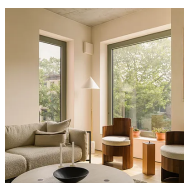


### 159 Hastings Street

Manhattan Beach

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,100,000</b>	Sq. Ft.	<b>4,130</b>	Beds	<b>5</b>
DOM	<b>280</b>	Initial	<b>\$2,350,000</b>	PPSF	<b>\$509</b>	Baths	<b>3</b>



### 144 Vanderbilt Avenue, Unit 5A

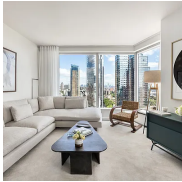
Fort Greene

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,075,000</b>	Sq. Ft.	<b>1,193</b>	Beds	<b>2</b>
DOM	<b>-</b>	Initial	<b>\$2,075,000</b>	PPSF	<b>\$1,740</b>	Baths	<b>2</b>

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1 City Point, Unit 16E  
Downtown Brooklyn

Contract Signed

Type	Condom	Price	\$2,021,497	Sq. Ft.	1,169	Beds	2
DOM	-	Initial	\$2,021,497	PPSF	\$1,730	Baths	2

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