



COMPASS

Brooklyn Luxury Report

September 15 - 21, 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 9 condos, 1 co-op, and 9 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$2,838,000

Average Asking Price

\$2,525,000

Median Asking Price

\$1,578

Average PPSF

2%

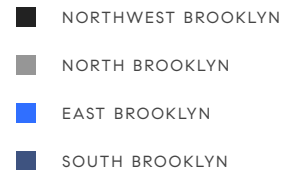
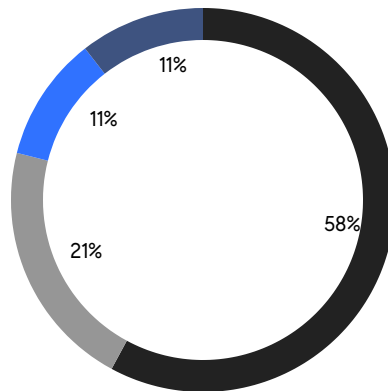
Average Discount

\$53,922,000

Total Volume

73

Average Days On Market



9

Condo Deal(s)

1

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,526,667

Average Asking Price

\$2,100,000

Average Asking Price

\$3,231,334

Average Asking Price

\$2,425,000

Median Asking Price

\$2,100,000

Median Asking Price

\$2,800,000

Median Asking Price

\$1,860

Average PPSF

\$1,272

Average PPSF

1,366

Average SqFt

2,632

Average SqFt



448 6th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,500,000	Sq. Ft.	3,476	Beds	5
DOM	20	Initial	\$6,500,000	PPSF	\$1,870	Baths	3

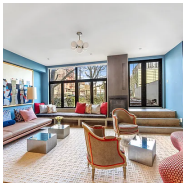


192 Withers Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	2,850	Beds	4
DOM	93	Initial	\$3,750,000	PPSF	\$1,316	Baths	3.5

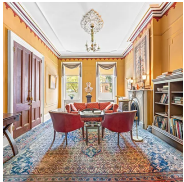


512 Lorimer Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,350,000	Sq. Ft.	2,600	Beds	5
DOM	202	Initial	\$3,350,000	PPSF	\$1,289	Baths	3

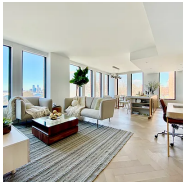


145 Wyckoff Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	3,020	Beds	5
DOM	42	Initial	\$3,200,000	PPSF	\$1,060	Baths	3

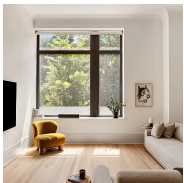


78 Anity Street, Unit 4B

Cobble Hill

Contract Signed

Type	Condo	Price	\$2,999,000	Sq. Ft.	1,444	Beds	3
DOM	123	Initial	\$2,999,000	PPSF	\$2,077	Baths	2.5



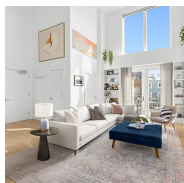
1 Prospect Park West, Unit 2A

Park Slope

Contract Signed

Type	Condo	Price	\$2,950,000	Sq. Ft.	1,556	Beds	2
DOM	101	Initial	\$3,250,000	PPSF	\$1,896	Baths	2

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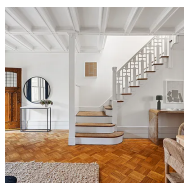


171 South Portland Avenue, Unit PHB

Fort Greene

Contract Signed

Type	Condo	Price	\$2,850,000	Sq. Ft.	1,735	Beds	4
DOM	8	Initial	\$2,850,000	PPSF	\$1,643	Baths	3

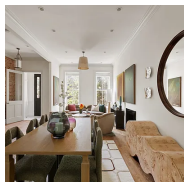


205 Windsor Place

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,800,000	Sq. Ft.	1,938	Beds	3
DOM	13	Initial	\$2,800,000	PPSF	\$1,445	Baths	2

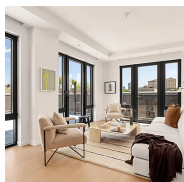


165 Pulaski Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,695,000	Sq. Ft.	-	Beds	6
DOM	32	Initial	\$2,695,000	PPSF	-	Baths	5.5

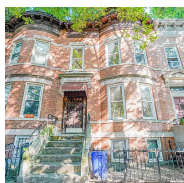


630 Grand Avenue, Unit 505

Crown Heights

Contract Signed

Type	Condo	Price	\$2,525,000	Sq. Ft.	1,488	Beds	3
DOM	104	Initial	\$2,795,000	PPSF	\$1,697	Baths	2.5

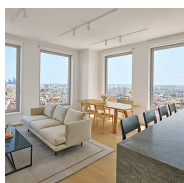


1610 10th Avenue

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	1,557	Beds	4
DOM	74	Initial	\$2,785,000	PPSF	\$1,606	Baths	2



8 South 4th Street, Unit 37D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,425,000	Sq. Ft.	1,175	Beds	2
DOM	19	Initial	\$2,425,000	PPSF	\$2,064	Baths	2

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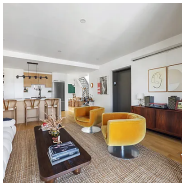


20 Henry Street, Unit 5D/S

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,202	Beds	2
DOM	74	Initial	\$2,595,000	PPSF	\$1,993	Baths	2



340 Metropolitan Avenue, Unit PHB

Williamsburg

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,289	Beds	3
DOM	17	Initial	\$2,395,000	PPSF	\$1,859	Baths	2



481 Stratford Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,199,000	Sq. Ft.	3,373	Beds	6
DOM	71	Initial	\$2,199,000	PPSF	\$652	Baths	2.5

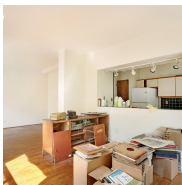


1 City Point, Unit 24F

Downtown Brooklyn

Contract Signed

Type	Condop	Price	\$2,116,000	Sq. Ft.	1,185	Beds	2
DOM	119	Initial	\$2,116,000	PPSF	\$1,786	Baths	2



129 Columbia Heights, Unit 36

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,100,000	Sq. Ft.	1,400	Beds	3
DOM	28	Initial	\$2,100,000	PPSF	\$1,500	Baths	2



38 87th Street

Fort Hamilton

Contract Signed

Type	Townhouse	Price	\$2,088,000	Sq. Ft.	2,240	Beds	4
DOM	113	Initial	\$2,150,000	PPSF	\$933	Baths	2.5

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50 Bridge Park Drive, Unit 17E
Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,085,000	Sq. Ft.	1,214	Beds	2
DOM	124	Initial	\$2,085,000	PPSF	\$1,718	Baths	2

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