



COMPASS

Brooklyn Luxury Report

September 22 - 28, 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 24 contracts signed this week, made up of 15 condos, and 9 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$2,764,584

Average Asking Price

\$2,612,500

Median Asking Price

\$1,556

Average PPSF

0%

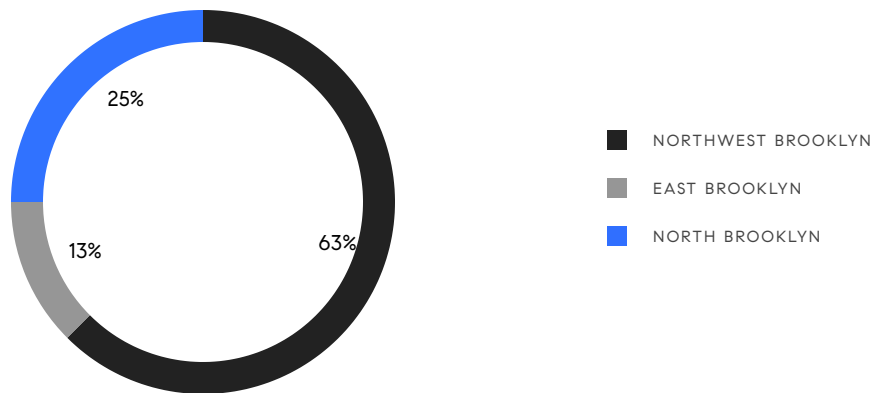
Average Discount

\$66,350,000

Total Volume

66

Average Days On Market



15

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,674,000

Average Asking Price

\$0

Average Asking Price

\$2,915,556

Average Asking Price

\$2,595,000

Median Asking Price

\$0

Median Asking Price

\$2,625,000

Median Asking Price

\$1,695

Average PPSF

\$1,323

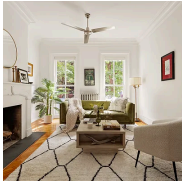
Average PPSF

1,623

Average SqFt

2,533

Average SqFt



250 Cumberland Street

Fort Greene

Contract Signed

Type	Townhouse	Price	\$4,675,000	Sq. Ft.	3,280	Beds	5
DOM	58	Initial	\$4,862,500	PPSF	\$1,426	Baths	3.5



144 Vanderbilt Avenue, Unit 6A

Fort Greene

Contract Signed

Type	Condo	Price	\$4,200,000	Sq. Ft.	2,184	Beds	3
DOM	243	Initial	\$4,200,000	PPSF	\$1,924	Baths	3



275 6th Avenue, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$3,850,000	Sq. Ft.	2,972	Beds	3
DOM	25	Initial	\$3,850,000	PPSF	\$1,296	Baths	2.5

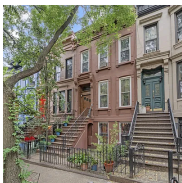


357 Degraw Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,250,000	Sq. Ft.	3,000	Beds	5
DOM	-	Initial	\$3,250,000	PPSF	\$1,083	Baths	3

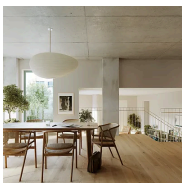


397 2nd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	1,800	Beds	3
DOM	44	Initial	\$3,200,000	PPSF	\$1,778	Baths	3



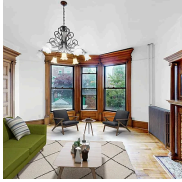
144 Vanderbilt Avenue, Unit 2C

Fort Greene

Contract Signed

Type	Condo	Price	\$3,175,000	Sq. Ft.	1,829	Beds	3
DOM	182	Initial	\$3,175,000	PPSF	\$1,736	Baths	3

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93A Rutland Road

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	3,536	Beds	5
DOM	-	Initial	\$2,995,000	PPSF	\$848	Baths	4

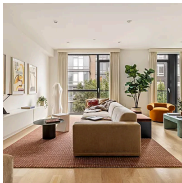


30 Front Street, Unit 24C

Dumbo

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,303	Beds	2
DOM	-	Initial	\$2,750,000	PPSF	\$2,111	Baths	2



650 Bergen Street, Unit 3B

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,859	Beds	3
DOM	21	Initial	\$2,750,000	PPSF	\$1,480	Baths	2



180 Front Street, Unit 9L

Dumbo

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,593	Beds	3
DOM	-	Initial	-	PPSF	\$1,726	Baths	2



280 Metropolitan Avenue, Unit 5D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,695,000	Sq. Ft.	1,388	Beds	3
DOM	132	Initial	\$2,850,000	PPSF	\$1,942	Baths	3



926 Saint Mark's Avenue

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,625,000	Sq. Ft.	4,080	Beds	5
DOM	14	Initial	\$2,625,000	PPSF	\$644	Baths	4.5

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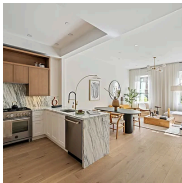


12 Warren Place

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$2,600,000	Sq. Ft.	1,056	Beds	2
DOM	20	Initial	\$2,600,000	PPSF	\$2,463	Baths	2



506 Henry Street, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,396	Beds	3
DOM	7	Initial	\$2,595,000	PPSF	\$1,859	Baths	2

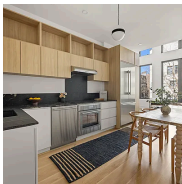


428 11th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,450,000	Sq. Ft.	1,550	Beds	2
DOM	26	Initial	\$2,450,000	PPSF	\$1,581	Baths	1.5

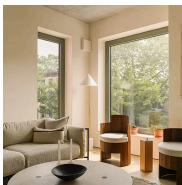


295 12th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	1,837	Beds	3
DOM	86	Initial	\$2,350,000	PPSF	\$1,304	Baths	2

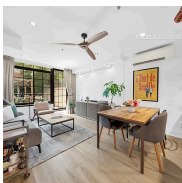


144 Vanderbilt Avenue, Unit 2D

Fort Greene

Contract Signed

Type	Condo	Price	\$2,275,000	Sq. Ft.	1,305	Beds	2
DOM	-	Initial	\$2,275,000	PPSF	\$1,744	Baths	2



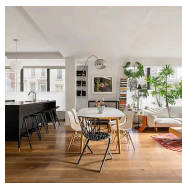
38 Broome Street, Unit 1A

Greenpoint

Contract Signed

Type	Condom	Price	\$2,275,000	Sq. Ft.	1,703	Beds	2
DOM	105	Initial	\$2,275,000	PPSF	\$1,336	Baths	3

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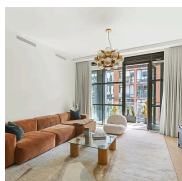


20 Henry Street, Unit 1BN

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,904	Beds	2
DOM	11	Initial	\$2,250,000	PPSF	\$1,182	Baths	2



215 North 10th Street, Unit 4B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,200,000	Sq. Ft.	1,053	Beds	2
DOM	10	Initial	\$2,200,000	PPSF	\$2,090	Baths	2

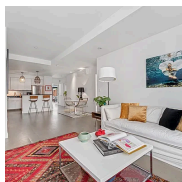


21 India Street, Unit 30K

Greenpoint

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,123	Beds	2
DOM	174	Initial	\$2,250,000	PPSF	\$1,915	Baths	2

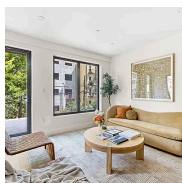


14 Hope Street, Unit 2B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,300	Beds	2
DOM	22	Initial	\$2,100,000	PPSF	\$1,616	Baths	2

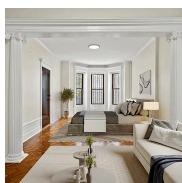


104 Newel Street, Unit 2

Greenpoint

Contract Signed

Type	Condo	Price	\$2,095,000	Sq. Ft.	1,429	Beds	3
DOM	16	Initial	\$2,095,000	PPSF	\$1,467	Baths	2



1143 Carroll Street

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,050,000	Sq. Ft.	2,656	Beds	5
DOM	48	Initial	\$2,050,000	PPSF	\$772	Baths	3

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