



COMPASS

Brooklyn Luxury Report

Sep 29 - Oct 05, 2025, Residential Contracts \$2M+

Photo: 113 A Columbia Street

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 35 contracts signed this week, made up of 12 condos, and 23 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$3,110,200

Average Asking Price

\$2,750,000

Median Asking Price

\$1,206

Average PPSF

0%

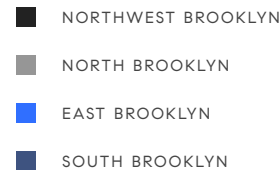
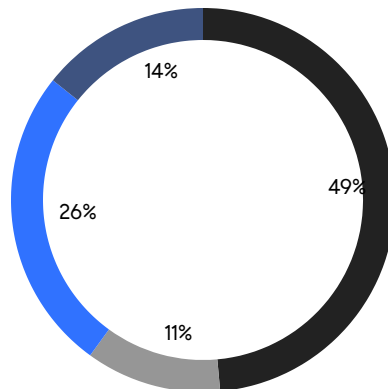
Average Discount

\$108,857,000

Total Volume

93

Average Days On Market



12

Condo Deal(s)

0

Co-op Deal(s)

23

Townhouse Deal(s)

\$3,091,834

Average Asking Price

\$0

Average Asking Price

\$3,119,783

Average Asking Price

\$2,465,000

Median Asking Price

\$0

Median Asking Price

\$2,795,000

Median Asking Price

\$1,784

Average PPSF

\$902

Average PPSF

1,810

Average SqFt

3,513

Average SqFt



42 Monroe Place

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$8,850,000	Sq. Ft.	6,425	Beds	7
DOM	184	Initial	\$9,500,000	PPSF	\$1,378	Baths	5.5

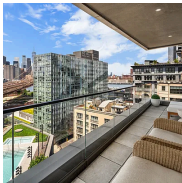


524 Manhattan Avenue, Unit PH

Greenpoint

Contract Signed

Type	Condo	Price	\$5,975,000	Sq. Ft.	2,455	Beds	2
DOM	-	Initial	\$5,975,000	PPSF	\$2,434	Baths	3



30 Front Street, Unit 15A

Dumbo

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,539	Beds	3
DOM	75	Initial	\$5,500,000	PPSF	\$2,167	Baths	3.5

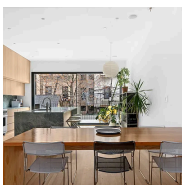


556 4th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	-	Beds	5
DOM	31	Initial	\$3,995,000	PPSF	-	Baths	3

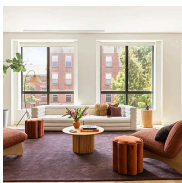


690 Humboldt Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,950,000	Sq. Ft.	2,882	Beds	4
DOM	154	Initial	\$3,950,000	PPSF	\$1,371	Baths	3



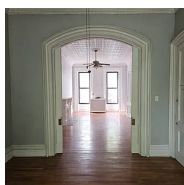
17 Bergen Street, Unit 2

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,903,000	Sq. Ft.	2,253	Beds	3
DOM	31	Initial	\$3,903,000	PPSF	\$1,733	Baths	2.5

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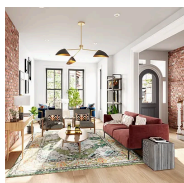


25 Clifton Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,595,000	Sq. Ft.	2,795	Beds	4
DOM	115	Initial	\$3,695,000	PPSF	\$1,287	Baths	3

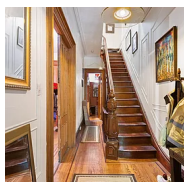


703 Park Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	4,770	Beds	6
DOM	126	Initial	\$3,500,000	PPSF	\$734	Baths	3

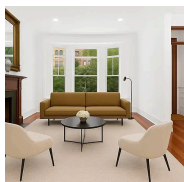


109 Lincoln Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	3,472	Beds	5
DOM	475	Initial	\$3,500,000	PPSF	\$1,009	Baths	3

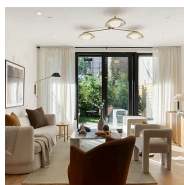


242 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,299,000	Sq. Ft.	4,360	Beds	5
DOM	59	Initial	\$3,495,000	PPSF	\$757	Baths	5



506 Henry Street, Unit 1

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,260,000	Sq. Ft.	2,530	Beds	3
DOM	19	Initial	\$2,895,000	PPSF	\$1,289	Baths	2.5



578 20th Street

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	3,200	Beds	4
DOM	27	Initial	\$2,995,000	PPSF	\$936	Baths	5

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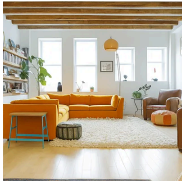


386A 12th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,895,000	Sq. Ft.	-	Beds	4
DOM	22	Initial	\$2,895,000	PPSF	-	Baths	2.5



660 Saint Mark's Avenue

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,825,000	Sq. Ft.	3,923	Beds	6
DOM	-	Initial	\$2,825,000	PPSF	\$721	Baths	4.5

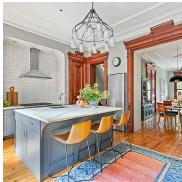


1566 76th Street

Bensonhurst

Contract Signed

Type	Townhouse	Price	\$2,800,000	Sq. Ft.	3,738	Beds	7
DOM	17	Initial	\$2,800,000	PPSF	\$750	Baths	5

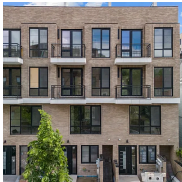


140 Halsey Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,795,000	Sq. Ft.	3,600	Beds	5
DOM	24	Initial	\$2,795,000	PPSF	\$777	Baths	4.5

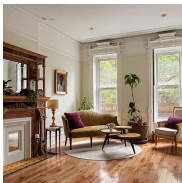


312 Fenimore Street

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	3,146	Beds	5
DOM	120	Initial	\$2,750,000	PPSF	\$875	Baths	4



183 Halsey Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	3,224	Beds	6
DOM	133	Initial	\$2,750,000	PPSF	\$853	Baths	3.5

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227 77th Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,688,000	Sq. Ft.	3,910	Beds	5
DOM	154	Initial	\$2,688,000	PPSF	\$688	Baths	6

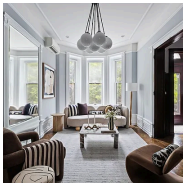


225 77th Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,678,000	Sq. Ft.	-	Beds	5
DOM	85	Initial	\$2,678,000	PPSF	-	Baths	6

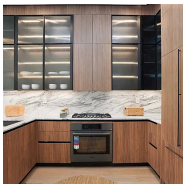


843 Prospect Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,650,000	Sq. Ft.	3,976	Beds	6
DOM	124	Initial	\$2,795,000	PPSF	\$667	Baths	5

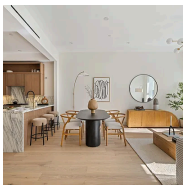


130 Huron Street, Unit 1B

Greenpoint

Contract Signed

Type	Condo	Price	\$2,549,000	Sq. Ft.	1,802	Beds	2
DOM	87	Initial	\$2,549,000	PPSF	\$1,415	Baths	2

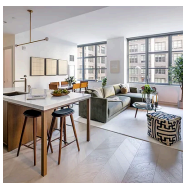


506 Henry Street, Unit 2

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,525,000	Sq. Ft.	1,359	Beds	2
DOM	18	Initial	\$2,895,000	PPSF	\$1,858	Baths	2



85 Jay Street, Unit 2D-YORK

Dumbo

Contract Signed

Type	Condo	Price	\$2,405,000	Sq. Ft.	1,327	Beds	2
DOM	-	Initial	\$2,405,000	PPSF	\$1,813	Baths	2

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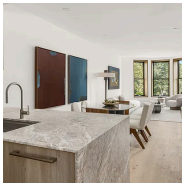


1104 East 18th Street

Midwood

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	2,230	Beds	4
DOM	131	Initial	\$2,395,000	PPSF	\$1,074	Baths	5.5

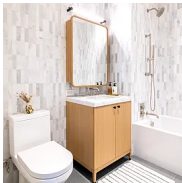


382 7th Street, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	-	Beds	3
DOM	26	Initial	\$2,350,000	PPSF	-	Baths	2



85 Jay Street, Unit 8D-YORK

Dumbo

Contract Signed

Type	Condo	Price	\$2,280,000	Sq. Ft.	1,327	Beds	2
DOM	-	Initial	\$2,280,000	PPSF	\$1,719	Baths	2

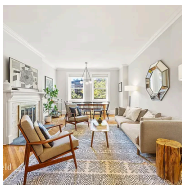


266 18th Street

Greenwood

Contract Signed

Type	Townhouse	Price	\$2,280,000	Sq. Ft.	2,541	Beds	6
DOM	104	Initial	\$2,280,000	PPSF	\$898	Baths	3.5

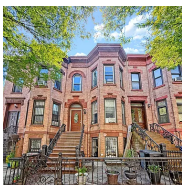


25 Montgomery Place, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,280	Beds	3
DOM	23	Initial	\$2,250,000	PPSF	\$1,758	Baths	2



614 Saint John's Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	2,295	Beds	6
DOM	36	Initial	\$2,195,000	PPSF	\$957	Baths	3

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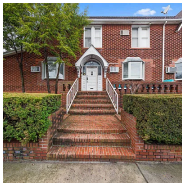


608 MacDonough Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	3,136	Beds	5
DOM	156	Initial	\$2,249,000	PPSF	\$700	Baths	3.5

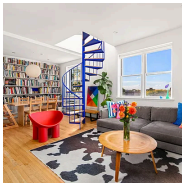


2323 Avenue J

Midwood

Contract Signed

Type	Townhouse	Price	\$2,175,000	Sq. Ft.	3,115	Beds	6
DOM	186	Initial	\$2,400,000	PPSF	\$699	Baths	2

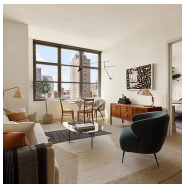


344 Degraw Street, Unit PHA

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,095,000	Sq. Ft.	-	Beds	2
DOM	26	Initial	\$2,095,000	PPSF	-	Baths	2

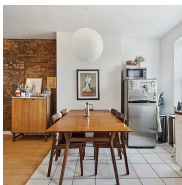


85 Jay Street, Unit 12G-YORK

Dumbo

Contract Signed

Type	Condo	Price	\$2,010,000	Sq. Ft.	1,219	Beds	2
DOM	-	Initial	\$2,010,000	PPSF	\$1,649	Baths	2



288 McGuinness Boulevard

Greenpoint

Contract Signed

Type	Townhouse	Price	\$2,000,000	Sq. Ft.	-	Beds	6
DOM	5	Initial	\$2,000,000	PPSF	-	Baths	3

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