



COMPASS

Brooklyn Luxury Report

Oct 06 - 12, 2025, Residential Contracts \$2M+

Photo: 113 A Columbia Street

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 24 contracts signed this week, made up of 14 condos, and 10 houses. The previous week saw 35 deals. For more information or data, please reach out to a Compass agent.

\$3,331,272
Average Asking Price

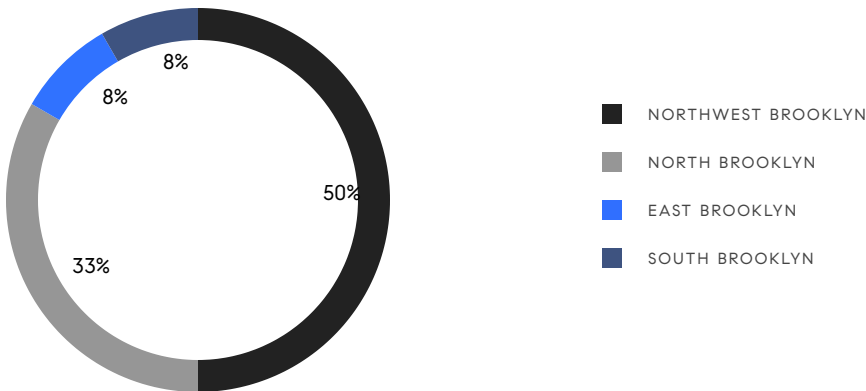
\$2,900,000
Median Asking Price

\$1,576
Average PPSF

2%
Average Discount

\$79,950,519
Total Volume

120
Average Days On Market



14
Condo Deal(s)

0
Co-op Deal(s)

10
Townhouse Deal(s)

\$2,859,752
Average Asking Price

\$0
Average Asking Price

\$3,991,400
Average Asking Price

\$2,400,000
Median Asking Price

\$0
Median Asking Price

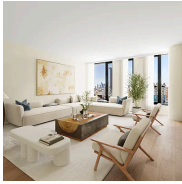
\$3,397,500
Median Asking Price

\$1,859
Average PPSF

\$1,180
Average PPSF

1,553
Average SqFt

3,395
Average SqFt



30 Front Street, Unit 28B

Dumbo

Contract Signed

Type	Condo	Price	\$6,200,000	Sq. Ft.	2,565	Beds	3
DOM	291	Initial	\$6,650,000	PPSF	\$2,418	Baths	3.5

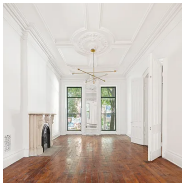


244 Bergen Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	3,600	Beds	5
DOM	91	Initial	\$5,995,000	PPSF	\$1,666	Baths	3



216 Adelphi Street

Fort Greene

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	3,800	Beds	6
DOM	160	Initial	\$6,375,000	PPSF	\$1,578	Baths	5.5

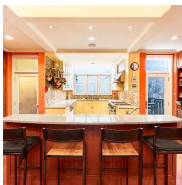


152 Dekalb Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	\$4,699,000	Sq. Ft.	3,400	Beds	6
DOM	28	Initial	\$4,699,000	PPSF	\$1,383	Baths	3.5

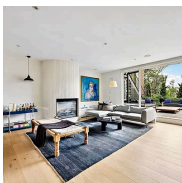


162 Hoyt Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,495,000	Sq. Ft.	3,200	Beds	6
DOM	174	Initial	\$4,495,000	PPSF	\$1,405	Baths	3



9 College Place, Unit PH4A

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,995,000	Sq. Ft.	1,487	Beds	3
DOM	-	Initial	\$3,995,000	PPSF	\$2,687	Baths	2

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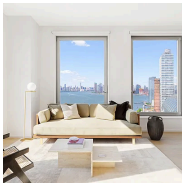


179 Kingsland Avenue

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	2,820	Beds	5
DOM	13	Initial	\$3,500,000	PPSF	\$1,242	Baths	3.5

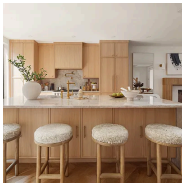


8 South 4th Street, Unit 40A

Williamsburg

Contract Signed

Type	Condo	Price	\$3,385,000	Sq. Ft.	1,403	Beds	2
DOM	-	Initial	\$3,385,000	PPSF	\$2,413	Baths	2.5

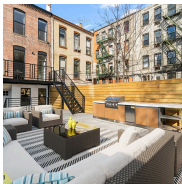


305 Humboldt Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,295,000	Sq. Ft.	2,880	Beds	4
DOM	63	Initial	\$3,295,000	PPSF	\$1,145	Baths	3



718 Sterling Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,195,000	Sq. Ft.	3,212	Beds	5
DOM	-	Initial	-	PPSF	\$995	Baths	5

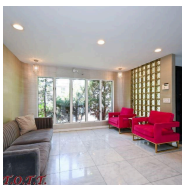


278 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,195,000	Sq. Ft.	3,732	Beds	6
DOM	31	Initial	\$3,195,000	PPSF	\$857	Baths	4



163 Whitman Drive

Mill Basin

Contract Signed

Type	Townhouse	Price	\$2,950,000	Sq. Ft.	3,500	Beds	5
DOM	105	Initial	\$2,950,000	PPSF	\$843	Baths	5

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90 Furman Street, Unit N609

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,850,000	Sq. Ft.	1,750	Beds	1
DOM	203	Initial	\$3,299,000	PPSF	\$1,629	Baths	2.5

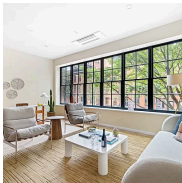


8 South 4th Street, Unit 16A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,845,000	Sq. Ft.	1,319	Beds	2
DOM	-	Initial	\$2,845,000	PPSF	\$2,157	Baths	2



379 12th Street, Unit 3B

Park Slope

Contract Signed

Type	Condo	Price	\$2,775,000	Sq. Ft.	1,536	Beds	3
DOM	68	Initial	\$2,775,000	PPSF	\$1,807	Baths	3

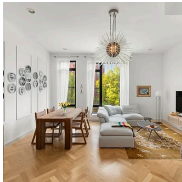


1211 Ditmas Avenue

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,595,000	Sq. Ft.	3,800	Beds	7
DOM	26	Initial	\$2,595,000	PPSF	\$683	Baths	3.5

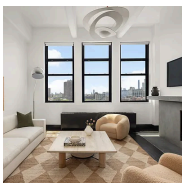


264 Greene Avenue, Unit 3

Clinton Hill

Contract Signed

Type	Condo	Price	\$2,400,000	Sq. Ft.	1,580	Beds	3
DOM	125	Initial	\$2,400,000	PPSF	\$1,519	Baths	2



60 Broadway, Unit 7K

Williamsburg

Contract Signed

Type	Condo	Price	\$2,399,999	Sq. Ft.	1,860	Beds	3
DOM	343	Initial	\$2,695,000	PPSF	\$1,291	Baths	2.5

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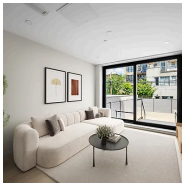


58 Saint Mark's Place, Unit 608

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,385,000	Sq. Ft.	1,434	Beds	3
DOM	169	Initial	\$2,700,000	PPSF	\$1,664	Baths	2

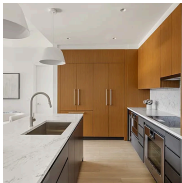


223 Frost Street, Unit GARDEN

Williamsburg

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	2,176	Beds	3
DOM	24	Initial	\$2,250,000	PPSF	\$1,035	Baths	2.5

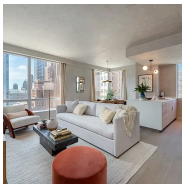


8 South 4th Street, Unit 18C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,185,000	Sq. Ft.	1,178	Beds	2
DOM	-	Initial	\$2,185,000	PPSF	\$1,855	Baths	2

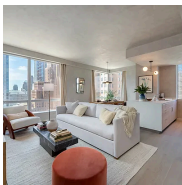


1 City Point, Unit 23A

Downtown Brooklyn

Contract Signed

Type	Condom	Price	\$2,152,000	Sq. Ft.	1,166	Beds	2
DOM	-	Initial	\$2,152,000	PPSF	\$1,846	Baths	2

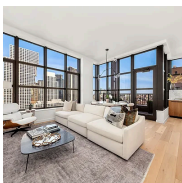


1 City Point, Unit 24A

Downtown Brooklyn

Contract Signed

Type	Condom	Price	\$2,119,520	Sq. Ft.	1,166	Beds	2
DOM	-	Initial	\$2,119,520	PPSF	\$1,818	Baths	2



29 Huron Street, Unit 11DW

Greenpoint

Contract Signed

Type	Condo	Price	\$2,095,000	Sq. Ft.	1,113	Beds	2
DOM	-	Initial	\$2,095,000	PPSF	\$1,883	Baths	2

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