



COMPASS

Brooklyn Luxury Report

Oct 20 - 26, 2025, Residential Contracts \$2M+

Photo: 113 A Columbia Street

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 13 condos, 2 co-ops, and 7 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$2,860,521

Average Asking Price

\$2,735,000

Median Asking Price

\$1,556

Average PPSF

1%

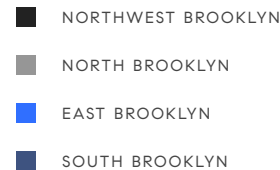
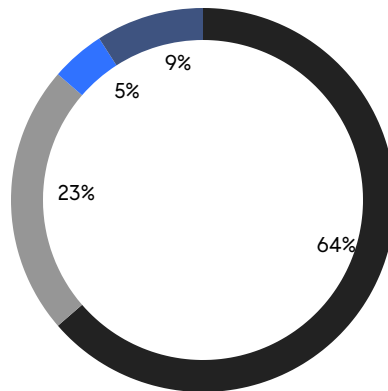
Average Discount

\$62,931,445

Total Volume

86

Average Days On Market



13

Condo Deal(s)

2

Co-op Deal(s)

7

Townhouse Deal(s)

\$2,926,650

Average Asking Price

\$2,250,000

Average Asking Price

\$2,912,143

Average Asking Price

\$2,775,000

Median Asking Price

\$2,250,000

Median Asking Price

\$2,800,000

Median Asking Price

\$1,764

Average PPSF

\$1,168

Average PPSF

1,678

Average SqFt

3,123

Average SqFt



90 Furman Street, Unit N510

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$4,495,000	Sq. Ft.	2,524	Beds	3
DOM	207	Initial	\$4,850,000	PPSF	\$1,781	Baths	2.5

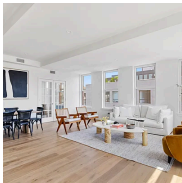


294 Carlton Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,158	Beds	5
DOM	47	Initial	\$3,995,000	PPSF	\$1,266	Baths	3



171 Calyer Street, Unit 4C

Greenpoint

Contract Signed

Type	Condo	Price	\$3,695,000	Sq. Ft.	2,160	Beds	4
DOM	264	Initial	\$3,850,000	PPSF	\$1,711	Baths	3

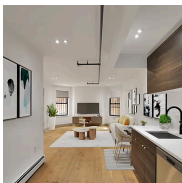


90 Furman Street, Unit N107

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,595,000	Sq. Ft.	2,208	Beds	3
DOM	154	Initial	\$3,850,000	PPSF	\$1,629	Baths	2.5

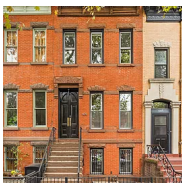


1182 Dean Street

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,300,000	Sq. Ft.	4,300	Beds	9
DOM	252	Initial	\$3,300,000	PPSF	\$768	Baths	8.5



505 17th Street

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	2,090	Beds	4
DOM	31	Initial	\$2,995,000	PPSF	\$1,434	Baths	3

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

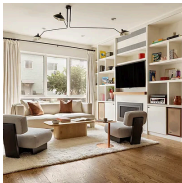


1 City Point, Unit 52E

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,485	Beds	3
DOM	72	Initial	\$2,995,000	PPSF	\$2,017	Baths	2

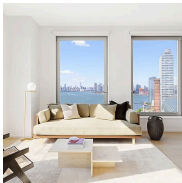


1025 Lorimer Street, Unit PARLOR

Greenpoint

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	2,017	Beds	2
DOM	100	Initial	\$3,295,000	PPSF	\$1,485	Baths	2.5

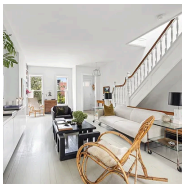


8 South 4th Street, Unit 21A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,960,000	Sq. Ft.	1,319	Beds	2
DOM	62	Initial	\$2,960,000	PPSF	\$2,245	Baths	2.5

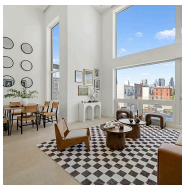


400 Prospect Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,800,000	Sq. Ft.	2,016	Beds	4
DOM	21	Initial	\$2,800,000	PPSF	\$1,389	Baths	2.5

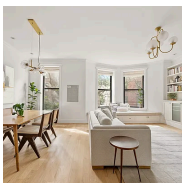


123 Meserole Avenue, Unit PH

Greenpoint

Contract Signed

Type	Condo	Price	\$2,775,000	Sq. Ft.	1,616	Beds	3
DOM	145	Initial	\$2,885,000	PPSF	\$1,718	Baths	2



393 4th Street, Unit 2

Park Slope

Contract Signed

Type	Condo	Price	\$2,695,000	Sq. Ft.	1,487	Beds	3
DOM	19	Initial	\$2,695,000	PPSF	\$1,813	Baths	2

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

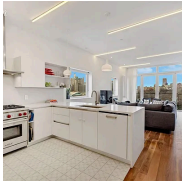


78 1st Place, Unit 4

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,675,000	Sq. Ft.	1,416	Beds	3
DOM	33	Initial	\$2,675,000	PPSF	\$1,890	Baths	2

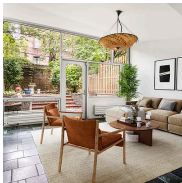


84 Congress Street, Unit PH

Columbia Street Waterfront District

Contract Signed

Type	Condo	Price	\$2,650,000	Sq. Ft.	1,710	Beds	3
DOM	28	Initial	\$2,650,000	PPSF	\$1,550	Baths	3

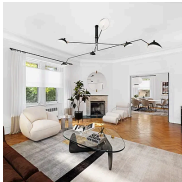


285 13th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,600,000	Sq. Ft.	1,158	Beds	4
DOM	24	Initial	\$2,600,000	PPSF	\$2,246	Baths	3

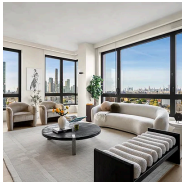


194 Rugby Road

Prospect Park South

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	5,604	Beds	7
DOM	14	Initial	\$2,495,000	PPSF	\$446	Baths	3

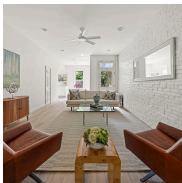


550 Vanderbilt Avenue, Unit 1508

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,502	Beds	2
DOM	33	Initial	\$2,395,000	PPSF	\$1,595	Baths	2.5



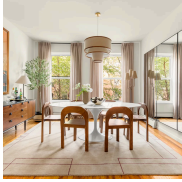
112 Garfield Place, Unit 1L

Park Slope

Contract Signed

Type	Coop	Price	\$2,250,000	Sq. Ft.	-	Beds	3
DOM	34	Initial	\$2,250,000	PPSF	-	Baths	2

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

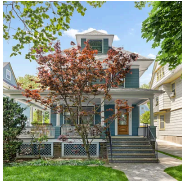


238 Clinton Street, Unit DE

Cobble Hill

Contract Signed

Type	Coop	Price	\$2,250,000	Sq. Ft.	-	Beds	4
DOM	25	Initial	\$2,250,000	PPSF	-	Baths	2



492 Westminster Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	3,529	Beds	6
DOM	155	Initial	\$2,350,000	PPSF	\$624	Baths	3



1 City Point, Unit 31F

Downtown Brooklyn

Contract Signed

Type	Condominium	Price	\$2,091,445	Sq. Ft.	1,185	Beds	2
DOM	-	Initial	\$2,091,445	PPSF	\$1,765	Baths	2



402 Union Avenue, Unit 4

Williamsburg

Contract Signed

Type	Condo	Price	\$2,030,000	Sq. Ft.	1,174	Beds	3
DOM	-	Initial	\$2,030,000	PPSF	\$1,730	Baths	2

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.