



COMPASS

Brooklyn Luxury Report

Oct 27 - Nov 02, 2025, Residential Contracts \$2M+

Photo: [168 Plymouth Street, Unit PHA](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 8 condos, and 11 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$3,493,105

Average Asking Price

\$3,250,000

Median Asking Price

\$1,411

Average PPSF

2%

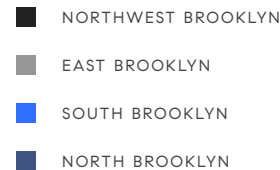
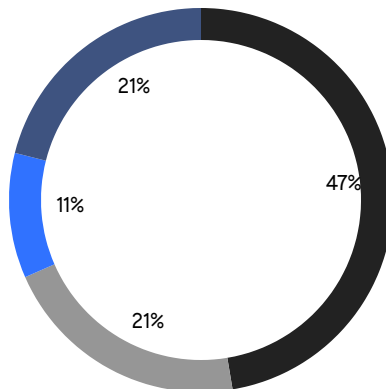
Average Discount

\$66,368,994

Total Volume

132

Average Days On Market



8

Condo Deal(s)

0

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,201,250

Average Asking Price

\$0

Average Asking Price

\$3,705,364

Average Asking Price

\$3,172,500

Median Asking Price

\$0

Median Asking Price

\$3,895,000

Median Asking Price

\$1,749

Average PPSF

\$1,140

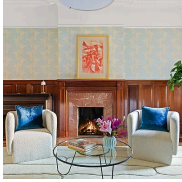
Average PPSF

1,823

Average SqFt

3,368

Average SqFt

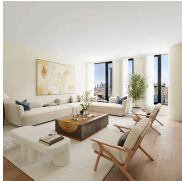


623 2nd Street

Greenwood

Contract Signed

Type	Townhouse	Price	\$6,500,000	Sq. Ft.	4,696	Beds	5
DOM	46	Initial	\$6,500,000	PPSF	\$1,385	Baths	3.5



30 Front Street, Unit 23B

Dumbo

Contract Signed

Type	Condo	Price	\$5,250,000	Sq. Ft.	2,190	Beds	3
DOM	-	Initial	\$5,250,000	PPSF	\$2,398	Baths	2.5



272 Jefferson Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	-	Beds	6
DOM	116	Initial	\$4,995,000	PPSF	-	Baths	5

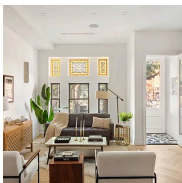


54 Cheever Place

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$4,495,000	Sq. Ft.	3,360	Beds	5
DOM	104	Initial	\$4,850,000	PPSF	\$1,338	Baths	3.5



286 Dekalb Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$4,399,000	Sq. Ft.	3,418	Beds	4
DOM	-	Initial	-	PPSF	\$1,288	Baths	3



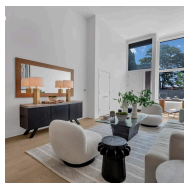
1852 East 5th Street

Gravesend

Contract Signed

Type	Townhouse	Price	\$3,999,999	Sq. Ft.	3,204	Beds	5
DOM	497	Initial	\$4,100,000	PPSF	\$1,249	Baths	2.5

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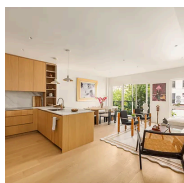


57 Summit Street

Columbia Street Waterfront District

Contract Signed

Type	Townhouse	Price	\$3,895,000	Sq. Ft.	3,540	Beds	4
DOM	43	Initial	\$3,895,000	PPSF	\$1,101	Baths	4.5

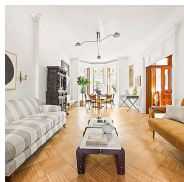


591 10th Street, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$3,795,000	Sq. Ft.	2,506	Beds	3
DOM	-	Initial	\$3,795,000	PPSF	\$1,515	Baths	3.5

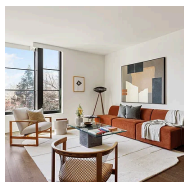


1219 Dean Street

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	5,032	Beds	6
DOM	50	Initial	\$3,500,000	PPSF	\$696	Baths	3

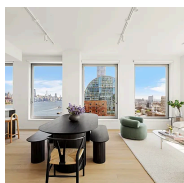


345 Carroll Street, Unit 4B

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	2,099	Beds	4
DOM	232	Initial	\$3,850,000	PPSF	\$1,549	Baths	3

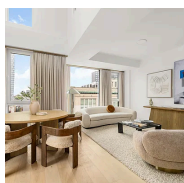


8 South 4th Street, Unit 17E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,195,000	Sq. Ft.	1,623	Beds	3
DOM	-	Initial	\$3,195,000	PPSF	\$1,969	Baths	2.5



684 Dean Street, Unit PH

Prospect Heights

Contract Signed

Type	Condo	Price	\$3,150,000	Sq. Ft.	1,712	Beds	3
DOM	163	Initial	\$3,250,000	PPSF	\$1,840	Baths	2

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8 South 4th Street, Unit 32C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,575,000	Sq. Ft.	1,418	Beds	2
DOM	3	Initial	\$2,575,000	PPSF	\$1,816	Baths	2

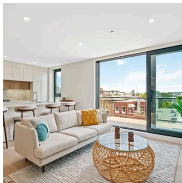


1426 East 28th Street

Midwood

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	3,000	Beds	4
DOM	145	Initial	\$2,500,000	PPSF	\$834	Baths	3.5

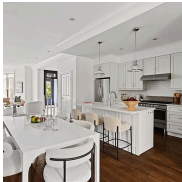


232 Eckford Street, Unit PHA

Greenpoint

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,502	Beds	3
DOM	108	Initial	\$2,395,000	PPSF	\$1,595	Baths	3

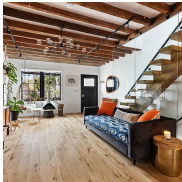


1148 Sterling Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,275,000	Sq. Ft.	3,768	Beds	5
DOM	141	Initial	\$2,395,000	PPSF	\$604	Baths	5

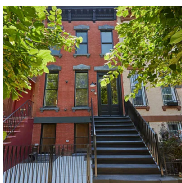


135 Maspeth Avenue

Williamsburg

Contract Signed

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	992	Beds	2
DOM	58	Initial	\$2,100,000	PPSF	\$2,117	Baths	2



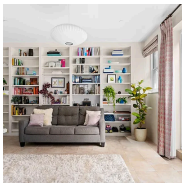
824A Quincy Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,099,995	Sq. Ft.	2,667	Beds	4
DOM	99	Initial	\$2,199,995	PPSF	\$788	Baths	3.5

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350 2nd Street, Unit 6A
Park Slope

Contract Signed

Type	Condo	Price	\$2,000,000	Sq. Ft.	1,532	Beds	3
DOM	164	Initial	\$2,100,000	PPSF	\$1,306	Baths	2

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