



COMPASS

Brooklyn Luxury Report

Nov 10 - 16, 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 15 contracts signed this week, made up of 5 condos, and 10 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$3,248,867

Average Asking Price

\$2,649,000

Median Asking Price

\$1,242

Average PPSF

2%

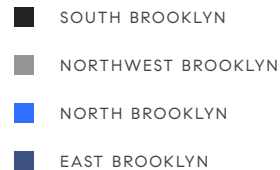
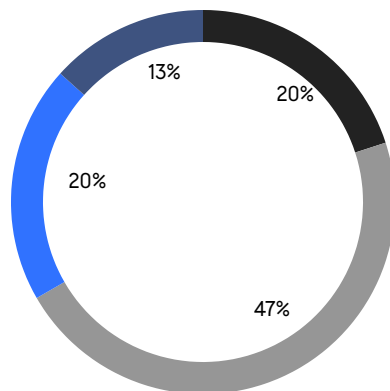
Average Discount

\$48,733,000

Total Volume

92

Average Days On Market



5

Condo Deal(s)

0

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,600,000

Average Asking Price

\$0

Average Asking Price

\$3,573,300

Average Asking Price

\$2,500,000

Median Asking Price

\$0

Median Asking Price

\$2,822,000

Median Asking Price

\$1,482

Average PPSF

\$1,070

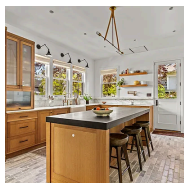
Average PPSF

1,927

Average SqFt

3,472

Average SqFt

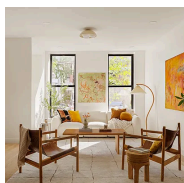


1221 Albemarle Road

Prospect Park South

Contract Signed

Type	Townhouse	Price	\$5,999,000	Sq. Ft.	5,000	Beds	6
DOM	185	Initial	\$6,500,000	PPSF	\$1,200	Baths	3

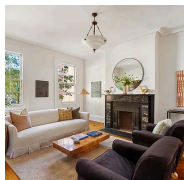


532 Clinton Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$5,250,000	Sq. Ft.	3,600	Beds	4
DOM	32	Initial	\$5,250,000	PPSF	\$1,459	Baths	4.5



34 Bergen Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	-	Beds	6
DOM	22	Initial	\$4,995,000	PPSF	-	Baths	3.5

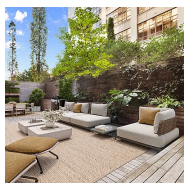


115 Milton Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$4,250,000	Sq. Ft.	3,906	Beds	4
DOM	42	Initial	\$4,250,000	PPSF	\$1,089	Baths	2.5

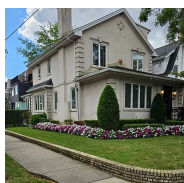


360 Furman Street, Unit 322/323

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,200,000	Sq. Ft.	1,804	Beds	3
DOM	30	Initial	\$3,200,000	PPSF	\$1,774	Baths	3



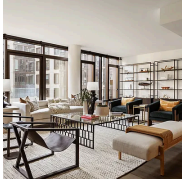
224 Avenue J

Midwood

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	-	Beds	5
DOM	62	Initial	\$2,995,000	PPSF	-	Baths	4.5

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.



429 Kent Avenue, Unit L65

Williamsburg

Contract Signed

Type	Condo	Price	\$2,700,000	Sq. Ft.	3,341	Beds	3
DOM	-	Initial	\$2,700,000	PPSF	\$809	Baths	3.5

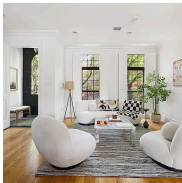


8044 Narrows Avenue

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,649,000	Sq. Ft.	3,200	Beds	5
DOM	225	Initial	\$3,249,000	PPSF	\$828	Baths	4.5

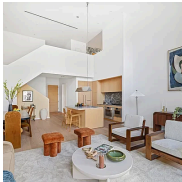


358 Gates Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,595,000	Sq. Ft.	3,400	Beds	6
DOM	104	Initial	\$2,595,000	PPSF	\$764	Baths	5.5



30 Front Street, Unit 10B

Dumbo

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,402	Beds	2
DOM	153	Initial	\$2,500,000	PPSF	\$1,784	Baths	2.5

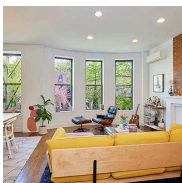


26 Fuller Place

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	1,633	Beds	3
DOM	22	Initial	\$2,500,000	PPSF	\$1,531	Baths	2



364 Union Street, Unit 2

Gowanus

Contract Signed

Type	Condo	Price	\$2,450,000	Sq. Ft.	1,371	Beds	3
DOM	194	Initial	\$2,600,000	PPSF	\$1,788	Baths	2

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459 Union Street
Gowanus

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	-	Beds	3
DOM	72	Initial	\$2,595,000	PPSF	-	Baths	2.5



682 Madison Street
Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	3,560	Beds	4
DOM	43	Initial	\$2,200,000	PPSF	\$618	Baths	3



1110 Manhattan Avenue, Unit 1
Greenpoint

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,714	Beds	2
DOM	-	Initial	\$2,150,000	PPSF	\$1,255	Baths	2.5

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