



COMPASS

Brooklyn Luxury Report

Nov 17 - 23, 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 30 contracts signed this week, made up of 18 condos, 1 co-op, and 11 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$3,371,235

Average Asking Price

\$2,982,500

Median Asking Price

\$1,459

Average PPSF

0%

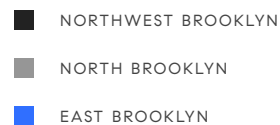
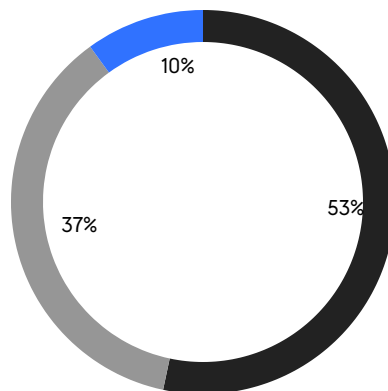
Average Discount

\$101,137,047

Total Volume

80

Average Days On Market

**18**

Condo Deal(s)

1

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,252,892

Average Asking Price

\$2,950,000

Average Asking Price

\$3,603,182

Average Asking Price

\$2,652,500

Median Asking Price

\$2,950,000

Median Asking Price

\$3,350,000

Median Asking Price

\$1,659

Average PPSF

\$1,131

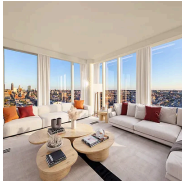
Average PPSF

2,087

Average SqFt

3,334

Average SqFt



50 Bridge Park Drive, Unit PH2C

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	2,554	Beds	3
DOM	512	Initial	\$5,995,000	PPSF	\$2,348	Baths	3.5



175 Saint James Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$5,500,000	Sq. Ft.	4,500	Beds	5
DOM	4	Initial	\$5,500,000	PPSF	\$1,223	Baths	3



1 John Street, Unit 3B

Dumbo

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,499	Beds	3
DOM	172	Initial	\$5,545,000	PPSF	\$2,199	Baths	4

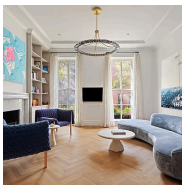


90 Dean Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	3,520	Beds	5
DOM	27	Initial	\$4,995,000	PPSF	\$1,420	Baths	2.5

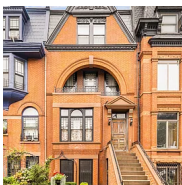


119 Congress Street, Unit 1

Cobble Hill

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	3,355	Beds	3
DOM	53	Initial	\$5,250,000	PPSF	\$1,489	Baths	2



470 9th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,250,000	Sq. Ft.	3,500	Beds	5
DOM	48	Initial	\$4,250,000	PPSF	\$1,215	Baths	3

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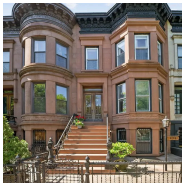


51 South 1st Street, Unit 5

Williamsburg

Contract Signed

Type	Condo	Price	\$4,200,000	Sq. Ft.	1,903	Beds	3
DOM	-	Initial	\$4,200,000	PPSF	\$2,208	Baths	2

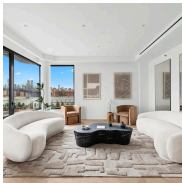


494 13th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,970,000	Sq. Ft.	2,800	Beds	5
DOM	-	Initial	\$3,970,000	PPSF	\$1,418	Baths	3

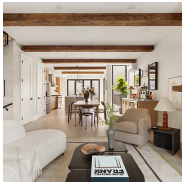


51 South 1st Street, Unit 3

Williamsburg

Contract Signed

Type	Condo	Price	\$3,950,000	Sq. Ft.	1,903	Beds	3
DOM	58	Initial	\$3,950,000	PPSF	\$2,076	Baths	2

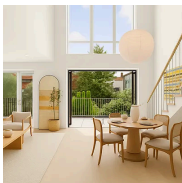


303 Humboldt Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,450,000	Sq. Ft.	2,970	Beds	4
DOM	-	Initial	-	PPSF	\$1,162	Baths	3.5



269 Eckford Street, Unit 3B

Greenpoint

Contract Signed

Type	Condo	Price	\$3,395,000	Sq. Ft.	1,682	Beds	3
DOM	95	Initial	\$3,395,000	PPSF	\$2,019	Baths	3



532 Prospect Avenue

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$3,350,000	Sq. Ft.	4,860	Beds	8
DOM	30	Initial	\$3,350,000	PPSF	\$690	Baths	4

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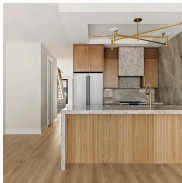


640 Prospect Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,250,000	Sq. Ft.	3,240	Beds	4
DOM	56	Initial	\$3,250,000	PPSF	\$1,004	Baths	3

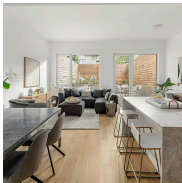


354 Dean Street, Unit 3

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	2,114	Beds	4
DOM	42	Initial	\$3,250,000	PPSF	\$1,538	Baths	3



684 Dean Street, Unit TH1

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,990,000	Sq. Ft.	1,796	Beds	3
DOM	25	Initial	\$2,995,000	PPSF	\$1,665	Baths	2



410 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,975,000	Sq. Ft.	4,050	Beds	6
DOM	67	Initial	\$3,050,000	PPSF	\$735	Baths	5

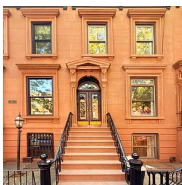


137 Joralemon Street, Unit PARLOR

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,950,000	Sq. Ft.	-	Beds	3
DOM	29	Initial	\$2,950,000	PPSF	-	Baths	2



410A Sackett Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	2,920	Beds	3
DOM	28	Initial	\$2,750,000	PPSF	\$942	Baths	2

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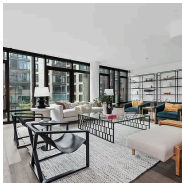


444 Quincy Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	2,880	Beds	5
DOM	63	Initial	\$2,750,000	PPSF	\$955	Baths	3

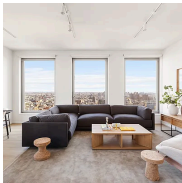


429 Kent Avenue, Unit L52

Williamsburg

Contract Signed

Type	Condo	Price	\$2,700,000	Sq. Ft.	3,486	Beds	3
DOM	-	Initial	\$2,700,000	PPSF	\$775	Baths	3

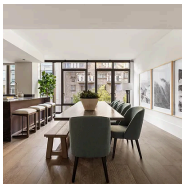


8 South 4th Street, Unit 31D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,605,000	Sq. Ft.	1,303	Beds	2
DOM	90	Initial	\$2,605,000	PPSF	\$2,000	Baths	2



429 Kent Avenue, Unit L62

Williamsburg

Contract Signed

Type	Condo	Price	\$2,600,000	Sq. Ft.	3,485	Beds	3
DOM	7	Initial	\$2,600,000	PPSF	\$747	Baths	3.5



138 Broadway, Unit PH6D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,843	Beds	3
DOM	63	Initial	\$2,500,000	PPSF	\$1,357	Baths	2



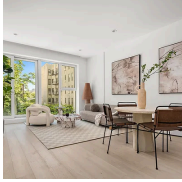
39 Pearl Street, Unit 4R

Dumbo

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	2,970	Beds	5
DOM	75	Initial	\$2,495,000	PPSF	\$841	Baths	2

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79 South 2nd Street, Unit 2

Williamsburg

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,282	Beds	3
DOM	107	Initial	\$2,650,000	PPSF	\$1,947	Baths	2



232 Adelphi Street

Fort Greene

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	1,431	Beds	2
DOM	-	Initial	-	PPSF	\$1,674	Baths	2

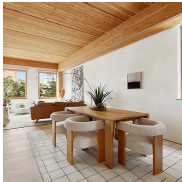


185 Ainslie Street, Unit 3

Williamsburg

Contract Signed

Type	Condo	Price	\$2,325,000	Sq. Ft.	1,555	Beds	3
DOM	74	Initial	\$2,400,000	PPSF	\$1,496	Baths	2



670 Union Street, Unit 3A

Park Slope

Contract Signed

Type	Condo	Price	\$2,300,000	Sq. Ft.	1,395	Beds	2
DOM	71	Initial	\$2,300,000	PPSF	\$1,649	Baths	2



229 Withers Street, Unit 5A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,225,000	Sq. Ft.	1,252	Beds	3
DOM	158	Initial	\$2,250,000	PPSF	\$1,778	Baths	2



1 City Point, Unit 19F

Downtown Brooklyn

Contract Signed

Type	Condop	Price	\$2,037,047	Sq. Ft.	1,185	Beds	2
DOM	26	Initial	\$2,037,047	PPSF	\$1,720	Baths	2

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