



COMPASS

Brooklyn Luxury Report

Nov 24 - 30, 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 10 condos, 1 co-op, and 8 houses. The previous week saw 30 deals. For more information or data, please reach out to a Compass agent.

\$2,958,843

Average Asking Price

\$2,795,000

Median Asking Price

\$1,387

Average PPSF

1%

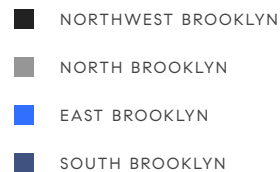
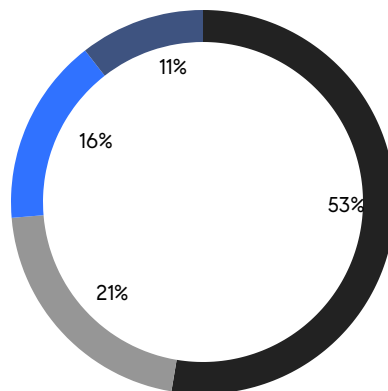
Average Discount

\$56,218,000

Total Volume

102

Average Days On Market

**10**

Condo Deal(s)

1

Co-op Deal(s)

8

Townhouse Deal(s)

\$2,997,400

Average Asking Price

\$2,200,000

Average Asking Price

\$3,005,500

Average Asking Price

\$3,140,000

Median Asking Price

\$2,200,000

Median Asking Price

\$2,432,000

Median Asking Price

\$1,813

Average PPSF

\$849

Average PPSF

1,684

Average SqFt

3,817

Average SqFt



229 Dean Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$5,750,000	Sq. Ft.	3,780	Beds	5
DOM	82	Initial	\$5,995,000	PPSF	\$1,522	Baths	3.5

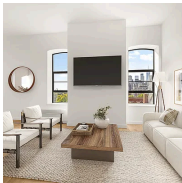


284 Garfield Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,998,000	Sq. Ft.	4,257	Beds	6
DOM	-	Initial	-	PPSF	\$939	Baths	4

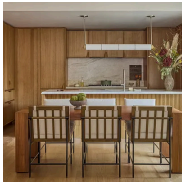


20 Henry Street, Unit PH3S

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,350,000	Sq. Ft.	1,987	Beds	3
DOM	56	Initial	\$3,350,000	PPSF	\$1,686	Baths	2.5

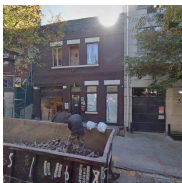


323 Bergen Street, Unit 317E

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,350,000	Sq. Ft.	1,790	Beds	3
DOM	388	Initial	\$3,350,000	PPSF	\$1,872	Baths	2.5



34 Garfield Place, Unit 4

Park Slope

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,747	Beds	4
DOM	-	Initial	-	PPSF	\$1,861	Baths	3



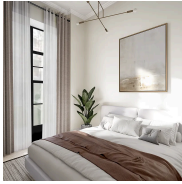
30 Front Street, Unit 15B

Dumbo

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,532	Beds	2
DOM	-	Initial	\$3,250,000	PPSF	\$2,122	Baths	2.5

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.

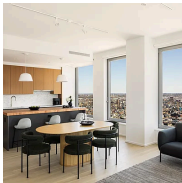


16 2nd Place, Unit 2

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,709	Beds	3
DOM	25	Initial	\$3,250,000	PPSF	\$1,902	Baths	2

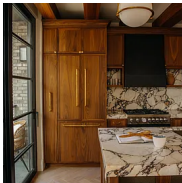


8 South 4th Street, Unit 36C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,030,000	Sq. Ft.	1,743	Beds	3
DOM	431	Initial	\$3,280,000	PPSF	\$1,739	Baths	3.5



402 Union Avenue, Unit PH2

Williamsburg

Contract Signed

Type	Condo	Price	\$2,850,000	Sq. Ft.	1,411	Beds	3
DOM	61	Initial	\$2,850,000	PPSF	\$2,020	Baths	3



269 Eckford Street, Unit 1A

Greenpoint

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	2,316	Beds	3
DOM	69	Initial	\$2,795,000	PPSF	\$1,207	Baths	3.5

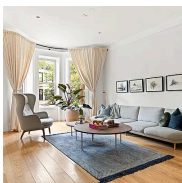


9 College Place, Unit 3A

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	1,433	Beds	2
DOM	37	Initial	\$2,795,000	PPSF	\$1,951	Baths	2



125 Rutland Road

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,690,000	Sq. Ft.	2,700	Beds	6
DOM	106	Initial	\$2,800,000	PPSF	\$997	Baths	2

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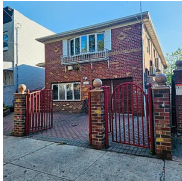


980 Metropolitan Avenue

Williamsburg

Contract Signed

Type	Townhouse	Price	\$2,465,000	Sq. Ft.	2,520	Beds	3
DOM	12	Initial	\$2,465,000	PPSF	\$979	Baths	3.5

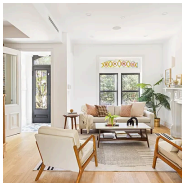


1444 Bay Ridge Avenue

Bensonhurst

Contract Signed

Type	Townhouse	Price	\$2,399,000	Sq. Ft.	4,455	Beds	6
DOM	68	Initial	\$2,499,000	PPSF	\$539	Baths	6

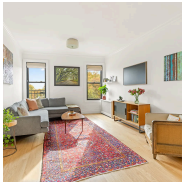


758 Halsey Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,395,000	Sq. Ft.	2,824	Beds	5
DOM	120	Initial	\$2,395,000	PPSF	\$849	Baths	3



125 Eastern Parkway, Unit 6CK

Prospect Heights

Contract Signed

Type	Coop	Price	\$2,200,000	Sq. Ft.	1,541	Beds	4
DOM	28	Initial	\$2,200,000	PPSF	\$1,428	Baths	2

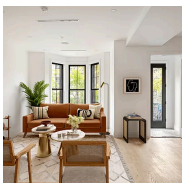


1901 Avenue H

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,198,000	Sq. Ft.	6,600	Beds	7
DOM	86	Initial	\$2,375,000	PPSF	\$334	Baths	2



668 Decatur St

Ocean Hill

Contract Signed

Type	Townhouse	Price	\$2,149,000	Sq. Ft.	3,396	Beds	5
DOM	18	Initial	\$2,149,000	PPSF	\$633	Baths	3

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1 City Point, Unit 19A
Downtown Brooklyn

Contract Signed

Type	Condom	Price	\$2,054,000	Sq. Ft.	1,166	Beds	2
DOM	31	Initial	\$2,054,000	PPSF	\$1,762	Baths	2

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