



COMPASS

# Brooklyn Luxury Report

Dec 01 - 08, 2025, Residential Contracts \$2M+

Photo: [42 Sharon Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 23 contracts signed this week, made up of 8 condos, and 15 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,163,218

Average Asking Price

1%

Average Discount

\$2,850,000

Median Asking Price

\$72,753,999

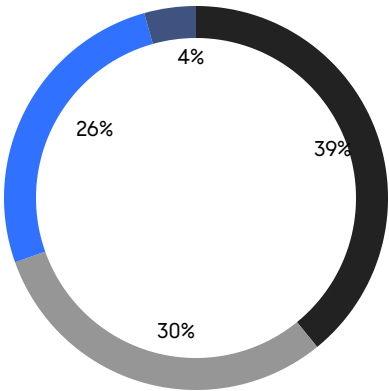
Total Volume

\$1,374

Average PPSF

78

Average Days On Market



- NORTHWEST BROOKLYN
- SOUTH BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN

8

Condo Deal(s)

\$2,832,500

Average Asking Price

\$2,660,000

Median Asking Price

\$1,776

Average PPSF

1,641

Average SqFt

0

Co-op Deal(s)

\$0

Average Asking Price

\$0

Median Asking Price

15

Townhouse Deal(s)

\$3,339,600

Average Asking Price

\$2,995,000

Median Asking Price

\$1,159

Average PPSF

3,009

Average SqFt





### 40 Orange Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$6,995,000	Sq. Ft.	2,960	Beds	5
DOM	196	Initial	\$6,995,000	PPSF	\$2,364	Baths	3

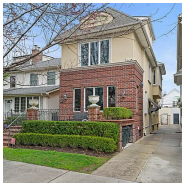


### 233 Garfield Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,995,000	Sq. Ft.	3,264	Beds	7
DOM	41	Initial	\$4,995,000	PPSF	\$1,531	Baths	3



### 961 East 7th Street

Ocean Parkway

Contract Signed

Type	Townhouse	Price	\$4,990,000	Sq. Ft.	4,235	Beds	6
DOM	30	Initial	\$4,990,000	PPSF	\$1,179	Baths	4

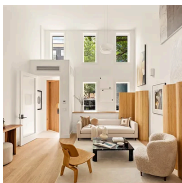


### 90 Furman Street, Unit N210

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$4,495,000	Sq. Ft.	2,890	Beds	3
DOM	77	Initial	\$4,495,000	PPSF	\$1,556	Baths	2.5

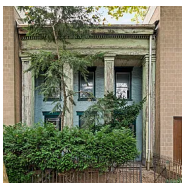


### 190 Withers Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	2,850	Beds	4
DOM	70	Initial	\$3,750,000	PPSF	\$1,316	Baths	3.5



### 46 Willow Place

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$3,450,000	Sq. Ft.	2,900	Beds	5
DOM	55	Initial	\$3,450,000	PPSF	\$1,190	Baths	2

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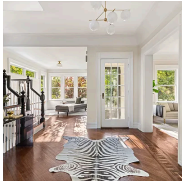


### 8 South 4th Street, Unit 38A

Williamsburg

Contract Signed

Type	Condo	Price	\$3,360,000	Sq. Ft.	1,403	Beds	2
DOM	85	Initial	\$3,360,000	PPSF	\$2,395	Baths	3



### 689 East 17th Street

Flatbush

Contract Signed

Type	Townhouse	Price	\$3,250,000	Sq. Ft.	4,835	Beds	5
DOM	74	Initial	\$3,250,000	PPSF	\$673	Baths	4

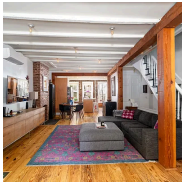


### 1788 East 10th Street

Sheepshead Bay

Contract Signed

Type	Townhouse	Price	\$2,999,999	Sq. Ft.	1,512	Beds	3
DOM	43	Initial	\$2,999,999	PPSF	\$1,984	Baths	3



### 260 15th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	2,663	Beds	4
DOM	44	Initial	\$3,095,000	PPSF	\$1,125	Baths	3



### 30 Main Street, Unit 3B

Dumbo

Contract Signed

Type	Condo	Price	\$2,895,000	Sq. Ft.	1,887	Beds	3
DOM	76	Initial	\$2,895,000	PPSF	\$1,535	Baths	2.5



### 200 Fenimore Street

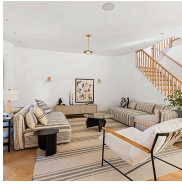
Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,850,000	Sq. Ft.	2,796	Beds	4
DOM	93	Initial	\$2,950,000	PPSF	\$1,020	Baths	3

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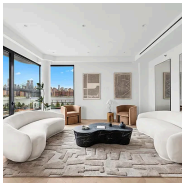


### 453 Stratford Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,745,000	Sq. Ft.	3,600	Beds	5
DOM	50	Initial	\$2,745,000	PPSF	\$763	Baths	3

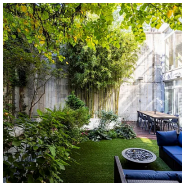


### 51 South 1st Street, Unit THB

Williamsburg

Contract Signed

Type	Condo	Price	\$2,745,000	Sq. Ft.	1,666	Beds	2
DOM	11	Initial	\$2,745,000	PPSF	\$1,648	Baths	2.5

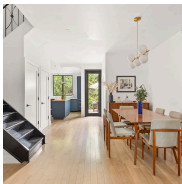


### 272 Saint Mark's Avenue, Unit 1R

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,575,000	Sq. Ft.	1,661	Beds	3
DOM	56	Initial	\$2,575,000	PPSF	\$1,551	Baths	2



### 13 Reeve Place

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	3,120	Beds	5
DOM	32	Initial	\$2,500,000	PPSF	\$802	Baths	2.5



### 29 Huron Street, Unit 7FE

Greenpoint

Contract Signed

Type	Condo	Price	\$2,300,000	Sq. Ft.	1,376	Beds	3
DOM	58	Initial	\$2,300,000	PPSF	\$1,672	Baths	2.5



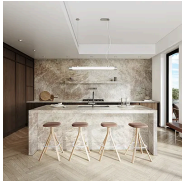
### 654 Union Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	1,920	Beds	4
DOM	32	Initial	\$2,200,000	PPSF	\$1,146	Baths	2.5

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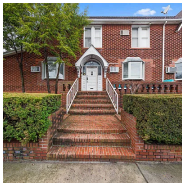


### 51 South 1st Street, Unit 2B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,195,000	Sq. Ft.	1,060	Beds	2
DOM	58	Initial	\$2,195,000	PPSF	\$2,071	Baths	2

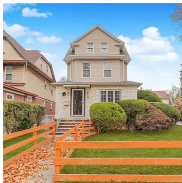


### 2323 Avenue T

Sheepshead Bay

Contract Signed

Type	Townhouse	Price	\$2,175,000	Sq. Ft.	3,115	Beds	7
DOM	135	Initial	\$2,400,000	PPSF	\$699	Baths	2



### 33 Wellington Court

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	2,926	Beds	5
DOM	361	Initial	\$2,495,000	PPSF	\$718	Baths	3

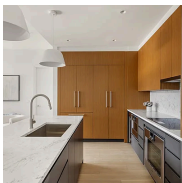


### 240 Battery Avenue

Fort Hamilton

Contract Signed

Type	Townhouse	Price	\$2,099,000	Sq. Ft.	2,430	Beds	4
DOM	31	Initial	\$2,099,000	PPSF	\$864	Baths	2



### 8 South 4th Street, Unit 16C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,095,000	Sq. Ft.	1,178	Beds	2
DOM	-	Initial	\$2,095,000	PPSF	\$1,779	Baths	2

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