



COMPASS

Brooklyn Luxury Report

Dec 15 - 21, 2025, Residential Contracts \$2M+

Photo: [42 Sharon Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 6 condos, 1 co-op, and 7 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,938,143

Average Asking Price

\$3,399,500

Median Asking Price

\$1,582

Average PPSF

0%

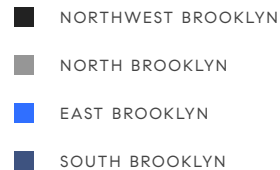
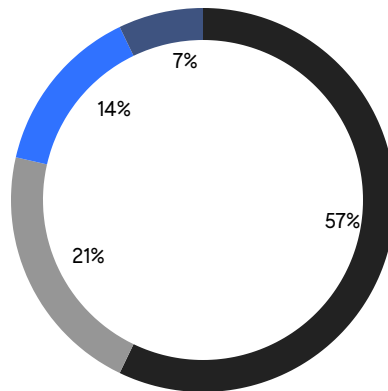
Average Discount

\$55,134,000

Total Volume

147

Average Days On Market

**6**

Condo Deal(s)

1

Co-op Deal(s)

7

Townhouse Deal(s)

\$3,307,500

Average Asking Price

\$2,100,000

Average Asking Price

\$4,741,286

Average Asking Price

\$3,012,500

Median Asking Price

\$2,100,000

Median Asking Price

\$3,795,000

Median Asking Price

\$1,921

Average PPSF

\$1,292

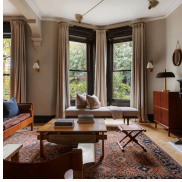
Average PPSF

1,741

Average SqFt

3,791

Average SqFt



757 Carroll Street

Park Slope

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$9,495,000 | Sq. Ft. | 4,296 | Beds | 5 |
| DOM | 64 | Initial | \$9,495,000 | PPSF | \$2,210 | Baths | 4 |

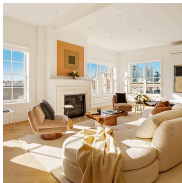


261 Hicks Street

Brooklyn Heights

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|-----|
| Type | Townhouse | Price | \$6,900,000 | Sq. Ft. | 4,915 | Beds | 7 |
| DOM | 94 | Initial | \$6,900,000 | PPSF | \$1,404 | Baths | 4.5 |

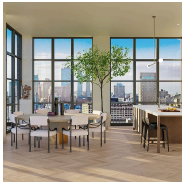


155 Noble Street, Unit PH5

Greenpoint

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$4,850,000 | Sq. Ft. | 2,558 | Beds | 4 |
| DOM | 63 | Initial | \$4,850,000 | PPSF | \$1,897 | Baths | 3 |

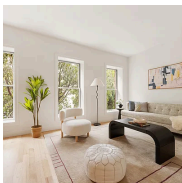


180 Front Street, Unit PH20D

Dumbo

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$4,595,000 | Sq. Ft. | 1,814 | Beds | 3 |
| DOM | 453 | Initial | \$4,595,000 | PPSF | \$2,533 | Baths | 3 |



221 Prospect Place

Prospect Heights

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$3,950,000 | Sq. Ft. | 2,660 | Beds | 5 |
| DOM | 42 | Initial | \$3,950,000 | PPSF | \$1,485 | Baths | 4 |



246 Gates Avenue

Bedford Stuyvesant

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$3,795,000 | Sq. Ft. | 5,140 | Beds | 8 |
| DOM | 220 | Initial | \$3,995,000 | PPSF | \$739 | Baths | 3 |

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118 Girard Street

Manhattan Beach

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$3,499,000 | Sq. Ft. | 4,884 | Beds | 8 |
| DOM | 421 | Initial | \$3,500,000 | PPSF | \$716 | Baths | 6 |

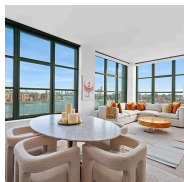


331 Hoyt Street

Carroll Gardens

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$3,300,000 | Sq. Ft. | 2,040 | Beds | 4 |
| DOM | 23 | Initial | \$3,300,000 | PPSF | \$1,618 | Baths | 1 |

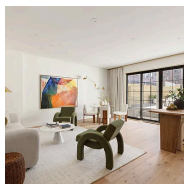


180 Front Street, Unit 17E

Dumbo

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$3,250,000 | Sq. Ft. | 1,637 | Beds | 3 |
| DOM | 156 | Initial | \$3,250,000 | PPSF | \$1,986 | Baths | 3 |

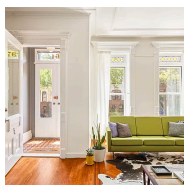


668 Baltic Street, Unit 1A

Park Slope

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$2,775,000 | Sq. Ft. | 2,125 | Beds | 2 |
| DOM | 103 | Initial | \$2,775,000 | PPSF | \$1,306 | Baths | 2.5 |

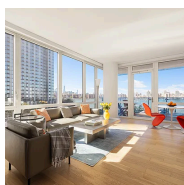


761 Macon Street

Bedford Stuyvesant

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|-----|
| Type | Townhouse | Price | \$2,250,000 | Sq. Ft. | 2,600 | Beds | 4 |
| DOM | 99 | Initial | \$2,250,000 | PPSF | \$866 | Baths | 3.5 |



22 North 6th Street, Unit 5C

Williamsburg

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,200,000 | Sq. Ft. | 1,100 | Beds | 2 |
| DOM | 63 | Initial | \$2,200,000 | PPSF | \$2,000 | Baths | 2 |

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29 Huron Street, Unit 12DE

Greenpoint

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,175,000 | Sq. Ft. | 1,209 | Beds | 2 |
| DOM | 216 | Initial | \$2,195,000 | PPSF | \$1,800 | Baths | 2 |



75 Henry Street, Unit 30K

Brooklyn Heights

Contract Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---|-------|---|
| Type | Coop | Price | \$2,100,000 | Sq. Ft. | - | Beds | 3 |
| DOM | 34 | Initial | \$2,100,000 | PPSF | - | Baths | 2 |

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