



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%**

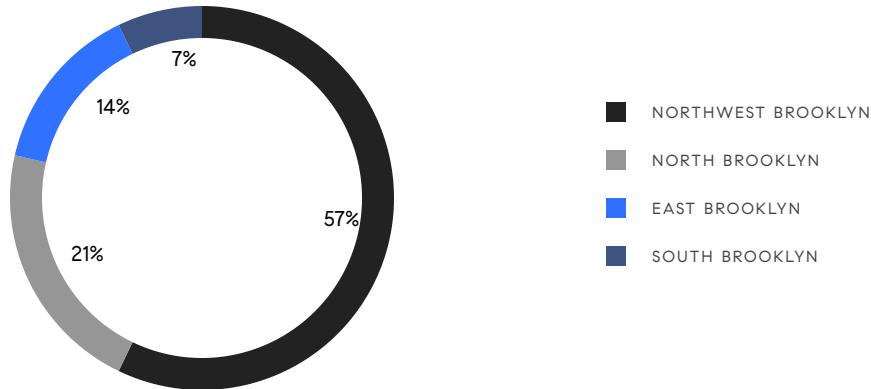
Average Discount

**\$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

Type	<b>Townhouse</b>	Price	<b>\$9,495,000</b>	Sq. Ft.	<b>4,296</b>	Beds	<b>5</b>
DOM	<b>64</b>	Initial	<b>\$9,495,000</b>	PPSF	<b>\$2,210</b>	Baths	<b>4</b>

**Contract Signed****261 Hicks Street**

Brooklyn Heights

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

**Contract Signed****155 Noble Street, Unit PH5**

Greenpoint

Type	<b>Condo</b>	Price	<b>\$4,850,000</b>	Sq. Ft.	<b>2,558</b>	Beds	<b>4</b>
DOM	<b>63</b>	Initial	<b>\$4,850,000</b>	PPSF	<b>\$1,897</b>	Baths	<b>3</b>

**Contract Signed****180 Front Street, Unit PH20D**

Dumbo

Type	<b>Condo</b>	Price	<b>\$4,595,000</b>	Sq. Ft.	<b>1,814</b>	Beds	<b>3</b>
DOM	<b>453</b>	Initial	<b>\$4,595,000</b>	PPSF	<b>\$2,533</b>	Baths	<b>3</b>

**Contract Signed****221 Prospect Place**

Prospect Heights

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

**Contract Signed****246 Gates Avenue**

Bedford Stuyvesant

Type	<b>Townhouse</b>	Price	<b>\$3,795,000</b>	Sq. Ft.	<b>5,140</b>	Beds	<b>8</b>
DOM	<b>220</b>	Initial	<b>\$3,995,000</b>	PPSF	<b>\$739</b>	Baths	<b>3</b>

**Contract Signed**

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**118 Girard Street**

Manhattan Beach

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

**Contract Signed****331 Hoyt Street**

Carroll Gardens

Type	<b>Townhouse</b>	Price	<b>\$3,300,000</b>	Sq. Ft.	<b>2,040</b>	Beds	<b>4</b>
DOM	<b>23</b>	Initial	<b>\$3,300,000</b>	PPSF	<b>\$1,618</b>	Baths	<b>1</b>

**Contract Signed****180 Front Street, Unit 17E**

Dumbo

Type	<b>Condo</b>	Price	<b>\$3,250,000</b>	Sq. Ft.	<b>1,637</b>	Beds	<b>3</b>
DOM	<b>156</b>	Initial	<b>\$3,250,000</b>	PPSF	<b>\$1,986</b>	Baths	<b>3</b>

**Contract Signed****668 Baltic Street, Unit 1A**

Park Slope

Type	<b>Condo</b>	Price	<b>\$2,775,000</b>	Sq. Ft.	<b>2,125</b>	Beds	<b>2</b>
DOM	<b>103</b>	Initial	<b>\$2,775,000</b>	PPSF	<b>\$1,306</b>	Baths	<b>2.5</b>

**Contract Signed****761 Macon Street**

Bedford Stuyvesant

Type	<b>Townhouse</b>	Price	<b>\$2,250,000</b>	Sq. Ft.	<b>2,600</b>	Beds	<b>4</b>
DOM	<b>99</b>	Initial	<b>\$2,250,000</b>	PPSF	<b>\$866</b>	Baths	<b>3.5</b>

**Contract Signed****22 North 6th Street, Unit 5C**

Williamsburg

Type	<b>Condo</b>	Price	<b>\$2,200,000</b>	Sq. Ft.	<b>1,100</b>	Beds	<b>2</b>
DOM	<b>63</b>	Initial	<b>\$2,200,000</b>	PPSF	<b>\$2,000</b>	Baths	<b>2</b>

**Contract Signed**

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**29 Huron Street, Unit 12DE**

Greenpoint

**Contract Signed**

Type	<b>Condo</b>	Price	<b>\$2,175,000</b>	Sq. Ft.	<b>1,209</b>	Beds	<b>2</b>
DOM	<b>216</b>	Initial	<b>\$2,195,000</b>	PPSF	<b>\$1,800</b>	Baths	<b>2</b>

**75 Henry Street, Unit 30K**

Brooklyn Heights

**Contract Signed**

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

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