



COMPASS

# Brooklyn Luxury Report

Dec 22 - 28, 2025, Residential Contracts \$2M+

Photo: [42 Sharon Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 13 contracts signed this week, made up of 4 condos, and 9 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$4,483,847

Average Asking Price

\$2,995,000

Median Asking Price

\$1,504

Average PPSF

3%

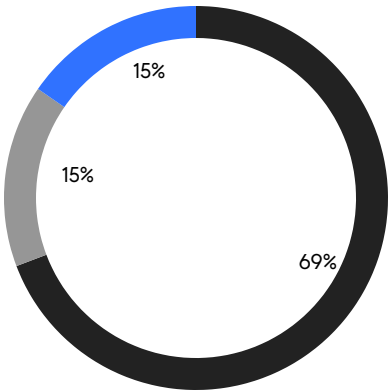
Average Discount

\$58,290,000

Total Volume

116

Average Days On Market



- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN

4

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,636,250

Average Asking Price

\$0

Average Asking Price

\$5,305,000

Average Asking Price

\$2,622,500

Median Asking Price

\$0

Median Asking Price

\$4,275,000

Median Asking Price

\$1,769

Average PPSF

\$1,386

Average PPSF

1,546

Average SqFt

4,111

Average SqFt





### 839 President Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$9,995,000	Sq. Ft.	5,863	Beds	6
DOM	105	Initial	\$10,850,000	PPSF	\$1,705	Baths	4

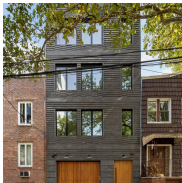


### 409 Sackett Street

Gowanus

Contract Signed

Type	Townhouse	Price	\$8,750,000	Sq. Ft.	4,440	Beds	5
DOM	290	Initial	\$9,900,000	PPSF	\$1,971	Baths	4.5



### 498 Humboldt Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$6,450,000	Sq. Ft.	4,500	Beds	4
DOM	79	Initial	\$6,450,000	PPSF	\$1,433	Baths	5



### 267 6th Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,100,000	Sq. Ft.	7,200	Beds	7
DOM	-	Initial	\$6,100,000	PPSF	\$848	Baths	3



### 124 Kane Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$4,275,000	Sq. Ft.	3,400	Beds	6
DOM	277	Initial	\$4,950,000	PPSF	\$1,258	Baths	4



### 585 3rd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	3,840	Beds	6
DOM	-	Initial	-	PPSF	\$977	Baths	2

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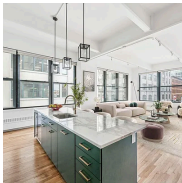


### 145 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	4,180	Beds	6
DOM	58	Initial	\$2,995,000	PPSF	\$717	Baths	5

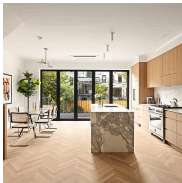


### 1 Main Street, Unit 2J

Dumbo

Contract Signed

Type	Condo	Price	\$2,950,000	Sq. Ft.	2,005	Beds	3
DOM	21	Initial	\$2,950,000	PPSF	\$1,472	Baths	2.5



### 97 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,875,000	Sq. Ft.	2,520	Beds	4
DOM	-	Initial	-	PPSF	\$1,141	Baths	3

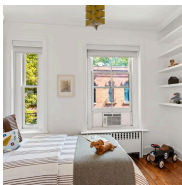


### 480 Kent Avenue, Unit 17B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,191	Beds	2
DOM	-	Initial	-	PPSF	\$2,309	Baths	2

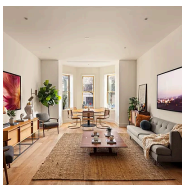


### 12 Warren Place

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$2,555,000	Sq. Ft.	1,056	Beds	2
DOM	-	Initial	\$2,600,000	PPSF	\$2,420	Baths	2



### 148 Clinton Avenue, Unit 1

Clinton Hill

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,694	Beds	2
DOM	22	Initial	\$2,495,000	PPSF	\$1,473	Baths	2.5

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22 Saint John's Place, Unit 2  
Park Slope

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,292	Beds	3
DOM	75	Initial	\$2,350,000	PPSF	\$1,819	Baths	2

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