



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%**

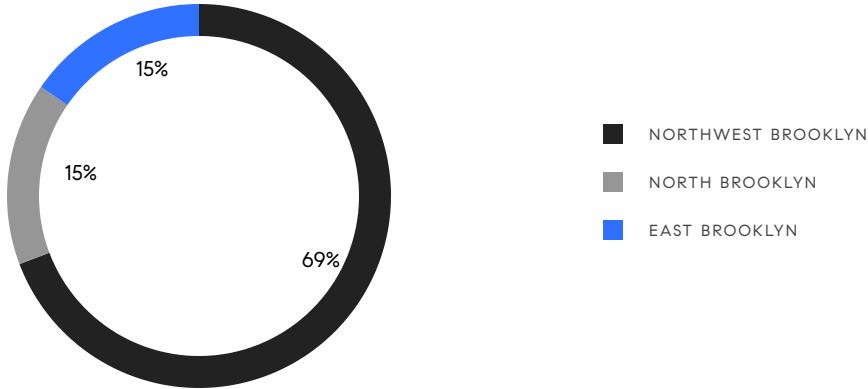
Average Discount

**\$58,290,000**

Total Volume

**116**

Average Days On Market

**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

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

**Contract Signed****409 Sackett Street**

Gowanus

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

**Contract Signed****498 Humboldt Street**

Williamsburg

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

**Contract Signed****267 6th Avenue**

Park Slope

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

**Contract Signed****124 Kane Street**

Cobble Hill

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

**Contract Signed****585 3rd Street**

Park Slope

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

**Contract Signed**

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**145 Hancock Street**

Bedford Stuyvesant

**Contract Signed**

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

**1 Main Street, Unit 2J**

Dumbo

**Contract Signed**

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

**97 Monroe Street**

Bedford Stuyvesant

**Contract Signed**

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

**480 Kent Avenue, Unit 17B**

Williamsburg

**Contract Signed**

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

**12 Warren Place**

Cobble Hill

**Contract Signed**

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

**148 Clinton Avenue, Unit 1**

Clinton Hill

**Contract Signed**

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

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**22 Saint John's Place, Unit 2**

Park Slope

**Contract Signed**

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

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