



COMPASS

Brooklyn Luxury Report

Jan 26 - Feb 01, 2026, Residential Contracts \$2M+

Photo: [50 Bridge Park Drive, Unit 26A](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 13 condos, 2 co-ops, and 6 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$3,307,762

Average Asking Price

\$2,649,000

Median Asking Price

\$1,448

Average PPSF

0%

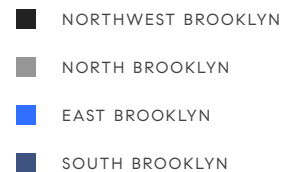
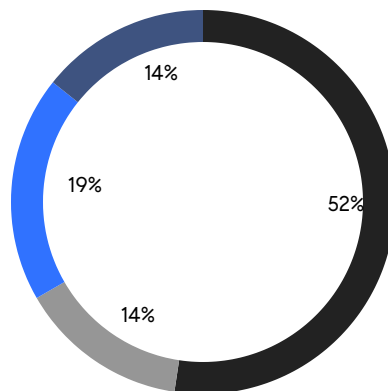
Average Discount

\$69,463,000

Total Volume

97

Average Days On Market



13

Condo Deal(s)

2

Co-op Deal(s)

6

Townhouse Deal(s)

\$2,625,308

Average Asking Price

\$3,925,000

Average Asking Price

\$4,580,667

Average Asking Price

\$2,595,000

Median Asking Price

\$3,925,000

Median Asking Price

\$3,222,500

Median Asking Price

\$1,610

Average PPSF

\$1,098

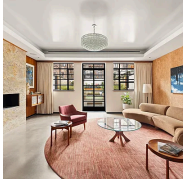
Average PPSF

1,705

Average SqFt

3,951

Average SqFt



52 Sidney Place

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$8,900,000	Sq. Ft.	5,280	Beds	7
DOM	147	Initial	\$8,900,000	PPSF	\$1,686	Baths	4

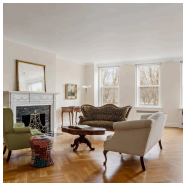


232 Bergen Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$6,995,000	Sq. Ft.	4,500	Beds	5
DOM	85	Initial	\$7,250,000	PPSF	\$1,555	Baths	5



35 Prospect Park West, Unit 3B

Park Slope

Contract Signed

Type	Coop	Price	\$4,000,000	Sq. Ft.	-	Beds	4
DOM	-	Initial	-	PPSF	-	Baths	3

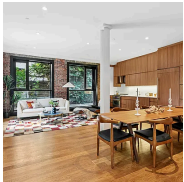


1 Pierrepont Street, Unit 2B

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,850,000	Sq. Ft.	-	Beds	3
DOM	23	Initial	\$3,850,000	PPSF	-	Baths	3

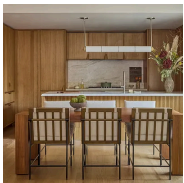


142 North 1st Street, Unit 1A

Williamsburg

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	2,571	Beds	3
DOM	118	Initial	\$3,500,000	PPSF	\$1,362	Baths	2.5



323 Bergen Street, Unit 305W

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,400,000	Sq. Ft.	1,766	Beds	3
DOM	162	Initial	\$3,500,000	PPSF	\$1,926	Baths	2.5

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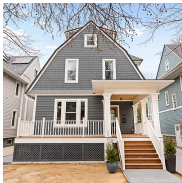


333 Gates Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,250,000	Sq. Ft.	3,760	Beds	5
DOM	52	Initial	\$3,250,000	PPSF	\$865	Baths	5.5

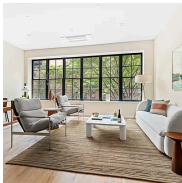


467 Rugby Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$3,195,000	Sq. Ft.	3,789	Beds	5
DOM	23	Initial	\$3,195,000	PPSF	\$844	Baths	3

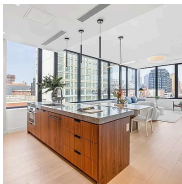


379 12th Street, Unit 3A

Park Slope

Contract Signed

Type	Condo	Price	\$2,800,000	Sq. Ft.	1,559	Beds	3
DOM	113	Initial	\$2,800,000	PPSF	\$1,797	Baths	3

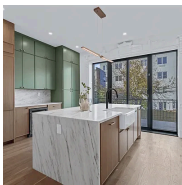


6 Garfield Place, Unit 405

Park Slope

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,600	Beds	3
DOM	-	Initial	\$2,750,000	PPSF	\$1,719	Baths	2

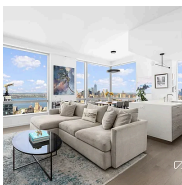


753 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,649,000	Sq. Ft.	2,859	Beds	5
DOM	70	Initial	\$2,649,000	PPSF	\$927	Baths	4.5



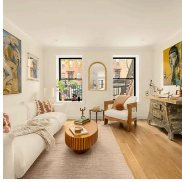
1 City Point, Unit 63A

Downtown Brooklyn

Contract Signed

Type	Condop	Price	\$2,600,000	Sq. Ft.	1,181	Beds	2
DOM	109	Initial	\$2,700,000	PPSF	\$2,202	Baths	2

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378 8th Street, Unit GRDN

Fort Hamilton

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,801	Beds	2
DOM	7	Initial	\$2,595,000	PPSF	\$1,441	Baths	2.5



28 Herbert Street, Unit 4B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,573	Beds	3
DOM	51	Initial	\$2,595,000	PPSF	\$1,650	Baths	2.5

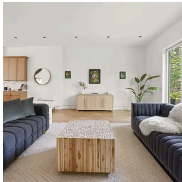


445 5th Avenue, Unit PHC

Park Slope

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	1,379	Beds	3
DOM	-	Initial	\$2,550,000	PPSF	\$1,849	Baths	2

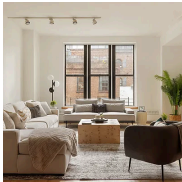


467 Lexington Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	3,514	Beds	5
DOM	192	Initial	\$2,695,000	PPSF	\$711	Baths	3.5

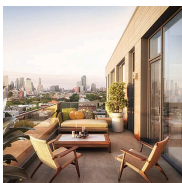


30 Main Street, Unit 4G

Dumbo

Contract Signed

Type	Condo	Price	\$2,385,000	Sq. Ft.	2,556	Beds	1
DOM	143	Initial	\$2,385,000	PPSF	\$934	Baths	2.5



445 5th Avenue, Unit 3D

Park Slope

Contract Signed

Type	Condo	Price	\$2,300,000	Sq. Ft.	1,349	Beds	3
DOM	-	Initial	\$2,300,000	PPSF	\$1,705	Baths	2

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29 Huron Street, Unit 11DE
Greenpoint

Contract Signed

Type	Condo	Price	\$2,275,000	Sq. Ft.	1,209	Beds	2
DOM	15	Initial	\$2,275,000	PPSF	\$1,882	Baths	2



805 Washington Avenue, Unit 2D
Crown Heights

Contract Signed

Type	Condo	Price	\$2,200,000	Sq. Ft.	1,600	Beds	3
DOM	211	Initial	\$2,200,000	PPSF	\$1,375	Baths	2.5



125 Oceana Drive East, Unit 1B
Brighton Beach

Contract Signed

Type	Condo	Price	\$2,179,000	Sq. Ft.	2,016	Beds	3
DOM	121	Initial	\$2,179,000	PPSF	\$1,081	Baths	2.5

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