

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%

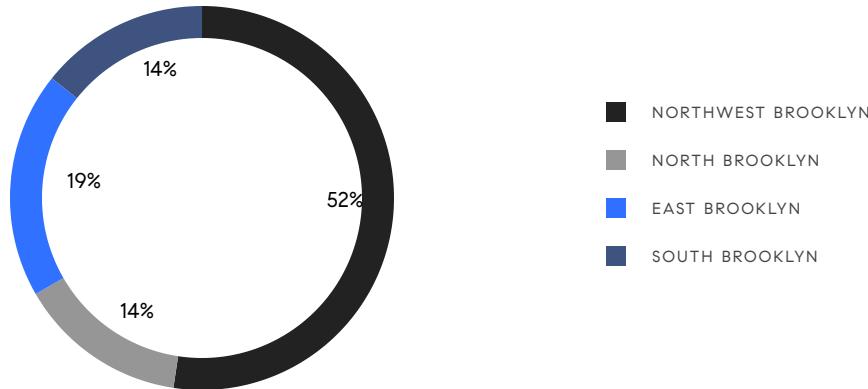
Average Discount

\$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

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

Contract Signed**28 Herbert Street, Unit 4B**

Williamsburg

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

Contract Signed**445 5th Avenue, Unit PHC**

Park Slope

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

Contract Signed**467 Lexington Avenue**

Bedford Stuyvesant

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

Contract Signed**30 Main Street, Unit 4G**

Dumbo

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

Contract Signed**445 5th Avenue, Unit 3D**

Park Slope

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

Contract Signed

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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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