



COMPASS

Brooklyn Luxury Report

Feb 23 - Mar 01, 2026, Residential Contracts \$2M+

Photo: 480 Kent Avenue, Unit PHA

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 21 contracts signed this week, made up of 14 condos, and 7 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$3,239,524

Average Asking Price

\$2,450,000

Median Asking Price

\$1,624

Average PPSF

0%

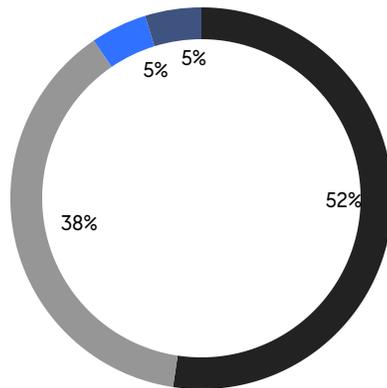
Average Discount

\$68,029,998

Total Volume

101

Average Days On Market



14

Condo Deal(s)

0

Co-op Deal(s)

7

Townhouse Deal(s)

\$3,344,286

Average Asking Price

\$0

Average Asking Price

\$3,030,000

Average Asking Price

\$2,550,000

Median Asking Price

\$0

Median Asking Price

\$2,299,999

Median Asking Price

\$1,900

Average PPSF

\$979

Average PPSF

1,748

Average SqFt

3,294

Average SqFt



127 Kent Avenue, Unit PH2F

Williamsburg

Contract Signed

Type	Condo	Price	\$6,750,000	Sq. Ft.	2,414	Beds	4
DOM	-	Initial	\$6,750,000	PPSF	\$2,797	Baths	4



127 Kent Avenue, Unit PH2C

Williamsburg

Contract Signed

Type	Condo	Price	\$6,250,000	Sq. Ft.	2,318	Beds	3
DOM	-	Initial	\$6,250,000	PPSF	\$2,697	Baths	3



60 Hicks Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$5,825,000	Sq. Ft.	3,850	Beds	4
DOM	89	Initial	\$5,825,000	PPSF	\$1,513	Baths	3



323 Bergen Street, Unit PH708E

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,000,000	Sq. Ft.	2,352	Beds	3
DOM	-	Initial	\$5,000,000	PPSF	\$2,126	Baths	2.5



144 Vanderbilt Avenue, Unit TH1

Fort Greene

Contract Signed

Type	Condo	Price	\$3,975,000	Sq. Ft.	2,378	Beds	4
DOM	14	Initial	\$3,975,000	PPSF	\$1,672	Baths	3



545 10th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	3,900	Beds	8
DOM	237	Initial	\$3,500,000	PPSF	\$898	Baths	3

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



47 Diamond Street, Unit 3B

Contract Signed

Greenpoint

Type	Condo	Price	\$2,999,999	Sq. Ft.	1,823	Beds	3
DOM	22	Initial	\$2,999,999	PPSF	\$1,646	Baths	3



59 Devoe Street

Contract Signed

Williamsburg

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	2,400	Beds	7
DOM	30	Initial	\$2,995,000	PPSF	\$1,248	Baths	6



323 Bergen Street, Unit 219E

Contract Signed

Boerum Hill

Type	Condo	Price	\$2,925,000	Sq. Ft.	1,601	Beds	3
DOM	247	Initial	\$3,050,000	PPSF	\$1,827	Baths	2.5



28 Herbert Street, Unit 5B

Contract Signed

Williamsburg

Type	Condo	Price	\$2,650,000	Sq. Ft.	1,573	Beds	3
DOM	-	Initial	-	PPSF	\$1,685	Baths	2



300 5th Street, Unit GARDEN

Contract Signed

Park Slope

Type	Condo	Price	\$2,450,000	Sq. Ft.	1,701	Beds	2
DOM	20	Initial	\$2,450,000	PPSF	\$1,441	Baths	2.5



29 Huron Street, Unit PHCW

Contract Signed

Greenpoint

Type	Condo	Price	\$2,450,000	Sq. Ft.	1,116	Beds	2
DOM	378	Initial	\$2,450,000	PPSF	\$2,196	Baths	2

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127 Kent Avenue, Unit 4I

Williamsburg

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,118	Beds	2
DOM	-	Initial	\$2,350,000	PPSF	\$2,102	Baths	2



651 Degraw Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,299,999	Sq. Ft.	2,220	Beds	6
DOM	186	Initial	\$2,399,000	PPSF	\$1,037	Baths	3



341 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,295,000	Sq. Ft.	-	Beds	5
DOM	13	Initial	\$2,295,000	PPSF	-	Baths	6.5



357 Leonard Street, Unit GARDEN

Williamsburg

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	2,231	Beds	2
DOM	48	Initial	\$2,295,000	PPSF	\$1,029	Baths	2.5



127 Kent Avenue, Unit 3J

Williamsburg

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,113	Beds	2
DOM	-	Initial	\$2,250,000	PPSF	\$2,022	Baths	2



127 Kent Avenue, Unit 3K

Williamsburg

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,169	Beds	2
DOM	49	Initial	\$2,250,000	PPSF	\$1,925	Baths	2

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228 13th Street, Unit 201

Contract Signed

Park Slope

Type	Condo	Price	\$2,225,000	Sq. Ft.	1,554	Beds	3
DOM	50	Initial	\$2,250,000	PPSF	\$1,432	Baths	2



561 East 17th Street

Contract Signed

Flatbush

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	4,094	Beds	7
DOM	104	Initial	\$2,200,000	PPSF	\$538	Baths	2.5



190 Moffat Street

Contract Signed

Bushwick

Type	Townhouse	Price	\$2,095,000	Sq. Ft.	3,300	Beds	6
DOM	21	Initial	\$2,095,000	PPSF	\$635	Baths	4.5

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