



COMPASS

Brooklyn Luxury Report

Mar 02 - 08, 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 23 contracts signed this week, made up of 14 condos, and 9 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$2,772,587

Average Asking Price

\$2,665,000

Median Asking Price

\$1,418

Average PPSF

0%

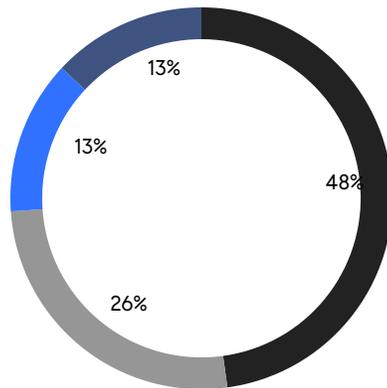
Average Discount

\$63,769,499

Total Volume

57

Average Days On Market



14

Condo Deal(s)

0

Co-op Deal(s)

9

Townhouse Deal(s)

\$2,864,108

Average Asking Price

\$0

Average Asking Price

\$2,630,223

Average Asking Price

\$2,722,500

Median Asking Price

\$0

Median Asking Price

\$2,375,000

Median Asking Price

\$1,744

Average PPSF

\$910

Average PPSF

1,666

Average SqFt

2,912

Average SqFt



380 Sackett Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$4,250,000	Sq. Ft.	3,360	Beds	5
DOM	36	Initial	\$4,250,000	PPSF	\$1,265	Baths	3.5



79 South 2nd Street, Unit THA

Williamsburg

Contract Signed

Type	Condo	Price	\$4,200,000	Sq. Ft.	2,643	Beds	3
DOM	36	Initial	\$4,200,000	PPSF	\$1,590	Baths	3.5



127 Kent Avenue, Unit 4H

Williamsburg

Contract Signed

Type	Condo	Price	\$3,450,000	Sq. Ft.	1,616	Beds	3
DOM	57	Initial	\$3,450,000	PPSF	\$2,135	Baths	3



351 Union Street, Unit A

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,295,000	Sq. Ft.	2,124	Beds	3
DOM	15	Initial	\$3,295,000	PPSF	\$1,552	Baths	2



210 Pacific Street, Unit 4W

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,563	Beds	3
DOM	23	Initial	\$3,250,000	PPSF	\$2,080	Baths	2



127 Kent Avenue, Unit 4G

Williamsburg

Contract Signed

Type	Condo	Price	\$3,150,000	Sq. Ft.	1,462	Beds	3
DOM	-	Initial	\$3,150,000	PPSF	\$2,155	Baths	2

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.



115 York Street, Unit 10E

Dumbo

Contract Signed

Type	Condo	Price	\$2,850,000	Sq. Ft.	1,637	Beds	3
DOM	-	Initial	-	PPSF	\$1,741	Baths	3



300 East 18th Street

Greenwood Heights

Contract Signed

Type	Townhouse	Price	\$2,799,999	Sq. Ft.	2,700	Beds	4
DOM	45	Initial	\$2,799,999	PPSF	\$1,037	Baths	6



201 Huntington Street, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,828	Beds	4
DOM	11	Initial	\$2,750,000	PPSF	\$1,505	Baths	3



482 Jefferson Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,749,000	Sq. Ft.	3,240	Beds	7
DOM	59	Initial	\$2,749,000	PPSF	\$849	Baths	5



34 Garfield Place, Unit 2

Park Slope

Contract Signed

Type	Condo	Price	\$2,695,000	Sq. Ft.	1,451	Beds	3
DOM	9	Initial	\$2,695,000	PPSF	\$1,858	Baths	2



8 South 4th Street, Unit 32D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,665,000	Sq. Ft.	1,303	Beds	2
DOM	47	Initial	\$2,665,000	PPSF	\$2,046	Baths	2

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.



569 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	2,550	Beds	5
DOM	161	Initial	\$2,695,000	PPSF	\$981	Baths	4.5



148 Clinton Avenue, Unit 3

Clinton Hill

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,843	Beds	2
DOM	78	Initial	\$2,495,000	PPSF	\$1,354	Baths	2.5



244 Argyle Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,375,000	Sq. Ft.	2,723	Beds	7
DOM	112	Initial	\$2,600,000	PPSF	\$873	Baths	3



20 Bayard Street, Unit 11D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,312	Beds	3
DOM	37	Initial	\$2,375,000	PPSF	\$1,811	Baths	2



500 4th Avenue, Unit 11C

Park Slope

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,496	Beds	3
DOM	30	Initial	\$2,350,000	PPSF	\$1,571	Baths	2



280 Saint Mark's Avenue, Unit THB

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,300,000	Sq. Ft.	1,461	Beds	3
DOM	60	Initial	\$2,300,000	PPSF	\$1,575	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.



1324 Avenue N

Midwood

Contract Signed

Type	Townhouse	Price	\$2,299,000	Sq. Ft.	2,300	Beds	9
DOM	14	Initial	\$2,299,000	PPSF	\$1,000	Baths	5.5



768 Halsey Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,299,000	Sq. Ft.	2,850	Beds	5
DOM	113	Initial	\$2,299,000	PPSF	\$807	Baths	3



10 Nevins Street, Unit 231

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,272,500	Sq. Ft.	1,582	Beds	3
DOM	166	Initial	\$2,272,500	PPSF	\$1,437	Baths	2



742 44th Street

Sunset Park

Contract Signed

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	3,600	Beds	5
DOM	49	Initial	\$2,200,000	PPSF	\$612	Baths	2



252 Jackson Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	2,880	Beds	5
DOM	34	Initial	\$2,200,000	PPSF	\$764	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.