



COMPASS

# Brooklyn Luxury Report

Mar 30 - Apr 05, 2026, Residential Contracts \$2M+

Photo: 109 2nd Place

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 26 contracts signed this week, made up of 12 condos, 2 co-ops, and 12 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

**\$3,045,577**

Average Asking Price

**\$2,715,000**

Median Asking Price

**\$1,463**

Average PPSF

**1%**

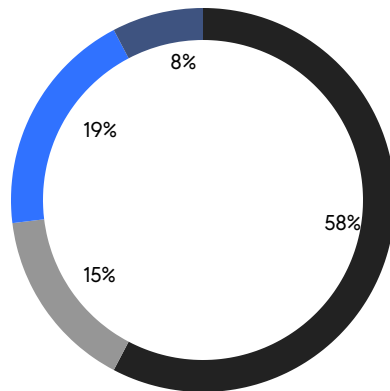
Average Discount

**\$79,185,000**

Total Volume

**80**

Average Days On Market



**12**

Condo Deal(s)

**2**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$2,578,334**

Average Asking Price

**\$3,997,500**

Average Asking Price

**\$3,354,167**

Average Asking Price

**\$2,380,000**

Median Asking Price

**\$3,997,500**

Median Asking Price

**\$2,992,500**

Median Asking Price

**\$1,767**

Average PPSF

**\$1,061**

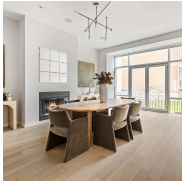
Average PPSF

**1,444**

Average SqFt

**3,489**

Average SqFt



### 357 Henry Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$6,750,000	Sq. Ft.	4,900	Beds	4
DOM	-	Initial	\$6,750,000	PPSF	\$1,378	Baths	3

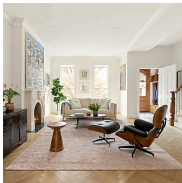


### 160 Henry Street, Unit 3C

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$4,995,000	Sq. Ft.	-	Beds	5
DOM	21	Initial	\$4,995,000	PPSF	-	Baths	3

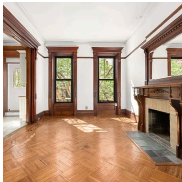


### 407 Adelphi Street

Fort Greene

Contract Signed

Type	Townhouse	Price	\$4,895,000	Sq. Ft.	3,508	Beds	7
DOM	25	Initial	\$4,895,000	PPSF	\$1,396	Baths	4.5



### 420 8th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	4,141	Beds	6
DOM	16	Initial	\$3,995,000	PPSF	\$965	Baths	4.5



### 190A Withers Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	3,000	Beds	4
DOM	121	Initial	\$3,750,000	PPSF	\$1,250	Baths	3.5



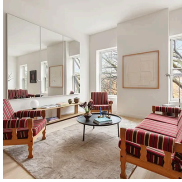
### 127 Kent Avenue, Unit PH1F

Williamsburg

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	1,443	Beds	2
DOM	-	Initial	\$3,500,000	PPSF	\$2,426	Baths	2

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### 238 Degraw Street, Unit 3

Contract Signed

Carroll Gardens

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,493	Beds	3
DOM	67	Initial	\$3,250,000	PPSF	\$2,177	Baths	3

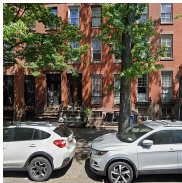


### 438 12th Street, Unit 7B

Contract Signed

Park Slope

Type	Condo	Price	\$3,200,000	Sq. Ft.	-	Beds	3
DOM	21	Initial	\$3,200,000	PPSF	-	Baths	2.5



### 359 Carlton Avenue

Contract Signed

Fort Greene

Type	Townhouse	Price	\$3,100,000	Sq. Ft.	2,727	Beds	5
DOM	161	Initial	\$3,225,000	PPSF	\$1,137	Baths	3.5

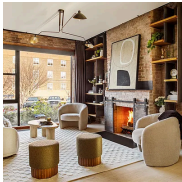


### 75 Livingston Street, Unit 20A

Contract Signed

Brooklyn Heights

Type	Coop	Price	\$3,000,000	Sq. Ft.	1,738	Beds	3
DOM	47	Initial	\$3,000,000	PPSF	\$1,727	Baths	2

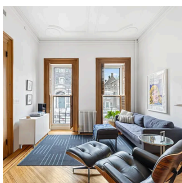


### 47 Wolcott Street

Contract Signed

Red Hook

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	2,610	Beds	4
DOM	212	Initial	\$3,250,000	PPSF	\$1,148	Baths	3.5



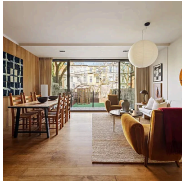
### 289 Macon Street

Contract Signed

Bedford Stuyvesant

Type	Townhouse	Price	\$2,990,000	Sq. Ft.	3,295	Beds	6
DOM	21	Initial	\$2,990,000	PPSF	\$908	Baths	4.5

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### 101 Douglass Street, Unit 1

Contract Signed

Gowanus

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,864	Beds	1
DOM	18	Initial	\$2,750,000	PPSF	\$1,476	Baths	2.5

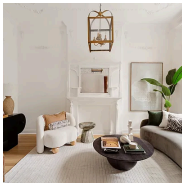


### 725 Quincy Street

Contract Signed

Bedford Stuyvesant

Type	Townhouse	Price	\$2,680,000	Sq. Ft.	3,360	Beds	7
DOM	14	Initial	\$2,680,000	PPSF	\$798	Baths	8



### 18 Arlington Place

Contract Signed

Bedford Stuyvesant

Type	Townhouse	Price	\$2,650,000	Sq. Ft.	-	Beds	5
DOM	266	Initial	\$2,895,000	PPSF	-	Baths	5.5

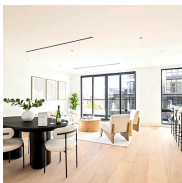


### 910 Union Street, Unit 5B

Contract Signed

Park Slope

Type	Condo	Price	\$2,575,000	Sq. Ft.	1,525	Beds	3
DOM	22	Initial	\$2,575,000	PPSF	\$1,689	Baths	2.5

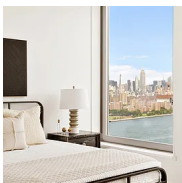


### 1025 Pacific Street, Unit PH6

Contract Signed

Crown Heights

Type	Condo	Price	\$2,385,000	Sq. Ft.	1,845	Beds	3
DOM	137	Initial	\$2,385,000	PPSF	\$1,293	Baths	3



### 8 South 4th Street, Unit 5C

Contract Signed

Williamsburg

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,316	Beds	2
DOM	41	Initial	\$2,375,000	PPSF	\$1,805	Baths	2

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### 144 Vanderbilt Avenue, Unit 3D

Contract Signed

Fort Greene

Type	Condo	Price	\$2,325,000	Sq. Ft.	1,305	Beds	2
DOM	-	Initial	\$2,325,000	PPSF	\$1,782	Baths	2

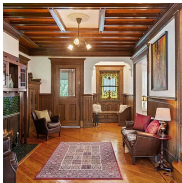


### 11 Hoyt Street, Unit 45K

Contract Signed

Downtown Brooklyn

Type	Condo	Price	\$2,245,000	Sq. Ft.	1,231	Beds	2
DOM	28	Initial	\$2,245,000	PPSF	\$1,824	Baths	2

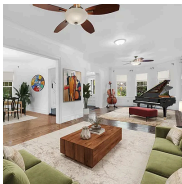


### 685 East 22nd Street

Contract Signed

Flatbush

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	3,860	Beds	6
DOM	204	Initial	\$2,195,000	PPSF	\$569	Baths	5



### 242 Stratford Road

Contract Signed

Flatbush

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	-	Beds	5
DOM	77	Initial	\$2,150,000	PPSF	-	Baths	3.5

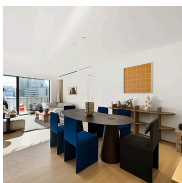


### 225 14th Street, Unit GARDEN-A

Contract Signed

Boerum Hill

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,461	Beds	3
DOM	44	Initial	\$2,150,000	PPSF	\$1,472	Baths	3



### 9 Chapel Street, Unit 11B

Contract Signed

Downtown Brooklyn

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,222	Beds	2
DOM	70	Initial	\$2,100,000	PPSF	\$1,719	Baths	2

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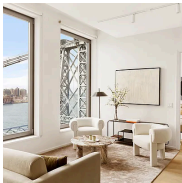


### 78 Midwood Street

Prospect Lefferts Gardens

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,100,000</b>	Sq. Ft.	-	Beds	<b>5</b>
DOM	<b>151</b>	Initial	<b>\$2,400,000</b>	PPSF	-	Baths	<b>2</b>



### 8 South 4th Street, Unit 15C

Williamsburg

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,085,000</b>	Sq. Ft.	<b>1,178</b>	Beds	<b>2</b>
DOM	<b>44</b>	Initial	<b>\$2,085,000</b>	PPSF	<b>\$1,770</b>	Baths	<b>2</b>

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