



COMPASS

# Brooklyn Luxury Report

Apr 06 - 12, 2026, Residential Contracts \$2M+

Photo: 109 2nd Place

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 7 condos, 3 co-ops, and 10 houses. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

**\$3,532,588**

Average Asking Price

**\$2,712,375**

Median Asking Price

**\$1,434**

Average PPSF

**0%**

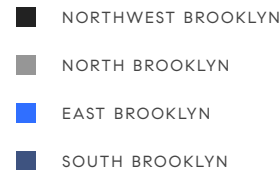
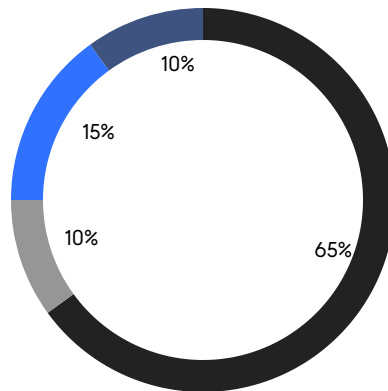
Average Discount

**\$70,651,745**

Total Volume

**69**

Average Days On Market



**7**

Condo Deal(s)

**3**

Co-op Deal(s)

**10**

Townhouse Deal(s)

**\$2,930,536**

Average Asking Price

**\$3,133,000**

Average Asking Price

**\$4,073,900**

Average Asking Price

**\$2,724,750**

Median Asking Price

**\$2,700,000**

Median Asking Price

**\$3,097,500**

Median Asking Price

**\$1,699**

Average PPSF

**\$1,165**

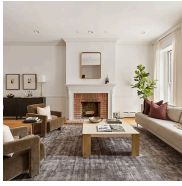
Average PPSF

**1,730**

Average SqFt

**3,310**

Average SqFt



### 10 Sidney Place

Brooklyn Heights

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$8,450,000</b>	Sq. Ft.	<b>5,700</b>	Beds	<b>6</b>
DOM	<b>46</b>	Initial	<b>\$8,450,000</b>	PPSF	<b>\$1,483</b>	Baths	<b>5.5</b>

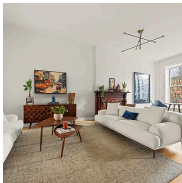


### 382 Degraw Street

Carroll Gardens

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$7,450,000</b>	Sq. Ft.	<b>3,680</b>	Beds	<b>4</b>
DOM	<b>38</b>	Initial	<b>\$7,450,000</b>	PPSF	<b>\$2,025</b>	Baths	<b>3</b>

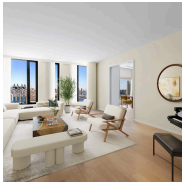


### 426 8th Street

Park Slope

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$6,200,000</b>	Sq. Ft.	-	Beds	<b>6</b>
DOM	<b>19</b>	Initial	<b>\$6,200,000</b>	PPSF	-	Baths	<b>3</b>



### 30 Front Street, Unit 19B

Dumbo

Contract Signed

Type	<b>Condo</b>	Price	<b>\$4,995,000</b>	Sq. Ft.	<b>2,191</b>	Beds	<b>3</b>
DOM	<b>174</b>	Initial	<b>\$4,995,000</b>	PPSF	<b>\$2,280</b>	Baths	<b>3</b>



### 73 Remsen Street, Unit 2

Brooklyn Heights

Contract Signed

Type	<b>Coop</b>	Price	<b>\$4,500,000</b>	Sq. Ft.	<b>2,500</b>	Beds	<b>3</b>
DOM	<b>18</b>	Initial	<b>\$4,500,000</b>	PPSF	<b>\$1,800</b>	Baths	<b>2.5</b>



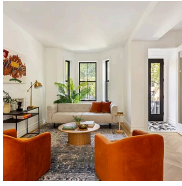
### 369 6th Street

Park Slope

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$3,745,000</b>	Sq. Ft.	<b>1,920</b>	Beds	<b>4</b>
DOM	<b>16</b>	Initial	<b>\$3,745,000</b>	PPSF	<b>\$1,951</b>	Baths	<b>2.5</b>

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### 174 Hall Street

Clinton Hill

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$3,695,000</b>	Sq. Ft.	<b>2,794</b>	Beds	<b>4</b>
DOM	<b>217</b>	Initial	<b>\$3,795,000</b>	PPSF	<b>\$1,323</b>	Baths	<b>4</b>

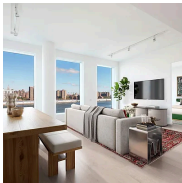


### 429 Clinton Street, Unit 1

Carroll Gardens

Contract Signed

Type	<b>Condo</b>	Price	<b>\$3,100,000</b>	Sq. Ft.	<b>1,900</b>	Beds	<b>3</b>
DOM	<b>12</b>	Initial	<b>\$3,100,000</b>	PPSF	<b>\$1,632</b>	Baths	<b>2.5</b>



### 1 John Street, Unit 8C

Dumbo

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,995,000</b>	Sq. Ft.	<b>1,491</b>	Beds	<b>2</b>
DOM	<b>260</b>	Initial	<b>\$3,100,000</b>	PPSF	<b>\$2,009</b>	Baths	<b>2</b>



### 445 5th Avenue, Unit PHB

Park Slope

Contract Signed

Type	<b>Condo</b>	Price	<b>\$2,724,750</b>	Sq. Ft.	<b>1,557</b>	Beds	<b>3</b>
DOM	<b>71</b>	Initial	<b>\$2,724,750</b>	PPSF	<b>\$1,750</b>	Baths	<b>2</b>

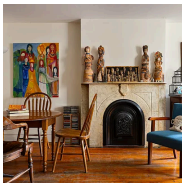


### 65 Middagh Street, Unit 1B

Brooklyn Heights

Contract Signed

Type	<b>Coop</b>	Price	<b>\$2,700,000</b>	Sq. Ft.	<b>1,500</b>	Beds	<b>3</b>
DOM	<b>28</b>	Initial	<b>\$2,700,000</b>	PPSF	<b>\$1,800</b>	Baths	<b>2</b>



### 231 Wyckoff Street

Boerum Hill

Contract Signed

Type	<b>Townhouse</b>	Price	<b>\$2,500,000</b>	Sq. Ft.	<b>2,443</b>	Beds	<b>3</b>
DOM	<b>24</b>	Initial	<b>\$2,500,000</b>	PPSF	<b>\$1,024</b>	Baths	<b>2</b>

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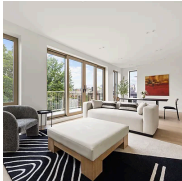


### 429 Kent Avenue, Unit D327

Williamsburg

Contract Signed

Type	Condo	Price	\$2,299,000	Sq. Ft.	2,149	Beds	3
DOM	52	Initial	\$2,299,000	PPSF	\$1,070	Baths	3.5



### 56 Quincy Street, Unit PH

Bedford Stuyvesant

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,555	Beds	3
DOM	135	Initial	\$2,250,000	PPSF	\$1,447	Baths	3

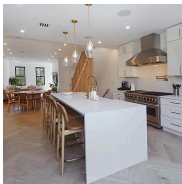


### 6640 Bergen Place

Bay Ridge

Contract Signed

Type	House	Price	\$2,200,000	Sq. Ft.	3,321	Beds	6
DOM	34	Initial	\$2,200,000	PPSF	\$663	Baths	3



### 689 MacDonough Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,199,995	Sq. Ft.	2,888	Beds	4
DOM	20	Initial	\$2,199,995	PPSF	\$762	Baths	3



### 503 Clinton Street, Unit 1

Carroll Gardens

Contract Signed

Type	Coop	Price	\$2,199,000	Sq. Ft.	1,730	Beds	3
DOM	37	Initial	\$2,199,000	PPSF	\$1,272	Baths	2



### 792 East 21st Street

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,199,000	Sq. Ft.	4,054	Beds	7
DOM	75	Initial	\$2,199,000	PPSF	\$543	Baths	3.5

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### 1110 Manhattan Avenue, Unit 4

Contract Signed

Greenpoint

Type	<b>Condo</b>	Price	<b>\$2,150,000</b>	Sq. Ft.	<b>1,263</b>	Beds	<b>3</b>
DOM	<b>68</b>	Initial	<b>\$2,150,000</b>	PPSF	<b>\$1,703</b>	Baths	<b>2</b>



### 18 Rutland Road

Contract Signed

Prospect Lefferts Gardens

Type	<b>Townhouse</b>	Price	<b>\$2,100,000</b>	Sq. Ft.	<b>2,982</b>	Beds	<b>4</b>
DOM	<b>25</b>	Initial	<b>\$2,100,000</b>	PPSF	<b>\$705</b>	Baths	<b>2.5</b>

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