



COMPASS

Brooklyn Luxury Report

Apr 13 - 19, 2026, Residential Contracts \$2M+

Photo: [109 2nd Place](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 8 condos, 3 co-ops, and 14 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$3,018,680

Average Asking Price

\$2,750,000

Median Asking Price

\$1,465

Average PPSF

3%

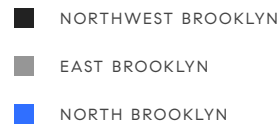
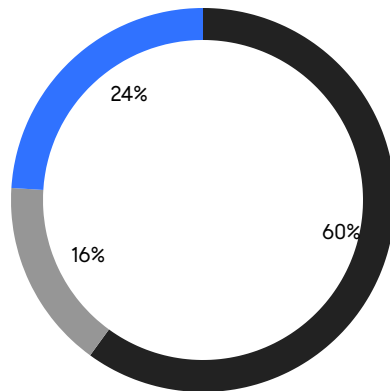
Average Discount

\$75,467,000

Total Volume

91

Average Days On Market



8

Condo Deal(s)

3

Co-op Deal(s)

14

Townhouse Deal(s)

\$3,073,625

Average Asking Price

\$2,165,000

Average Asking Price

\$3,170,215

Average Asking Price

\$2,700,000

Median Asking Price

\$2,195,000

Median Asking Price

\$2,940,000

Median Asking Price

\$1,913

Average PPSF

\$1,189

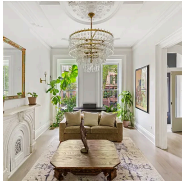
Average PPSF

1,635

Average SqFt

2,887

Average SqFt



265 6th Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,000,000	Sq. Ft.	4,066	Beds	4
DOM	20	Initial	\$6,000,000	PPSF	\$1,476	Baths	3



153 State Street, Unit 1

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,817	Beds	3
DOM	46	Initial	\$5,495,000	PPSF	\$1,951	Baths	3.5

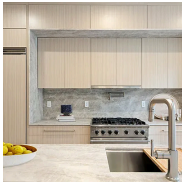


593 4th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,300,000	Sq. Ft.	2,900	Beds	5
DOM	27	Initial	\$4,300,000	PPSF	\$1,483	Baths	2.5

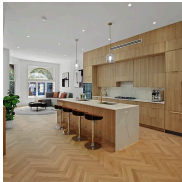


641A Baltic Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,795,000	Sq. Ft.	3,080	Beds	4
DOM	125	Initial	\$4,095,000	PPSF	\$1,233	Baths	3

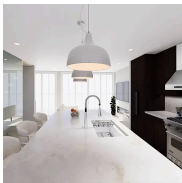


257 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,600,000	Sq. Ft.	3,920	Beds	7
DOM	166	Initial	\$3,950,000	PPSF	\$919	Baths	6



543 Lorimer Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,499,000	Sq. Ft.	2,250	Beds	4
DOM	44	Initial	\$3,499,000	PPSF	\$1,556	Baths	4

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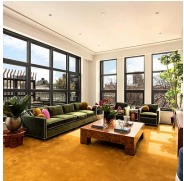


265 Berry Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,495,000	Sq. Ft.	2,702	Beds	6
DOM	278	Initial	\$4,000,000	PPSF	\$1,294	Baths	3.5

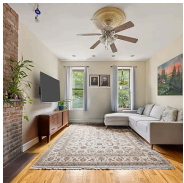


127 Kent Avenue, Unit 4A

Williamsburg

Contract Signed

Type	Condo	Price	\$3,300,000	Sq. Ft.	1,447	Beds	3
DOM	42	Initial	\$3,300,000	PPSF	\$2,281	Baths	2

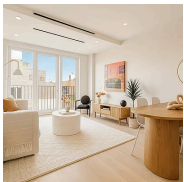


353 Warren Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,000,000	Sq. Ft.	3,450	Beds	6
DOM	224	Initial	\$3,999,999	PPSF	\$870	Baths	4

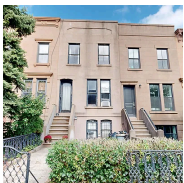


269 Eckford Street, Unit 4A

Greenpoint

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,497	Beds	3
DOM	135	Initial	\$2,995,000	PPSF	\$2,001	Baths	2

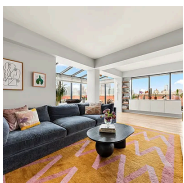


21 2nd Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$2,880,000	Sq. Ft.	2,449	Beds	3
DOM	69	Initial	\$2,880,000	PPSF	\$1,176	Baths	2



100 Congress Street, Unit 603

Columbia Street Waterfront District

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,460	Beds	3
DOM	31	Initial	\$2,750,000	PPSF	\$1,884	Baths	2

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342 20th Street

Greenwood

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	-	Beds	5
DOM	10	Initial	\$2,750,000	PPSF	-	Baths	4

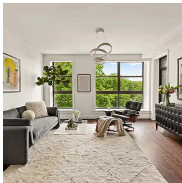


442 3rd Street, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$2,650,000	Sq. Ft.	-	Beds	3
DOM	21	Initial	\$2,650,000	PPSF	-	Baths	2

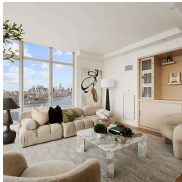


910 Union Street, Unit 4B

Park Slope

Contract Signed

Type	Condo	Price	\$2,600,000	Sq. Ft.	1,535	Beds	3
DOM	17	Initial	\$2,600,000	PPSF	\$1,694	Baths	2.5

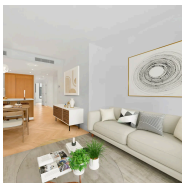


2 Northside Piers, Unit 27A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,376	Beds	2
DOM	42	Initial	\$2,500,000	PPSF	\$1,817	Baths	2

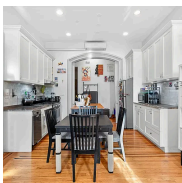


78 Amity Street, Unit 4A

Cobble Hill

Contract Signed

Type	Condo	Price	\$2,299,000	Sq. Ft.	1,308	Beds	3
DOM	200	Initial	\$2,450,000	PPSF	\$1,758	Baths	2



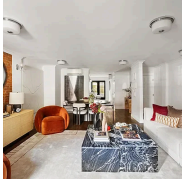
289 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,290,000	Sq. Ft.	2,745	Beds	4
DOM	164	Initial	\$2,399,000	PPSF	\$835	Baths	3

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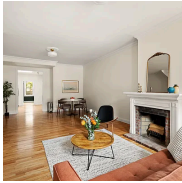


1150 Pacific Street

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	-	Beds	6
DOM	260	Initial	\$2,395,000	PPSF	-	Baths	5

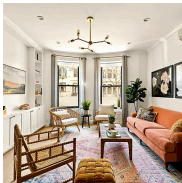


13 Jackson Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	1,240	Beds	3
DOM	23	Initial	\$2,250,000	PPSF	\$1,815	Baths	2

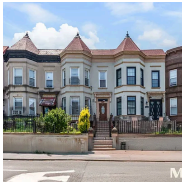


551 4th Street, Unit 1L

Park Slope

Contract Signed

Type	Coop	Price	\$2,200,000	Sq. Ft.	1,170	Beds	3
DOM	26	Initial	\$2,200,000	PPSF	\$1,881	Baths	2



1478 Union Street

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,199,000	Sq. Ft.	2,088	Beds	5
DOM	-	Initial	-	PPSF	\$1,054	Baths	3

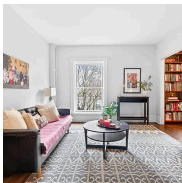


10 8th Avenue, Unit 2

Park Slope

Contract Signed

Type	Coop	Price	\$2,195,000	Sq. Ft.	1,800	Beds	2
DOM	-	Initial	-	PPSF	\$1,220	Baths	2



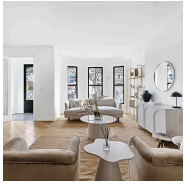
129 Columbia Heights, Unit 37

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,100,000	Sq. Ft.	-	Beds	3
DOM	27	Initial	\$2,100,000	PPSF	-	Baths	2

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735 Chauncey Street

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,075,000	Sq. Ft.	3,750	Beds	5
DOM	82	Initial	\$2,199,000	PPSF	\$554	Baths	3

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