



COMPASS

# Brooklyn Luxury Report

Apr 20 - 26, 2026, Residential Contracts \$2M+

Photo: [109 2nd Place](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 29 contracts signed this week, made up of 14 condos, 2 co-ops, and 13 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

**\$3,585,449**

Average Asking Price

**\$2,950,000**

Median Asking Price

**\$1,514**

Average PPSF

**0%**

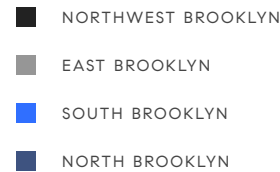
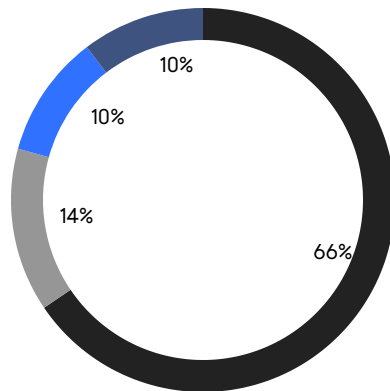
Average Discount

**\$103,977,998**

Total Volume

**68**

Average Days On Market



**14**

Condo Deal(s)

**2**

Co-op Deal(s)

**13**

Townhouse Deal(s)

**\$3,462,858**

Average Asking Price

**\$2,495,000**

Average Asking Price

**\$3,885,231**

Average Asking Price

**\$2,772,500**

Median Asking Price

**\$2,495,000**

Median Asking Price

**\$3,350,000**

Median Asking Price

**\$1,866**

Average PPSF

**\$1,044**

Average PPSF

**1,781**

Average SqFt

**3,443**

Average SqFt



### 50 Bridge Park Drive, Unit 26A

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$11,875,000	Sq. Ft.	4,496	Beds	6
DOM	102	Initial	\$11,875,000	PPSF	\$2,642	Baths	5



### 156 Lafayette Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	\$7,200,000	Sq. Ft.	-	Beds	8
DOM	-	Initial	\$7,200,000	PPSF	-	Baths	4.5

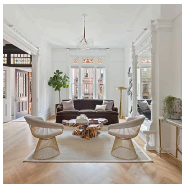


### 121 Saint Mark's Avenue

Prospect Heights

Contract Signed

Type	Townhouse	Price	\$6,250,000	Sq. Ft.	-	Beds	6
DOM	7	Initial	\$6,250,000	PPSF	-	Baths	4

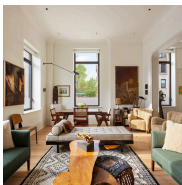


### 27 7th Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,495,000	Sq. Ft.	4,000	Beds	6
DOM	14	Initial	\$5,495,000	PPSF	\$1,374	Baths	4

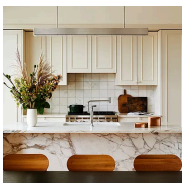


### 1 Prospect Park West, Unit 2B

Park Slope

Contract Signed

Type	Condo	Price	\$4,350,000	Sq. Ft.	1,941	Beds	3
DOM	36	Initial	\$4,350,000	PPSF	\$2,241	Baths	3



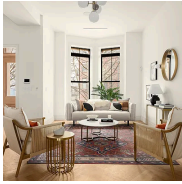
### 1 Prospect Park West, Unit PHF

Park Slope

Contract Signed

Type	Condo	Price	\$3,795,000	Sq. Ft.	1,693	Beds	3
DOM	80	Initial	\$3,795,000	PPSF	\$2,242	Baths	2

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### 167 Quincy Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,795,000	Sq. Ft.	4,349	Beds	7
DOM	41	Initial	-	PPSF	\$873	Baths	4



### 398 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,695,000	Sq. Ft.	4,500	Beds	7
DOM	31	Initial	\$3,695,000	PPSF	\$822	Baths	4



### 8029 Shore Road

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	3,574	Beds	3
DOM	236	Initial	\$3,500,000	PPSF	\$980	Baths	4.5

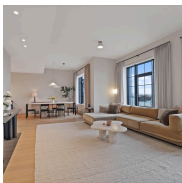


### 29 Clifton Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,350,000	Sq. Ft.	2,700	Beds	5
DOM	32	Initial	\$3,350,000	PPSF	\$1,241	Baths	2



### 533 Pacific Street, Unit 10A

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,350,000	Sq. Ft.	1,781	Beds	3
DOM	46	Initial	\$3,350,000	PPSF	\$1,881	Baths	3



### 105 Kensington Street

Manhattan Beach

Contract Signed

Type	Townhouse	Price	\$3,199,998	Sq. Ft.	4,350	Beds	7
DOM	24	Initial	\$3,199,998	PPSF	\$736	Baths	4

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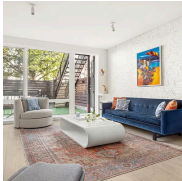


### 578 Bergen Street

Contract Signed

Prospect Heights

Type	Townhouse	Price	\$3,199,000	Sq. Ft.	2,142	Beds	5
DOM	207	Initial	\$3,480,000	PPSF	\$1,494	Baths	3

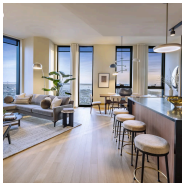


### 239 President Street, Unit 1

Contract Signed

Carroll Gardens

Type	Condo	Price	\$2,950,000	Sq. Ft.	2,182	Beds	3
DOM	16	Initial	\$2,950,000	PPSF	\$1,352	Baths	2.5



### 85 Fleet Street, Unit 56F

Contract Signed

Downtown Brooklyn

Type	Condo	Price	\$2,950,000	Sq. Ft.	1,930	Beds	3
DOM	341	Initial	\$3,150,000	PPSF	\$1,528	Baths	4

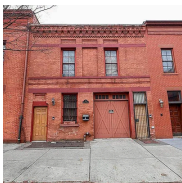


### 77 2nd Street

Contract Signed

Carroll Gardens

Type	Townhouse	Price	\$2,899,000	Sq. Ft.	-	Beds	4
DOM	12	Initial	\$2,899,000	PPSF	-	Baths	3

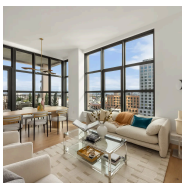


### 304 Waverly Avenue

Contract Signed

Clinton Hill

Type	Townhouse	Price	\$2,875,000	Sq. Ft.	2,185	Beds	2
DOM	43	Initial	\$2,875,000	PPSF	\$1,316	Baths	2



### 29 Huron Street, Unit PHBW

Contract Signed

Greenpoint

Type	Condo	Price	\$2,795,000	Sq. Ft.	1,374	Beds	3
DOM	183	Initial	\$2,795,000	PPSF	\$2,035	Baths	2

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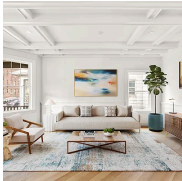


### 39 Bridge Street, Unit PHB

Vinegar Hill

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,600	Beds	3
DOM	62	Initial	\$2,750,000	PPSF	\$1,719	Baths	2

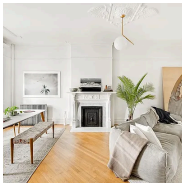


### 467 Stratford Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,550,000	Sq. Ft.	4,050	Beds	6
DOM	94	Initial	\$2,550,000	PPSF	\$630	Baths	4

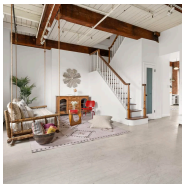


### 611 Macon Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	2,576	Beds	5
DOM	33	Initial	\$2,500,000	PPSF	\$971	Baths	3.5



### 420 12th Street, Unit F3L

Park Slope

Contract Signed

Type	Coop	Price	\$2,495,000	Sq. Ft.	1,800	Beds	3
DOM	27	Initial	\$2,495,000	PPSF	\$1,387	Baths	2

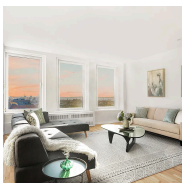


### 101 North 5th Street, Unit 2AB

Williamsburg

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,705	Beds	3
DOM	30	Initial	\$2,495,000	PPSF	\$1,464	Baths	2



### 75 Livingston Street, Unit 19B

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,495,000	Sq. Ft.	1,773	Beds	2
DOM	25	Initial	\$2,495,000	PPSF	\$1,408	Baths	2

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### 353 3rd Street, Unit B5B

Park Slope

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,328	Beds	3
DOM	17	Initial	\$2,395,000	PPSF	\$1,804	Baths	2



### 151 State Street, Unit 4

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,123	Beds	2
DOM	-	Initial	\$2,350,000	PPSF	\$2,093	Baths	2



### 29 Huron Street, Unit 2AW

Greenpoint

Contract Signed

Type	Condo	Price	\$2,225,000	Sq. Ft.	1,196	Beds	2
DOM	22	Initial	\$2,250,000	PPSF	\$1,861	Baths	2

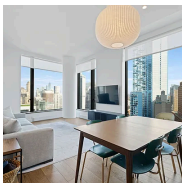


### 817 Classon Avenue, Unit 7A

Crown Heights

Contract Signed

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,284	Beds	3
DOM	42	Initial	\$2,100,000	PPSF	\$1,636	Baths	3



### 11 Hoyt Street, Unit 27C

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,294	Beds	3
DOM	10	Initial	\$2,100,000	PPSF	\$1,623	Baths	2

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