



COMPASS

Brooklyn Luxury Report

Apr 27 - May 03, 2026, Residential Contracts \$2M+

Photo: [25 Grace Court](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 37 contracts signed this week, made up of 20 condos, 2 co-ops, and 15 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

\$4,223,217

Average Asking Price

\$3,499,999

Median Asking Price

\$1,739

Average PPSF

1%

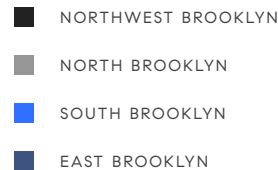
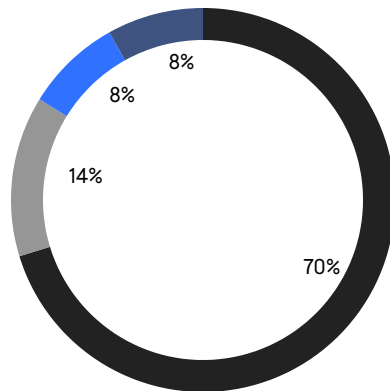
Average Discount

\$156,258,994

Total Volume

79

Average Days On Market



20

Condo Deal(s)

2

Co-op Deal(s)

15

Townhouse Deal(s)

\$3,955,450

Average Asking Price

\$3,147,500

Average Asking Price

\$4,723,667

Average Asking Price

\$3,500,000

Median Asking Price

\$3,147,500

Median Asking Price

\$3,499,999

Median Asking Price

\$2,083

Average PPSF

\$1,324

Average PPSF

1,910

Average SqFt

3,720

Average SqFt



126 Pacific Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$10,495,000	Sq. Ft.	6,504	Beds	7
DOM	338	Initial	\$11,995,000	PPSF	\$1,614	Baths	5.5



527 3rd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$9,975,000	Sq. Ft.	4,016	Beds	5
DOM	14	Initial	\$9,975,000	PPSF	\$2,484	Baths	4



168 Bergen Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$7,800,000	Sq. Ft.	4,400	Beds	5
DOM	58	Initial	\$7,800,000	PPSF	\$1,773	Baths	4



110 Boerum Place, Unit PH501

Boerum Hill

Contract Signed

Type	Condo	Price	\$7,500,000	Sq. Ft.	2,629	Beds	4
DOM	105	Initial	\$7,500,000	PPSF	\$2,853	Baths	3

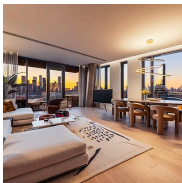


110 Boerum Place, Unit 301

Boerum Hill

Contract Signed

Type	Condo	Price	\$6,750,000	Sq. Ft.	2,659	Beds	4
DOM	-	Initial	\$6,750,000	PPSF	\$2,539	Baths	3



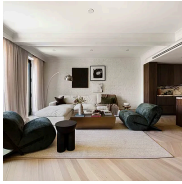
30 Front Street, Unit 19A

Dumbo

Contract Signed

Type	Condo	Price	\$6,000,000	Sq. Ft.	2,207	Beds	3
DOM	12	Initial	\$6,000,000	PPSF	\$2,719	Baths	2

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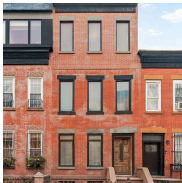


153 State Street, Unit 2

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$5,995,000	Sq. Ft.	3,090	Beds	4
DOM	-	Initial	\$5,995,000	PPSF	\$1,941	Baths	4.5

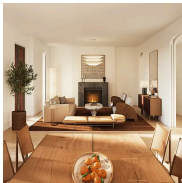


394 Douglass Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,750,000	Sq. Ft.	4,000	Beds	5
DOM	-	Initial	-	PPSF	\$1,438	Baths	5



110 Boerum Place, Unit 202

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,575,000	Sq. Ft.	2,110	Beds	3
DOM	-	Initial	\$5,575,000	PPSF	\$2,643	Baths	2.5

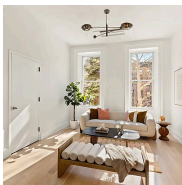


110 Boerum Place, Unit 303

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,100,000	Sq. Ft.	1,963	Beds	3
DOM	-	Initial	\$5,100,000	PPSF	\$2,599	Baths	2.5

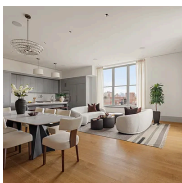


109 2nd Place

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$4,750,000	Sq. Ft.	3,360	Beds	5
DOM	56	Initial	\$4,750,000	PPSF	\$1,414	Baths	4.5



100 Amity Street, Unit PH1

Cobble Hill

Contract Signed

Type	Condo	Price	\$4,595,000	Sq. Ft.	2,281	Beds	3
DOM	211	Initial	\$4,950,000	PPSF	\$2,015	Baths	3

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8 South 4th Street, Unit 41B

Williamsburg

Contract Signed

Type	Condo	Price	\$4,520,000	Sq. Ft.	1,913	Beds	3
DOM	-	Initial	\$4,520,000	PPSF	\$2,363	Baths	3.5



50 Bridge Park Drive, Unit 16B

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$4,495,000	Sq. Ft.	2,057	Beds	3
DOM	16	Initial	\$4,495,000	PPSF	\$2,186	Baths	2.5



522 3rd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,195,000	Sq. Ft.	4,100	Beds	4
DOM	31	Initial	\$4,195,000	PPSF	\$1,024	Baths	2

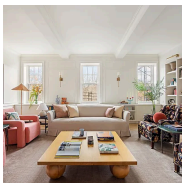


457 Washington Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$4,000,000	Sq. Ft.	4,200	Beds	5
DOM	-	Initial	-	PPSF	\$953	Baths	3

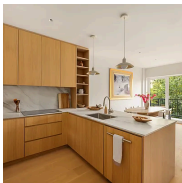


47 Plaza Street, Unit 4C

Park Slope

Contract Signed

Type	Coop	Price	\$3,795,000	Sq. Ft.	2,300	Beds	4
DOM	53	Initial	\$3,995,000	PPSF	\$1,650	Baths	3



591 10th Street, Unit PH

Park Slope

Contract Signed

Type	Condo	Price	\$3,750,000	Sq. Ft.	2,170	Beds	4
DOM	101	Initial	\$3,850,000	PPSF	\$1,729	Baths	3.5

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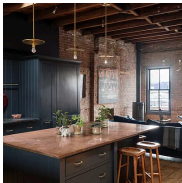


2049 East 1st Street

Gravesend

Contract Signed

Type	Townhouse	Price	\$3,499,999	Sq. Ft.	1,152	Beds	3
DOM	8	Initial	\$3,499,999	PPSF	\$3,039	Baths	1.5



168 Coffey Street

Red Hook

Contract Signed

Type	Townhouse	Price	\$3,495,000	Sq. Ft.	2,700	Beds	5
DOM	21	Initial	\$3,495,000	PPSF	\$1,295	Baths	2.5

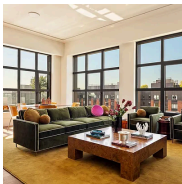


186 Kent Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,295,000	Sq. Ft.	4,070	Beds	8
DOM	17	Initial	\$3,295,000	PPSF	\$810	Baths	4.5



127 Kent Avenue, Unit PH1C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,277	Beds	2
DOM	55	Initial	\$3,250,000	PPSF	\$2,546	Baths	2

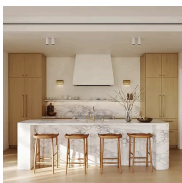


155 Stratford Road

Prospect Park South

Contract Signed

Type	Townhouse	Price	\$3,100,000	Sq. Ft.	3,358	Beds	7
DOM	68	Initial	\$3,100,000	PPSF	\$924	Baths	4.5



110 Boerum Place, Unit 205

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,975,000	Sq. Ft.	1,231	Beds	2
DOM	62	Initial	\$2,975,000	PPSF	\$2,417	Baths	2

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521 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,825,000	Sq. Ft.	3,931	Beds	6
DOM	108	Initial	\$2,825,000	PPSF	\$719	Baths	4



360 Furman Street, Unit 1205

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,725,000	Sq. Ft.	1,748	Beds	2
DOM	59	Initial	\$2,795,000	PPSF	\$1,559	Baths	2

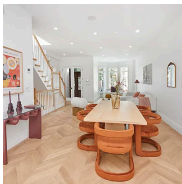


827 Marcy Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,650,000	Sq. Ft.	3,643	Beds	5
DOM	47	Initial	\$2,650,000	PPSF	\$728	Baths	3



1002 Sterling Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,649,995	Sq. Ft.	3,865	Beds	5
DOM	267	Initial	\$2,799,995	PPSF	\$686	Baths	3

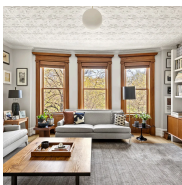


265 State Street, Unit 1113

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,496	Beds	3
DOM	-	Initial	\$2,595,000	PPSF	\$1,735	Baths	2



86 Prospect Park West, Unit 3L

Park Slope

Contract Signed

Type	Coop	Price	\$2,500,000	Sq. Ft.	1,636	Beds	4
DOM	15	Initial	\$2,500,000	PPSF	\$1,529	Baths	1.5

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94 Joralemon Street, Unit 2

Contract Signed

Brooklyn Heights

Type	Condo	Price	\$2,495,000	Sq. Ft.	-	Beds	2
DOM	26	Initial	\$2,495,000	PPSF	-	Baths	2

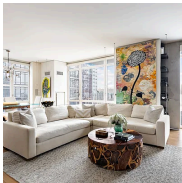


390 Stratford Road

Contract Signed

Flatbush

Type	Townhouse	Price	\$2,375,000	Sq. Ft.	2,500	Beds	5
DOM	41	Initial	\$2,375,000	PPSF	\$950	Baths	4.5

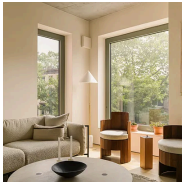


22 North 6th Street, Unit 4R

Contract Signed

Williamsburg

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,335	Beds	2
DOM	169	Initial	\$2,395,000	PPSF	\$1,686	Baths	2

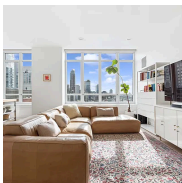


144 Vanderbilt Avenue, Unit 2A

Contract Signed

Fort Greene

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,393	Beds	2
DOM	144	Initial	\$2,250,000	PPSF	\$1,616	Baths	2



265 State Street, Unit 1505

Contract Signed

Boerum Hill

Type	Condo	Price	\$2,190,000	Sq. Ft.	1,405	Beds	2
DOM	-	Initial	\$2,190,000	PPSF	\$1,559	Baths	2.5



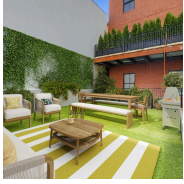
50 Bayard Street, Unit 4D

Contract Signed

Williamsburg

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,060	Beds	2
DOM	25	Initial	\$2,100,000	PPSF	\$1,982	Baths	2

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193 22nd Street, Unit 1

Greenwood

Contract Signed

Type	Condo	Price	\$1,999,000	Sq. Ft.	2,255	Beds	2
DOM	-	Initial	-	PPSF	\$887	Baths	2

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