



COMPASS

Brooklyn Luxury Report

May 04 - 10, 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 17 condos, 4 co-ops, and 16 houses. The previous week saw 37 deals. For more information or data, please reach out to a Compass agent.

\$4,156,970

Average Asking Price

\$2,999,000

Median Asking Price

\$1,659

Average PPSF

0%

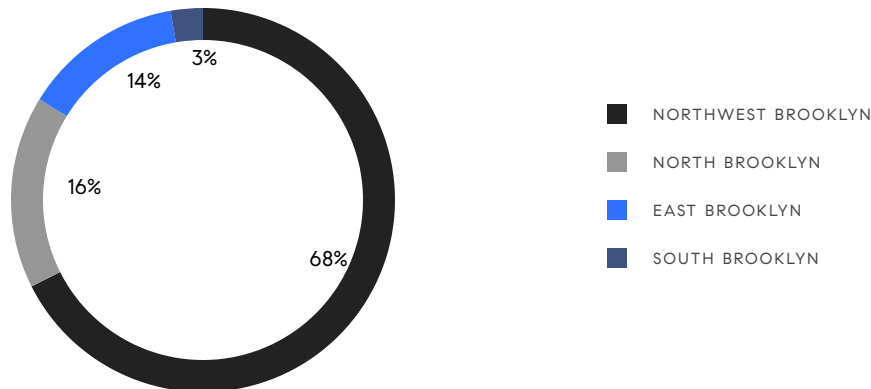
Average Discount

\$153,807,890

Total Volume

71

Average Days On Market



17

Condo Deal(s)

4

Co-op Deal(s)

16

Townhouse Deal(s)

\$3,670,295

Average Asking Price

\$2,452,223

Average Asking Price

\$5,100,250

Average Asking Price

\$2,795,000

Median Asking Price

\$2,312,500

Median Asking Price

\$3,475,000

Median Asking Price

\$1,944

Average PPSF

\$1,292

Average PPSF

1,859

Average SqFt

3,974

Average SqFt

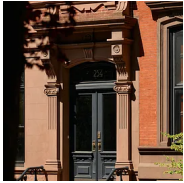


205 Clinton Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$16,995,000	Sq. Ft.	5,625	Beds	7
DOM	117	Initial	\$18,500,000	PPSF	\$3,022	Baths	7.5

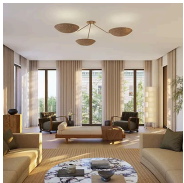


234 Clinton Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$10,995,000	Sq. Ft.	6,000	Beds	6
DOM	-	Initial	\$10,995,000	PPSF	\$1,833	Baths	5.5



110 Boerum Place, Unit PH601

Boerum Hill

Contract Signed

Type	Condo	Price	\$7,750,000	Sq. Ft.	2,957	Beds	4
DOM	-	Initial	\$7,750,000	PPSF	\$2,621	Baths	3.5

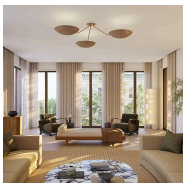


76 Willow Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$7,200,000	Sq. Ft.	3,200	Beds	5
DOM	17	Initial	\$7,200,000	PPSF	\$2,250	Baths	3.5

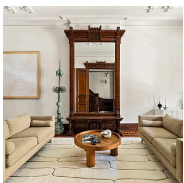


110 Boerum Place, Unit 201

Boerum Hill

Contract Signed

Type	Condo	Price	\$6,700,000	Sq. Ft.	2,659	Beds	4
DOM	-	Initial	\$6,700,000	PPSF	\$2,520	Baths	3.5



194 Berkeley Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,900,000	Sq. Ft.	4,034	Beds	6
DOM	23	Initial	\$6,200,000	PPSF	\$1,463	Baths	3

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50 Bridge Park Drive, Unit 24A

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$5,625,000	Sq. Ft.	2,439	Beds	4
DOM	511	Initial	\$5,625,000	PPSF	\$2,307	Baths	3



323 Bergen Street, Unit PH705E

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,500,000	Sq. Ft.	2,856	Beds	4
DOM	-	Initial	\$5,500,000	PPSF	\$1,926	Baths	3.5



285 State Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$5,275,000	Sq. Ft.	4,200	Beds	5
DOM	28	Initial	\$5,499,000	PPSF	\$1,256	Baths	4



25 Cranberry Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$4,900,000	Sq. Ft.	3,263	Beds	4
DOM	17	Initial	\$4,900,000	PPSF	\$1,502	Baths	1.5

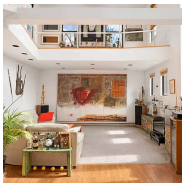


30 Front Street, Unit 12C

Dumbo

Contract Signed

Type	Condo	Price	\$4,750,000	Sq. Ft.	2,253	Beds	3
DOM	190	Initial	\$4,750,000	PPSF	\$2,109	Baths	3.5



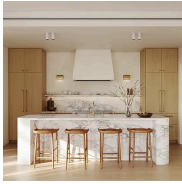
16 Clifford Place

Greenpoint

Contract Signed

Type	Townhouse	Price	\$4,395,000	Sq. Ft.	6,000	Beds	6
DOM	28	Initial	\$4,395,000	PPSF	\$733	Baths	4.5

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110 Boerum Place, Unit PH405

Boerum Hill

Contract Signed

Type	Condo	Price	\$4,000,000	Sq. Ft.	1,554	Beds	2
DOM	-	Initial	\$4,000,000	PPSF	\$2,575	Baths	2.5

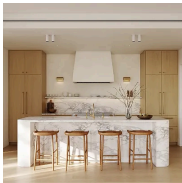


585 3rd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	3,840	Beds	6
DOM	129	Initial	\$3,750,000	PPSF	\$977	Baths	2



110 Boerum Place, Unit 206

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,550,000	Sq. Ft.	1,433	Beds	2
DOM	-	Initial	\$3,550,000	PPSF	\$2,478	Baths	2.5



591 Willoughby Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	4,700	Beds	7
DOM	-	Initial	-	PPSF	\$681	Baths	5

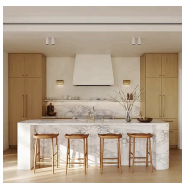


342 Carroll Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	2,796	Beds	3
DOM	34	Initial	\$3,200,000	PPSF	\$1,145	Baths	2



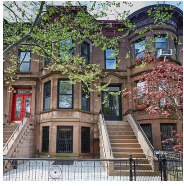
110 Boerum Place, Unit 305

Boerum Hill

Contract Signed

Type	Condo	Price	\$3,075,000	Sq. Ft.	1,231	Beds	2
DOM	-	Initial	\$3,075,000	PPSF	\$2,498	Baths	2

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38 Sherman Street

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,999,000	Sq. Ft.	2,783	Beds	8
DOM	13	Initial	\$2,999,000	PPSF	\$1,078	Baths	3

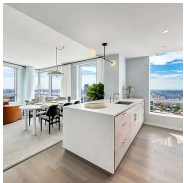


435A Classon Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	3,150	Beds	5
DOM	16	Initial	\$2,995,000	PPSF	\$951	Baths	3.5



1 City Point, Unit 51E

Downtown Brooklyn

Contract Signed

Type	Coop	Price	\$2,995,000	Sq. Ft.	1,486	Beds	3
DOM	76	Initial	\$2,995,000	PPSF	\$2,016	Baths	2

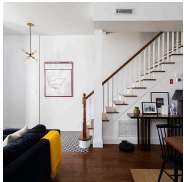


243 4th Street, Unit 6A

Park Slope

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	1,903	Beds	4
DOM	38	Initial	\$2,795,000	PPSF	\$1,469	Baths	4

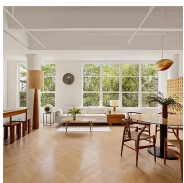


305A Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,650,000	Sq. Ft.	2,001	Beds	4
DOM	-	Initial	\$2,650,000	PPSF	\$1,325	Baths	4.5



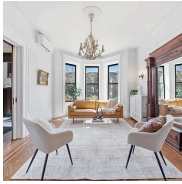
184 Kent Avenue, Unit A512

Williamsburg

Contract Signed

Type	Condo	Price	\$2,575,000	Sq. Ft.	1,393	Beds	2
DOM	113	Initial	\$2,575,000	PPSF	\$1,849	Baths	2

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195 Rutland Road

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,550,000	Sq. Ft.	-	Beds	4
DOM	37	Initial	\$2,550,000	PPSF	-	Baths	3.5

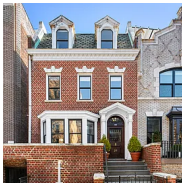


23 Wyckoff Street, Unit 1

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,672	Beds	2
DOM	-	Initial	\$2,500,000	PPSF	\$1,496	Baths	2.5

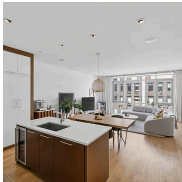


26 Winthrop Street

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,450,000	Sq. Ft.	3,930	Beds	6
DOM	34	Initial	\$2,450,000	PPSF	\$624	Baths	3

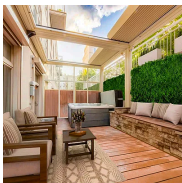


122 Newton Street, Unit PH

Greenpoint

Contract Signed

Type	Condo	Price	\$2,450,000	Sq. Ft.	1,584	Beds	3
DOM	23	Initial	\$2,450,000	PPSF	\$1,547	Baths	2

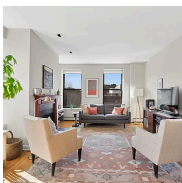


675 Sackett Street, Unit 105

Park Slope

Contract Signed

Type	Condo	Price	\$2,400,000	Sq. Ft.	2,365	Beds	3
DOM	182	Initial	\$2,400,000	PPSF	\$1,015	Baths	3



391 Clinton Street, Unit 3A

Carroll Gardens

Contract Signed

Type	Coop	Price	\$2,350,000	Sq. Ft.	-	Beds	3
DOM	26	Initial	\$2,350,000	PPSF	-	Baths	2

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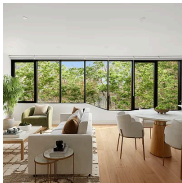


296 Sterling Place, Unit 17

Contract Signed

Prospect Heights

Type	Coop	Price	\$2,275,000	Sq. Ft.	1,300	Beds	3
DOM	33	Initial	\$2,275,000	PPSF	\$1,750	Baths	2

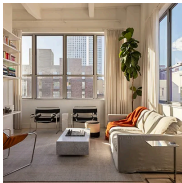


81 India Street, Unit 4A

Contract Signed

Greenpoint

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,405	Beds	3
DOM	22	Initial	\$2,250,000	PPSF	\$1,602	Baths	2

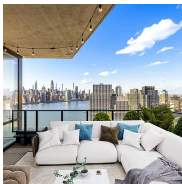


338 Berry Street, Unit 7J

Contract Signed

Williamsburg

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,309	Beds	2
DOM	52	Initial	\$2,250,000	PPSF	\$1,719	Baths	2.5

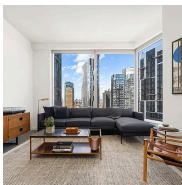


21 India Street, Unit 38C

Contract Signed

Greenpoint

Type	Condo	Price	\$2,225,000	Sq. Ft.	1,180	Beds	2
DOM	15	Initial	\$2,225,000	PPSF	\$1,886	Baths	2



1 City Point, Unit 30E

Contract Signed

Downtown Brooklyn

Type	Coop	Price	\$2,188,890	Sq. Ft.	1,179	Beds	2
DOM	-	Initial	\$2,188,890	PPSF	\$1,857	Baths	2



1248 79th Street

Contract Signed

Dyker Heights

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	4,080	Beds	5
DOM	43	Initial	\$2,150,000	PPSF	\$527	Baths	3

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481 Henry Street, Unit GARDEN

Cobble Hill

Contract Signed

Type	Condo	Price	\$2,000,000	Sq. Ft.	1,400	Beds	2
DOM	12	Initial	\$2,000,000	PPSF	\$1,429	Baths	2

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