



COMPASS

Brooklyn Luxury Report

May 11 - 17, 2026, Residential Contracts \$2M+

Photo: [25 Grace Court](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 7 condos, 5 co-ops, and 13 houses. The previous week saw 37 deals. For more information or data, please reach out to a Compass agent.

\$3,191,116

Average Asking Price

\$2,500,000

Median Asking Price

\$1,379

Average PPSF

1%

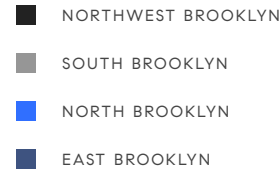
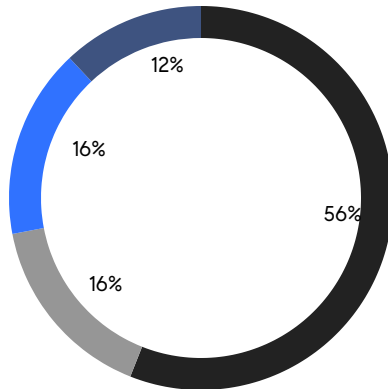
Average Discount

\$79,777,880

Total Volume

62

Average Days On Market



7

Condo Deal(s)

5

Co-op Deal(s)

13

Townhouse Deal(s)

\$3,216,429

Average Asking Price

\$2,567,000

Average Asking Price

\$3,417,530

Average Asking Price

\$3,200,000

Median Asking Price

\$2,300,000

Median Asking Price

\$3,000,000

Median Asking Price

\$1,939

Average PPSF

\$1,027

Average PPSF

1,659

Average SqFt

3,399

Average SqFt

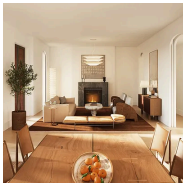


181 President Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$8,250,000	Sq. Ft.	4,478	Beds	5
DOM	87	Initial	\$8,250,000	PPSF	\$1,843	Baths	3.5

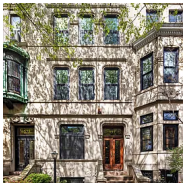


110 Boerum Place, Unit 302

Downtown Brooklyn

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

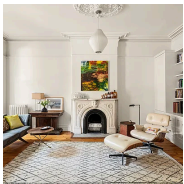


577 4th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,500,000	Sq. Ft.	3,712	Beds	5
DOM	21	Initial	\$4,500,000	PPSF	\$1,213	Baths	2.5

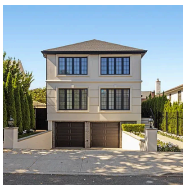


18 Sterling Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,195,000	Sq. Ft.	-	Beds	4
DOM	17	Initial	\$4,195,000	PPSF	-	Baths	2.5

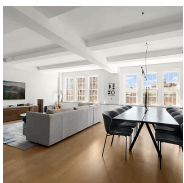


8008 Harbor View Terrace

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$3,950,000	Sq. Ft.	3,097	Beds	5
DOM	211	Initial	\$4,175,000	PPSF	\$1,276	Baths	3



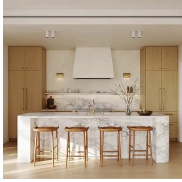
35 Pierrepont Street, Unit 6A

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,750,000	Sq. Ft.	-	Beds	3
DOM	28	Initial	\$3,750,000	PPSF	-	Baths	2

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

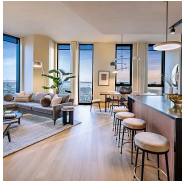


110 Boerum Place, Unit 306

Downtown Brooklyn

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

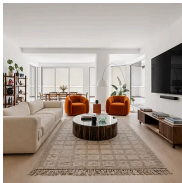


85 Fleet Street, Unit 58F

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$3,240,000	Sq. Ft.	1,930	Beds	3
DOM	12	Initial	\$3,240,000	PPSF	\$1,679	Baths	3.5

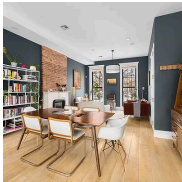


110 North 1st Street, Unit 2E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,200,000	Sq. Ft.	1,685	Beds	3
DOM	11	Initial	\$3,200,000	PPSF	\$1,900	Baths	3



318 Madison Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,200,000	Sq. Ft.	3,987	Beds	7
DOM	31	Initial	\$3,200,000	PPSF	\$803	Baths	4.5

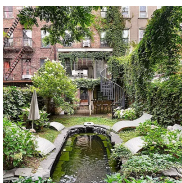


4147 Ocean Avenue

Manhattan Beach

Contract Signed

Type	Townhouse	Price	\$3,100,000	Sq. Ft.	4,197	Beds	5
DOM	213	Initial	\$3,399,000	PPSF	\$739	Baths	5



137 Decatur Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,000,000	Sq. Ft.	3,600	Beds	6
DOM	59	Initial	\$3,000,000	PPSF	\$834	Baths	7

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



8311 Colonial Road

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	3,800	Beds	4
DOM	23	Initial	\$2,500,000	PPSF	\$658	Baths	2.5

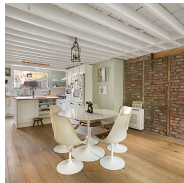


57 Montague Street, Unit 7BC

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,500,000	Sq. Ft.	1,436	Beds	2
DOM	45	Initial	\$2,500,000	PPSF	\$1,741	Baths	2

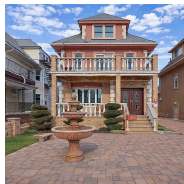


291 14th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	1,517	Beds	5
DOM	22	Initial	\$2,495,000	PPSF	\$1,645	Baths	2.5



1361 Bay Ridge Parkway

Dyker Heights

Contract Signed

Type	Townhouse	Price	\$2,488,880	Sq. Ft.	2,148	Beds	6
DOM	95	Initial	\$2,488,880	PPSF	\$1,159	Baths	3.5

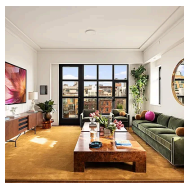


490 16th Street

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,450,000	Sq. Ft.	2,400	Beds	6
DOM	41	Initial	\$2,450,000	PPSF	\$1,021	Baths	3



127 Kent Avenue, Unit 3D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,400,000	Sq. Ft.	1,241	Beds	2
DOM	26	Initial	\$2,400,000	PPSF	\$1,934	Baths	2

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

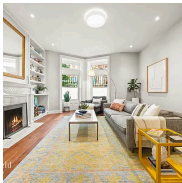


46 South 2nd Street, Unit 3B/P9

Williamsburg

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,326	Beds	3
DOM	30	Initial	\$2,350,000	PPSF	\$1,773	Baths	2

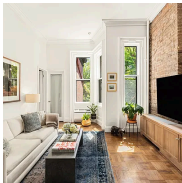


309 6th Avenue, Unit 1

Park Slope

Contract Signed

Type	Coop	Price	\$2,300,000	Sq. Ft.	-	Beds	3
DOM	18	Initial	\$2,300,000	PPSF	-	Baths	2



58 Remsen Street, Unit 1R

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,250,000	Sq. Ft.	-	Beds	2
DOM	8	Initial	\$2,250,000	PPSF	-	Baths	1.5

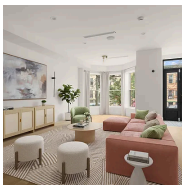


4 Downing Street, Unit 1A

Clinton Hill

Contract Signed

Type	Condo	Price	\$2,200,000	Sq. Ft.	1,888	Beds	2
DOM	36	Initial	\$2,200,000	PPSF	\$1,166	Baths	2.5



1489 Jefferson Avenue

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,199,000	Sq. Ft.	3,360	Beds	5
DOM	224	Initial	\$2,245,000	PPSF	\$655	Baths	4.5



621 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	4,488	Beds	6
DOM	84	Initial	\$2,200,000	PPSF	\$468	Baths	3

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



75 Livingston Street, Unit 15D

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,035,000	Sq. Ft.	1,553	Beds	2
DOM	70	Initial	\$2,125,000	PPSF	\$1,311	Baths	1.5

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

[compass.com](https://www.compass.com)