



COMPASS

Brooklyn Luxury Report

May 18 - 24, 2026, Residential Contracts \$2M+

Photo: [25 Grace Court](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 32 contracts signed this week, made up of 20 condos, 1 co-op, and 11 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$3,027,188

Average Asking Price

\$2,785,000

Median Asking Price

\$1,521

Average PPSF

0%

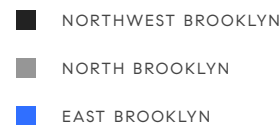
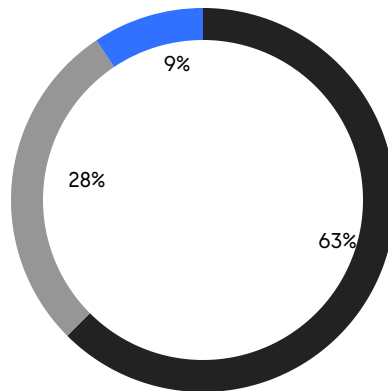
Average Discount

\$96,870,000

Total Volume

46

Average Days On Market



20

Condo Deal(s)

1

Co-op Deal(s)

11

Townhouse Deal(s)

\$2,854,350

Average Asking Price

\$3,500,000

Average Asking Price

\$3,298,455

Average Asking Price

\$2,750,000

Median Asking Price

\$3,500,000

Median Asking Price

\$2,875,000

Median Asking Price

\$1,692

Average PPSF

\$1,171

Average PPSF

1,714

Average SqFt

3,224

Average SqFt

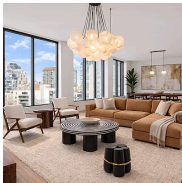


100 6th Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,250,000	Sq. Ft.	3,900	Beds	6
DOM	38	Initial	\$6,250,000	PPSF	\$1,603	Baths	3



323 Bergen Street, Unit PH706E

Boerum Hill

Contract Signed

Type	Condo	Price	\$4,625,000	Sq. Ft.	2,558	Beds	3
DOM	70	Initial	\$4,625,000	PPSF	\$1,809	Baths	2

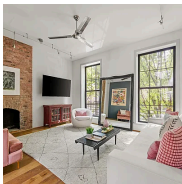


291 Sterling Place

Prospect Heights

Contract Signed

Type	Townhouse	Price	\$4,295,000	Sq. Ft.	3,902	Beds	5
DOM	40	Initial	\$4,295,000	PPSF	\$1,101	Baths	3



295 Warren Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,999,000	Sq. Ft.	2,805	Beds	6
DOM	18	Initial	\$3,999,000	PPSF	\$1,426	Baths	4

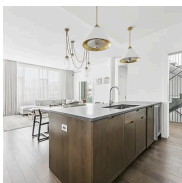


109 Lincoln Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	-	Beds	5
DOM	78	Initial	\$3,750,000	PPSF	-	Baths	3



345 Carroll Street, Unit PHG

Gowanus

Contract Signed

Type	Condo	Price	\$3,555,000	Sq. Ft.	2,172	Beds	4
DOM	-	Initial	\$3,555,000	PPSF	\$1,637	Baths	3

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99 Clinton Street, Unit 10

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,500,000	Sq. Ft.	2,769	Beds	6
DOM	37	Initial	\$3,500,000	PPSF	\$1,264	Baths	3

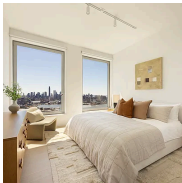


126 South 2nd Street, Unit GARDEN

Williamsburg

Contract Signed

Type	Condo	Price	\$3,299,000	Sq. Ft.	2,267	Beds	3
DOM	56	Initial	\$3,299,000	PPSF	\$1,456	Baths	2



8 South 4th Street, Unit 38C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,090,000	Sq. Ft.	1,743	Beds	3
DOM	-	Initial	\$3,090,000	PPSF	\$1,773	Baths	3.5

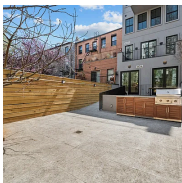


417A 17th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	1,768	Beds	3
DOM	5	Initial	\$2,995,000	PPSF	\$1,695	Baths	4.5



147 Luquer Street, Unit 1

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,969	Beds	2
DOM	29	Initial	\$2,995,000	PPSF	\$1,522	Baths	2.5

805 Washington Avenue, Unit 7D

Crown Heights

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,715	Beds	4
DOM	18	Initial	\$2,995,000	PPSF	\$1,747	Baths	2

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1 Prospect Park West, Unit 3D

Contract Signed

Park Slope

Type	Condo	Price	\$2,900,000	Sq. Ft.	1,993	Beds	3
DOM	108	Initial	\$3,485,000	PPSF	\$1,456	Baths	2



467 11th Street

Contract Signed

Park Slope

Type	Townhouse	Price	\$2,875,000	Sq. Ft.	1,308	Beds	3
DOM	37	Initial	\$2,875,000	PPSF	\$2,199	Baths	2

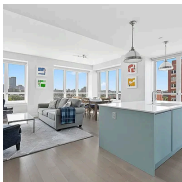


8 South 4th Street, Unit 20B

Contract Signed

Williamsburg

Type	Condo	Price	\$2,855,000	Sq. Ft.	1,357	Beds	2
DOM	-	Initial	\$2,855,000	PPSF	\$2,104	Baths	2.5



265 State Street, Unit 901

Contract Signed

Boerum Hill

Type	Condo	Price	\$2,795,000	Sq. Ft.	1,744	Beds	3
DOM	-	Initial	\$2,795,000	PPSF	\$1,603	Baths	2.5

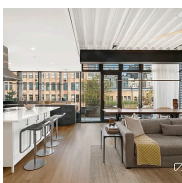


424 Macon Street

Contract Signed

Bedford Stuyvesant

Type	Townhouse	Price	\$2,775,000	Sq. Ft.	4,400	Beds	5
DOM	34	Initial	\$2,775,000	PPSF	\$631	Baths	4



440 Atlantic Avenue, Unit PH1

Contract Signed

Boerum Hill

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,589	Beds	3
DOM	58	Initial	\$2,750,000	PPSF	\$1,731	Baths	2

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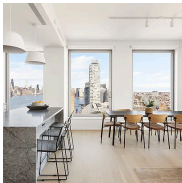


280 Saint Mark's Avenue, Unit PHG

Contract Signed

Prospect Heights

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,321	Beds	2
DOM	36	Initial	\$2,750,000	PPSF	\$2,082	Baths	2



8 South 4th Street, Unit 34D

Contract Signed

Williamsburg

Type	Condo	Price	\$2,705,000	Sq. Ft.	1,303	Beds	2
DOM	58	Initial	\$2,705,000	PPSF	\$2,076	Baths	2



34 North 7th Street, Unit 3V

Contract Signed

Williamsburg

Type	Condo	Price	\$2,695,000	Sq. Ft.	1,639	Beds	3
DOM	25	Initial	\$2,695,000	PPSF	\$1,645	Baths	3

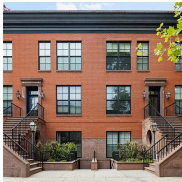


276 Hoyt Street

Contract Signed

Gowanus

Type	Townhouse	Price	\$2,649,000	Sq. Ft.	-	Beds	4
DOM	51	Initial	\$2,900,000	PPSF	-	Baths	3



76 Lefferts Place, Unit 1B

Contract Signed

Clinton Hill

Type	Condo	Price	\$2,600,000	Sq. Ft.	1,950	Beds	3
DOM	7	Initial	\$2,600,000	PPSF	\$1,334	Baths	3



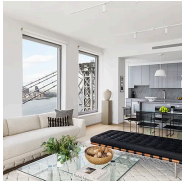
251 1st Street, Unit 7F

Contract Signed

Park Slope

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,560	Beds	3
DOM	41	Initial	\$2,595,000	PPSF	\$1,664	Baths	3

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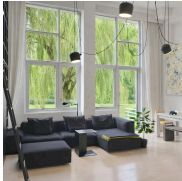


8 South 4th Street, Unit 34C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,590,000	Sq. Ft.	1,418	Beds	2
DOM	-	Initial	\$2,590,000	PPSF	\$1,827	Baths	2



100 North 3rd Street, Unit 3D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,505	Beds	3
DOM	77	Initial	\$2,500,000	PPSF	\$1,661	Baths	2



101 Warren Street, Unit A1D

Cobble Hill

Contract Signed

Type	Condo	Price	\$2,499,000	Sq. Ft.	1,907	Beds	3
DOM	-	Initial	\$2,499,000	PPSF	\$1,311	Baths	3

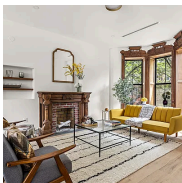


734 Halsey Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	4,300	Beds	5
DOM	-	Initial	\$2,300,000	PPSF	\$535	Baths	4.5

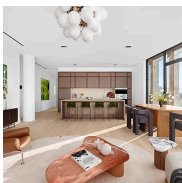


17 Linden Street

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,295,000	Sq. Ft.	3,751	Beds	5
DOM	58	Initial	\$2,345,000	PPSF	\$612	Baths	3



28 Herbert Street, Unit 3B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,199,000	Sq. Ft.	1,407	Beds	2
DOM	130	Initial	\$2,199,000	PPSF	\$1,563	Baths	2

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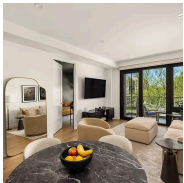


190 Terrace Place

Contract Signed

Windsor Terrace

Type	Townhouse	Price	\$2,100,000	Sq. Ft.	2,876	Beds	5
DOM	23	Initial	\$2,100,000	PPSF	\$731	Baths	2



76 Congress Street, Unit 4B

Contract Signed

Columbia Street Waterfront District

Type	Condo	Price	\$2,095,000	Sq. Ft.	1,144	Beds	3
DOM	18	Initial	\$2,095,000	PPSF	\$1,832	Baths	2

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