



COMPASS

Brooklyn Luxury Report

May 25 - 31, 2026, Residential Contracts \$2M+

Photo: [25 Grace Court](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 28 contracts signed this week, made up of 13 condos, 3 co-ops, and 12 houses. The previous week saw 32 deals. For more information or data, please reach out to a Compass agent.

\$3,069,822

Average Asking Price

\$2,670,000

Median Asking Price

\$1,481

Average PPSF

1%

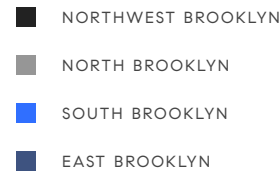
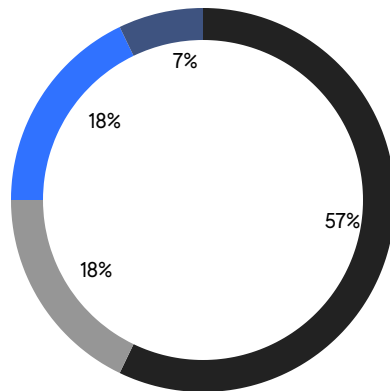
Average Discount

\$85,954,999

Total Volume

95

Average Days On Market



13

Condo Deal(s)

3

Co-op Deal(s)

12

Townhouse Deal(s)

\$2,806,308

Average Asking Price

\$2,614,667

Average Asking Price

\$3,469,084

Average Asking Price

\$2,580,000

Median Asking Price

\$2,699,000

Median Asking Price

\$3,095,000

Median Asking Price

\$1,698

Average PPSF

\$1,271

Average PPSF

1,712

Average SqFt

2,993

Average SqFt



105 Saint Mark's Avenue

Contract Signed

Prospect Heights

Type	Townhouse	Price	\$5,850,000	Sq. Ft.	4,000	Beds	5
DOM	31	Initial	\$5,850,000	PPSF	\$1,463	Baths	3

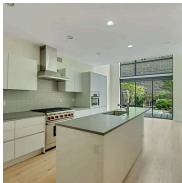


28 College Place

Contract Signed

Brooklyn Heights

Type	Townhouse	Price	\$5,795,000	Sq. Ft.	2,640	Beds	3
DOM	53	Initial	\$5,795,000	PPSF	\$2,196	Baths	1.5

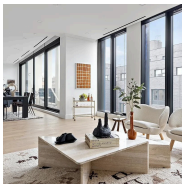


273 State State

Contract Signed

Boerum Hill

Type	Townhouse	Price	\$4,750,000	Sq. Ft.	3,837	Beds	4
DOM	20	Initial	\$4,750,000	PPSF	\$1,238	Baths	4



256 North 9th Street, Unit PH1

Contract Signed

Williamsburg

Type	Condo	Price	\$4,699,000	Sq. Ft.	2,461	Beds	4
DOM	65	Initial	\$4,699,000	PPSF	\$1,909	Baths	3



7325 14th Avenue

Contract Signed

Bensonhurst

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	3,901	Beds	8
DOM	288	Initial	\$3,750,000	PPSF	\$961	Baths	5



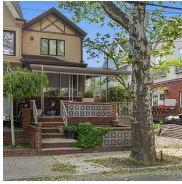
85 Fleet Street, Unit 74C

Contract Signed

Downtown Brooklyn

Type	Condo	Price	\$3,555,000	Sq. Ft.	1,887	Beds	3
DOM	78	Initial	\$3,555,000	PPSF	\$1,884	Baths	3

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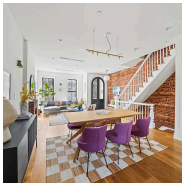


2024 East 1st Street

Gravesend

Contract Signed

Type	Townhouse	Price	\$3,499,999	Sq. Ft.	1,180	Beds	3
DOM	20	Initial	\$3,599,999	PPSF	\$2,967	Baths	2.5



681 Saint Mark's Avenue

Crown Heights

Contract Signed

Type	Townhouse	Price	\$3,295,000	Sq. Ft.	4,500	Beds	6
DOM	-	Initial	-	PPSF	\$733	Baths	5

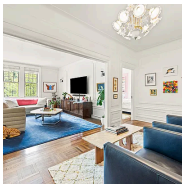


429 Kent Avenue, Unit TH8

Williamsburg

Contract Signed

Type	Condo	Price	\$3,150,000	Sq. Ft.	3,283	Beds	4
DOM	51	Initial	\$3,400,000	PPSF	\$960	Baths	4.5



125 Prospect Park West, Unit 2A

Park Slope

Contract Signed

Type	Coop	Price	\$2,995,000	Sq. Ft.	2,000	Beds	3
DOM	29	Initial	\$2,995,000	PPSF	\$1,498	Baths	2

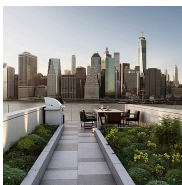


482 11th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,895,000	Sq. Ft.	2,553	Beds	3
DOM	14	Initial	\$2,895,000	PPSF	\$1,134	Baths	2



90 Furman Street, Unit N805

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,850,000	Sq. Ft.	1,470	Beds	1
DOM	21	Initial	\$2,850,000	PPSF	\$1,939	Baths	1.5

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28 Old Fulton Street, Unit 5K

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,699,000	Sq. Ft.	1,800	Beds	2
DOM	24	Initial	\$2,699,000	PPSF	\$1,500	Baths	2



180 Front Street, Unit 5L

Dumbo

Contract Signed

Type	Condo	Price	\$2,690,000	Sq. Ft.	1,610	Beds	3
DOM	106	Initial	\$2,690,000	PPSF	\$1,671	Baths	2.5

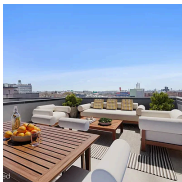


195A 8th Street

Gowanus

Contract Signed

Type	Townhouse	Price	\$2,650,000	Sq. Ft.	2,100	Beds	3
DOM	18	Initial	\$2,650,000	PPSF	\$1,262	Baths	2

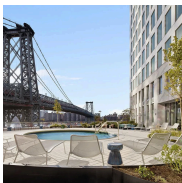


112 Luquer Street, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,599,000	Sq. Ft.	1,575	Beds	4
DOM	38	Initial	\$2,599,000	PPSF	\$1,651	Baths	3

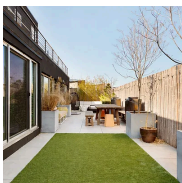


8 South 4th Street, Unit 41D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,580,000	Sq. Ft.	1,175	Beds	2
DOM	-	Initial	\$2,580,000	PPSF	\$2,196	Baths	2



142 North 1st Street, Unit PH

Williamsburg

Contract Signed

Type	Condo	Price	\$2,499,000	Sq. Ft.	1,492	Beds	2
DOM	88	Initial	\$2,650,000	PPSF	\$1,675	Baths	2

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85 Fleet Street, Unit 53B

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,488	Beds	3
DOM	359	Initial	\$2,495,000	PPSF	\$1,677	Baths	2.5

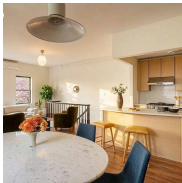


8506 Narrows Avenue

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	2,736	Beds	4
DOM	234	Initial	\$2,495,000	PPSF	\$912	Baths	3



128 South 1st Street, Unit 2A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,619	Beds	3
DOM	17	Initial	\$2,495,000	PPSF	\$1,541	Baths	3

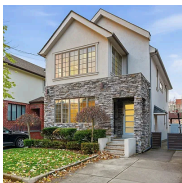


85 Fleet Street, Unit 74A

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,238	Beds	2
DOM	80	Initial	\$2,375,000	PPSF	\$1,919	Baths	2



2115 Quentin Road

Sheepshead Bay

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	3,147	Beds	5
DOM	176	Initial	\$2,300,000	PPSF	\$731	Baths	2.5



90 Furman Street, Unit N405

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,300,000	Sq. Ft.	1,525	Beds	1
DOM	227	Initial	\$2,550,000	PPSF	\$1,509	Baths	1

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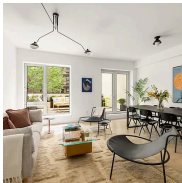


95 83rd Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,199,000	Sq. Ft.	2,415	Beds	4
DOM	44	Initial	\$2,199,000	PPSF	\$911	Baths	3

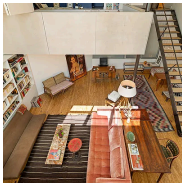


610 Warren Street, Unit 2A

Gowanus

Contract Signed

Type	Condo	Price	\$2,195,000	Sq. Ft.	1,424	Beds	3
DOM	30	Initial	\$2,195,000	PPSF	\$1,542	Baths	2.5



443 12th Street, Unit 1B

Park Slope

Contract Signed

Type	Coop	Price	\$2,150,000	Sq. Ft.	1,915	Beds	3
DOM	37	Initial	\$2,150,000	PPSF	\$1,123	Baths	2



17 Clarkson Avenue

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	2,900	Beds	4
DOM	309	Initial	\$2,999,000	PPSF	\$741	Baths	3

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