



COMPASS

Brooklyn Luxury Report

Jun 08 - 14, 2026, Residential Contracts \$2M+

Photo: 168 Pacific Street

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 30 contracts signed this week, made up of 12 condos, 1 co-op, and 17 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$4,197,600

Average Asking Price

\$3,575,000

Median Asking Price

\$1,476

Average PPSF

1%

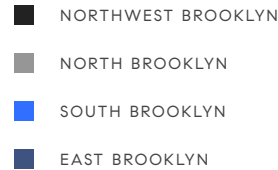
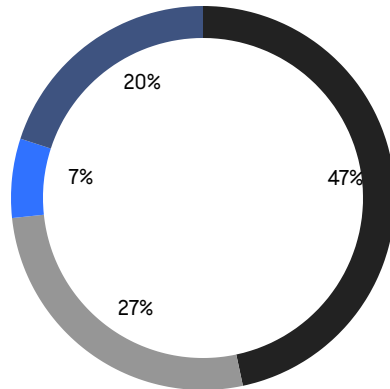
Average Discount

\$125,928,000

Total Volume

77

Average Days On Market



12

Condo Deal(s)

1

Co-op Deal(s)

17

Townhouse Deal(s)

\$3,689,584

Average Asking Price

\$2,295,000

Average Asking Price

\$4,668,118

Average Asking Price

\$2,840,000

Median Asking Price

\$2,295,000

Median Asking Price

\$3,795,000

Median Asking Price

\$1,881

Average PPSF

\$1,165

Average PPSF

1,978

Average SqFt

3,846

Average SqFt



45 Douglass Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$11,500,000	Sq. Ft.	-	Beds	5
DOM	33	Initial	\$11,500,000	PPSF	-	Baths	4



96 Amity Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$9,750,000	Sq. Ft.	5,294	Beds	4
DOM	1	Initial	\$9,750,000	PPSF	\$1,842	Baths	4.5



8 South 4th Street, Unit PH1B

Williamsburg

Contract Signed

Type	Condo	Price	\$7,750,000	Sq. Ft.	2,714	Beds	3
DOM	56	Initial	\$7,750,000	PPSF	\$2,856	Baths	3



330 President Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$6,495,000	Sq. Ft.	3,680	Beds	5
DOM	36	Initial	\$6,495,000	PPSF	\$1,765	Baths	4



370 8th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,250,000	Sq. Ft.	3,907	Beds	4
DOM	84	Initial	\$6,500,000	PPSF	\$1,600	Baths	3.5



323 Bergen Street, Unit PH608E

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	3,013	Beds	4
DOM	99	Initial	\$5,495,000	PPSF	\$1,824	Baths	3.5

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35 Irving Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$5,450,000	Sq. Ft.	2,024	Beds	5
DOM	113	Initial	\$5,995,000	PPSF	\$2,693	Baths	5

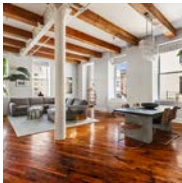


608 2nd Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$5,200,000	Sq. Ft.	4,315	Beds	5
DOM	36	Initial	\$5,200,000	PPSF	\$1,206	Baths	3.5



85 North 3rd Street, Unit 204

Williamsburg

Contract Signed

Type	Condo	Price	\$4,995,000	Sq. Ft.	2,430	Beds	3
DOM	237	Initial	\$5,495,000	PPSF	\$2,056	Baths	2



8 South 4th Street, Unit 42B

Williamsburg

Contract Signed

Type	Condo	Price	\$4,550,000	Sq. Ft.	1,913	Beds	3
DOM	-	Initial	\$4,550,000	PPSF	\$2,379	Baths	3.5

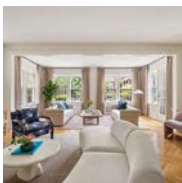


127 Lincoln Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,500,000	Sq. Ft.	3,800	Beds	4
DOM	16	Initial	\$4,500,000	PPSF	\$1,185	Baths	3



63 Maple Street

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$3,990,000	Sq. Ft.	5,000	Beds	5
DOM	30	Initial	\$3,990,000	PPSF	\$798	Baths	3.5

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155 Noble Street, Unit 1

Greenpoint

Contract Signed

Type	Condo	Price	\$3,950,000	Sq. Ft.	3,694	Beds	4
DOM	41	Initial	\$3,950,000	PPSF	\$1,070	Baths	3.5



183 Waverly Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,795,000	Sq. Ft.	3,400	Beds	5
DOM	25	Initial	\$3,795,000	PPSF	\$1,117	Baths	3



860 Union Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,750,000	Sq. Ft.	3,894	Beds	6
DOM	391	Initial	\$3,850,000	PPSF	\$963	Baths	6



248 Gates Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,400,000	Sq. Ft.	5,725	Beds	6
DOM	34	Initial	\$3,400,000	PPSF	\$594	Baths	5.5



59 Garfield Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$3,150,000	Sq. Ft.	-	Beds	4
DOM	29	Initial	\$3,150,000	PPSF	-	Baths	2.5



402 Union Avenue, Unit PH1

Williamsburg

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,580	Beds	3
DOM	210	Initial	\$3,150,000	PPSF	\$1,896	Baths	3

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2103 Glenwood Road

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,699,000	Sq. Ft.	3,843	Beds	5
DOM	40	Initial	\$2,699,000	PPSF	\$703	Baths	4



8 South 4th Street, Unit 33D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,685,000	Sq. Ft.	1,303	Beds	2
DOM	-	Initial	\$2,685,000	PPSF	\$2,061	Baths	2



438 12th Street, Unit 6A

Park Slope

Contract Signed

Type	Condo	Price	\$2,600,000	Sq. Ft.	1,415	Beds	3
DOM	29	Initial	\$2,600,000	PPSF	\$1,838	Baths	2



287 Midwood Street

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,495,000	Sq. Ft.	3,040	Beds	4
DOM	20	Initial	\$2,495,000	PPSF	\$821	Baths	3



856 Washington Avenue, Unit 9A

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,618	Beds	3
DOM	44	Initial	\$2,495,000	PPSF	\$1,543	Baths	2.5



345 Gates Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,399,000	Sq. Ft.	3,590	Beds	5
DOM	18	Initial	\$2,399,000	PPSF	\$669	Baths	2.5

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954 Park Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,385,000	Sq. Ft.	3,648	Beds	4
DOM	27	Initial	\$2,385,000	PPSF	\$654	Baths	2.5



360 Furman Street, Unit 933

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,430	Beds	2
DOM	29	Initial	\$2,375,000	PPSF	\$1,661	Baths	2



193 Kane Street, Unit 4

Cobble Hill

Contract Signed

Type	Coop	Price	\$2,295,000	Sq. Ft.	1,775	Beds	2
DOM	101	Initial	\$2,295,000	PPSF	\$1,293	Baths	2



20 Bayard Street, Unit 12A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,290,000	Sq. Ft.	1,200	Beds	2
DOM	114	Initial	\$2,350,000	PPSF	\$1,909	Baths	2



242 Albany Avenue

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	2,525	Beds	5
DOM	181	Initial	\$2,250,000	PPSF	\$852	Baths	3



357 Leonard Street, Unit 2F

Williamsburg

Contract Signed

Type	Condo	Price	\$2,095,000	Sq. Ft.	1,421	Beds	2
DOM	63	Initial	\$2,095,000	PPSF	\$1,475	Baths	3

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