



COMPASS

Brooklyn Luxury Report

Jul 06 - 12, 2026, Residential Contracts \$2M+

Photo: [96 Franklin Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 30 contracts signed this week, made up of 9 condos, 1 co-op, and 20 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$4,571,334

Average Asking Price

\$3,495,000

Median Asking Price

\$1,674

Average PPSF

1%

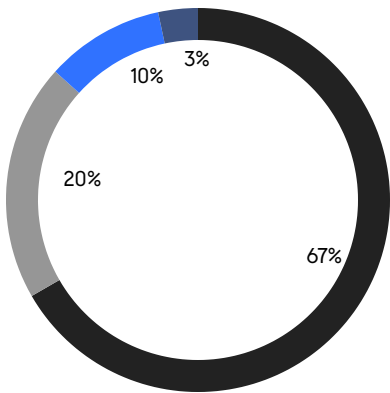
Average Discount

\$137,139,999

Total Volume

94

Average Days On Market



- NORTHWEST BROOKLYN
- NORTH BROOKLYN
- EAST BROOKLYN
- SOUTH BROOKLYN

9

Condo Deal(s)

1

Co-op Deal(s)

20

Townhouse Deal(s)

\$3,121,112

Average Asking Price

\$3,495,000

Average Asking Price

\$5,277,750

Average Asking Price

\$2,725,000

Median Asking Price

\$3,495,000

Median Asking Price

\$3,995,000

Median Asking Price

\$1,817

Average PPSF

\$1,609

Average PPSF

1,730

Average SqFt

3,361

Average SqFt



192 Columbia Heights

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$24,500,000	Sq. Ft.	6,500	Beds	7
DOM	-	Initial	\$24,500,000	PPSF	\$3,770	Baths	3.5



172 North 6th Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$7,495,000	Sq. Ft.	4,000	Beds	4
DOM	165	Initial	\$7,975,000	PPSF	\$1,874	Baths	3

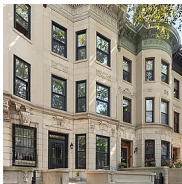


548 2nd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,450,000	Sq. Ft.	3,667	Beds	5
DOM	-	Initial	\$6,450,000	PPSF	\$1,759	Baths	3

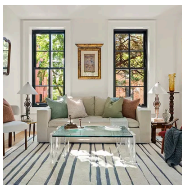


603 5th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,250,000	Sq. Ft.	3,500	Beds	5
DOM	-	Initial	\$6,250,000	PPSF	\$1,786	Baths	4.5



159 Bond Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	3,740	Beds	5
DOM	-	Initial	-	PPSF	\$1,603	Baths	4



29 Lefferts Place

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	5,752	Beds	6
DOM	246	Initial	\$6,250,000	PPSF	\$1,043	Baths	4

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145 Clinton Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$5,700,000	Sq. Ft.	2,608	Beds	5
DOM	35	Initial	\$5,700,000	PPSF	\$2,186	Baths	3.5



153 State Street, Unit 1

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$5,495,000	Sq. Ft.	2,777	Beds	4
DOM	70	Initial	\$5,495,000	PPSF	\$2,051	Baths	3.5



909 Union Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,895,000	Sq. Ft.	1,000	Beds	7
DOM	94	Initial	\$4,995,000	PPSF	\$4,895	Baths	5

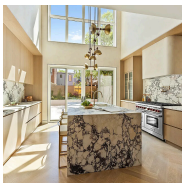


509 3rd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,500,000	Sq. Ft.	2,000	Beds	4
DOM	14	Initial	\$4,500,000	PPSF	\$2,250	Baths	2



256 18th Street

Greenwood

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,543	Beds	4
DOM	32	Initial	\$3,995,000	PPSF	\$1,128	Baths	3



38 Douglass Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	2,918	Beds	5
DOM	65	Initial	\$3,995,000	PPSF	\$1,370	Baths	3.5

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183 Waverly Avenue

Clinton Hill

Contract Signed

Type	Townhouse	Price	\$3,795,000	Sq. Ft.	3,400	Beds	5
DOM	55	Initial	\$3,795,000	PPSF	\$1,117	Baths	3

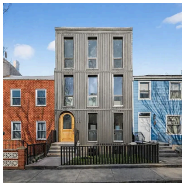


204 Berkeley Place, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	2,000	Beds	3
DOM	27	Initial	\$3,500,000	PPSF	\$1,750	Baths	2

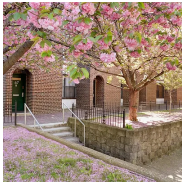


277 18th Street

Greenwood

Contract Signed

Type	Townhouse	Price	\$3,495,000	Sq. Ft.	3,000	Beds	4
DOM	122	Initial	\$3,795,000	PPSF	\$1,165	Baths	4.5

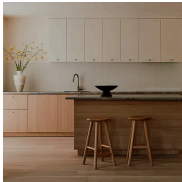


67 Henry Street, Unit TH

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,495,000	Sq. Ft.	-	Beds	3
DOM	48	Initial	\$3,495,000	PPSF	-	Baths	2

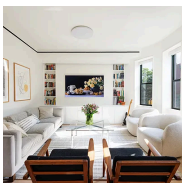


144 Vanderbilt Avenue, Unit 2B

Fort Greene

Contract Signed

Type	Condo	Price	\$3,475,000	Sq. Ft.	2,134	Beds	3
DOM	27	Initial	\$3,475,000	PPSF	\$1,629	Baths	3



173 Amity Street, Unit 2W

Cobble Hill

Contract Signed

Type	Condo	Price	\$3,250,000	Sq. Ft.	1,646	Beds	3
DOM	17	Initial	\$3,250,000	PPSF	\$1,975	Baths	2

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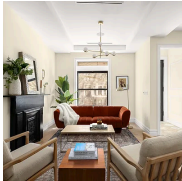


826 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$3,100,000	Sq. Ft.	4,097	Beds	6
DOM	66	Initial	\$3,100,000	PPSF	\$757	Baths	5



809 Lincoln Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,895,000	Sq. Ft.	3,210	Beds	4
DOM	87	Initial	\$2,895,000	PPSF	\$902	Baths	3



1016 84th Street

Dyker Heights

Contract Signed

Type	Townhouse	Price	\$2,800,000	Sq. Ft.	3,200	Beds	7
DOM	48	Initial	\$2,800,000	PPSF	\$875	Baths	3

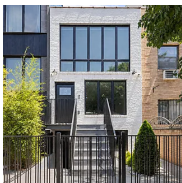


115 York Street, Unit 7E

Dumbo

Contract Signed

Type	Condo	Price	\$2,725,000	Sq. Ft.	1,629	Beds	3
DOM	597	Initial	\$2,725,000	PPSF	\$1,673	Baths	2.5

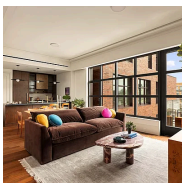


339 20th Street

Greenwood

Contract Signed

Type	Townhouse	Price	\$2,700,000	Sq. Ft.	2,430	Beds	4
DOM	25	Initial	\$2,700,000	PPSF	\$1,112	Baths	3.5



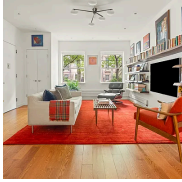
127 Kent Avenue, Unit PH2H

Williamsburg

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	1,166	Beds	2
DOM	-	Initial	\$2,550,000	PPSF	\$2,187	Baths	2

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219 Union Street, Unit 1A

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,617	Beds	2
DOM	39	Initial	\$2,500,000	PPSF	\$1,547	Baths	2

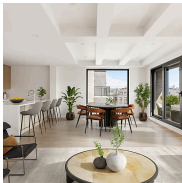


647 Humboldt Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$2,499,999	Sq. Ft.	2,263	Beds	5
DOM	22	Initial	\$2,499,999	PPSF	\$1,105	Baths	2.5



96 North 1st Street, Unit 5

Williamsburg

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,399	Beds	2
DOM	162	Initial	\$2,750,000	PPSF	\$1,784	Baths	2



1147 Hancock Street

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	3,878	Beds	5
DOM	-	Initial	-	PPSF	\$581	Baths	4

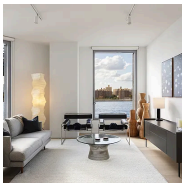


319 Hawthorne Street

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	2,500	Beds	3
DOM	90	Initial	\$2,395,000	PPSF	\$900	Baths	2



8 South 4th Street, Unit 6A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,100,000	Sq. Ft.	1,196	Beds	1
DOM	-	Initial	\$2,100,000	PPSF	\$1,756	Baths	1.5

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