



COMPASS

Brooklyn Luxury Report

Jul 20 - 26, 2026, Residential Contracts \$2M+

Photo: [96 Franklin Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 19 contracts signed this week, made up of 8 condos, 1 co-op, and 10 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$3,981,579

Average Asking Price

\$3,450,000

Median Asking Price

\$1,474

Average PPSF

1%

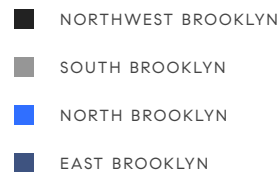
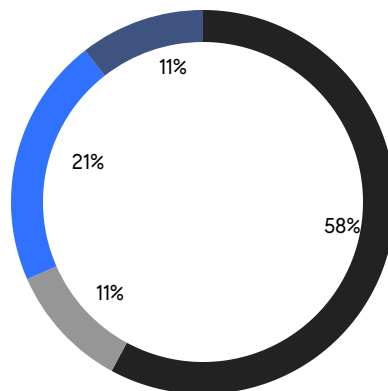
Average Discount

\$75,649,995

Total Volume

191

Average Days On Market



8

Condo Deal(s)

1

Co-op Deal(s)

10

Townhouse Deal(s)

\$3,408,750

Average Asking Price

\$3,100,000

Average Asking Price

\$4,528,000

Average Asking Price

\$3,125,000

Median Asking Price

\$3,100,000

Median Asking Price

\$3,685,000

Median Asking Price

\$1,729

Average PPSF

\$1,211

Average PPSF

2,005

Average SqFt

3,706

Average SqFt

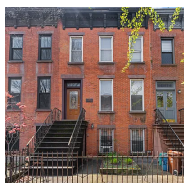


611 2nd Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$11,500,000	Sq. Ft.	4,143	Beds	5
DOM	-	Initial	-	PPSF	\$2,776	Baths	4

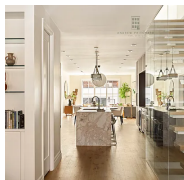


524 11th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	4,017	Beds	5
DOM	44	Initial	\$5,995,000	PPSF	\$1,493	Baths	4

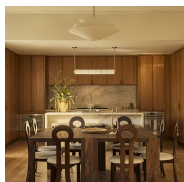


232 8th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,995,000	Sq. Ft.	5,318	Beds	5
DOM	40	Initial	\$5,995,000	PPSF	\$1,128	Baths	5.5

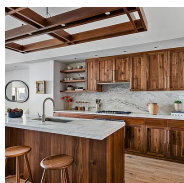


323 Bergen Street, Unit PH701W

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,450,000	Sq. Ft.	2,811	Beds	4
DOM	-	Initial	-	PPSF	\$1,939	Baths	3



130 Furman Street, Unit S105

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$4,225,000	Sq. Ft.	2,227	Beds	3
DOM	133	Initial	\$4,400,000	PPSF	\$1,898	Baths	2.5



72 Verandah Place

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$3,900,000	Sq. Ft.	2,314	Beds	3
DOM	1,143	Initial	\$4,250,000	PPSF	\$1,686	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.



502 President Street

Gowanus

Contract Signed

Type	Townhouse	Price	\$3,690,000	Sq. Ft.	3,800	Beds	5
DOM	109	Initial	\$3,850,000	PPSF	\$972	Baths	3



82 89th Street

Fort Hamilton

Contract Signed

Type	Townhouse	Price	\$3,680,000	Sq. Ft.	3,668	Beds	6
DOM	63	Initial	\$3,680,000	PPSF	\$1,004	Baths	4.5



84 Oak Street, Unit 3B

Greenpoint

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	2,017	Beds	3
DOM	92	Initial	\$3,500,000	PPSF	\$1,736	Baths	3



8 South 4th Street, Unit 41A

Williamsburg

Contract Signed

Type	Condo	Price	\$3,450,000	Sq. Ft.	1,403	Beds	2
DOM	227	Initial	\$3,450,000	PPSF	\$2,460	Baths	2.5



91 Dikeman Street

Red Hook

Contract Signed

Type	Townhouse	Price	\$3,295,000	Sq. Ft.	3,480	Beds	5
DOM	185	Initial	\$3,395,000	PPSF	\$947	Baths	3



1 City Point, Unit 59E

Downtown Brooklyn

Contract Signed

Type	Coop	Price	\$3,100,000	Sq. Ft.	1,499	Beds	3
DOM	426	Initial	\$3,100,000	PPSF	\$2,069	Baths	2

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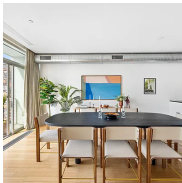


882 Park Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,850,000	Sq. Ft.	3,675	Beds	6
DOM	95	Initial	\$2,850,000	PPSF	\$776	Baths	3



361 Manhattan Avenue, Unit 3AB

Williamsburg

Contract Signed

Type	Condo	Price	\$2,800,000	Sq. Ft.	2,458	Beds	4
DOM	96	Initial	\$2,800,000	PPSF	\$1,140	Baths	3



324 Dean Street, Unit PHB

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,750,000	Sq. Ft.	1,840	Beds	3
DOM	16	Initial	\$2,750,000	PPSF	\$1,495	Baths	3



323 Bergen Street, Unit TH115E

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,700,000	Sq. Ft.	1,471	Beds	2
DOM	-	Initial	-	PPSF	\$1,836	Baths	2

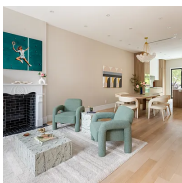


221 Frost Street, Unit 1

Williamsburg

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,806	Beds	2
DOM	55	Initial	\$2,395,000	PPSF	\$1,327	Baths	2



942 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,199,995	Sq. Ft.	3,240	Beds	5
DOM	292	Initial	\$2,399,000	PPSF	\$680	Baths	3

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502 East 17th Street
Flatbush

Contract Signed

Type	Townhouse	Price	\$2,175,000	Sq. Ft.	3,396	Beds	6
DOM	28	Initial	\$2,175,000	PPSF	\$641	Baths	3

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