



COMPASS

Brooklyn Luxury Report

Jul 27 - Aug 02, 2026, Residential Contracts \$2M+

Photo: [304 Clinton Avenue](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 16 contracts signed this week, made up of 11 condos, and 5 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$3,072,938

Average Asking Price

\$2,797,000

Median Asking Price

\$1,504

Average PPSF

2%

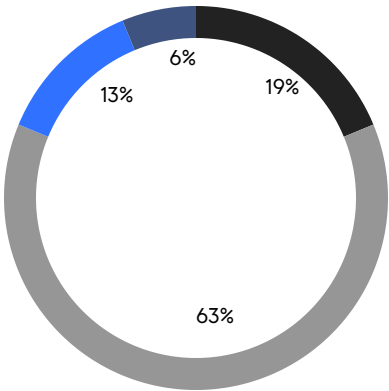
Average Discount

\$49,167,000

Total Volume

69

Average Days On Market



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

11

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$2,950,910

Average Asking Price

\$0

Average Asking Price

\$3,341,400

Average Asking Price

\$2,995,000

Median Asking Price

\$0

Median Asking Price

\$2,695,000

Median Asking Price

\$1,735

Average PPSF

\$1,040

Average PPSF

1,761

Average SqFt

3,357

Average SqFt



96 Franklin Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$6,000,000	Sq. Ft.	4,346	Beds	5
DOM	34	Initial	\$6,000,000	PPSF	\$1,381	Baths	3

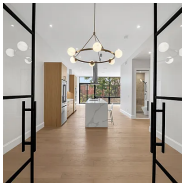


180 Front Street, Unit PH20D

Dumbo

Contract Signed

Type	Condo	Price	\$4,595,000	Sq. Ft.	1,814	Beds	3
DOM	-	Initial	\$4,595,000	PPSF	\$2,534	Baths	2.5



122 3rd Place, Unit GARDEN

Carroll Gardens

Contract Signed

Type	Condo	Price	\$4,250,000	Sq. Ft.	2,906	Beds	4
DOM	57	Initial	\$4,250,000	PPSF	\$1,463	Baths	3



390 9th Street, Unit A

Park Slope

Contract Signed

Type	Condo	Price	\$3,500,000	Sq. Ft.	2,017	Beds	3
DOM	8	Initial	\$3,500,000	PPSF	\$1,736	Baths	2.5

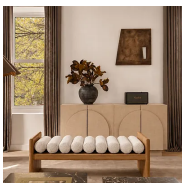


500 Waverly Avenue, Unit PH1

Clinton Hill

Contract Signed

Type	Condo	Price	\$3,150,000	Sq. Ft.	1,750	Beds	4
DOM	22	Initial	\$3,150,000	PPSF	\$1,800	Baths	3



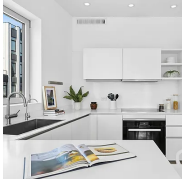
501 8th Avenue, Unit PH

Park Slope

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,720	Beds	3
DOM	57	Initial	\$3,300,000	PPSF	\$1,742	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.



265 Wythe Avenue, Unit 4

Williamsburg

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,808	Beds	3
DOM	134	Initial	\$3,295,000	PPSF	\$1,657	Baths	3



8525 Colonial Road

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,899,000	Sq. Ft.	2,939	Beds	4
DOM	72	Initial	\$2,899,000	PPSF	\$987	Baths	3



428 East 18th Street

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,695,000	Sq. Ft.	2,850	Beds	6
DOM	103	Initial	\$2,895,000	PPSF	\$946	Baths	3



129C Degraw Street

Columbia Street Waterfront District

Contract Signed

Type	Townhouse	Price	\$2,563,000	Sq. Ft.	1,900	Beds	3
DOM	-	Initial	\$2,563,000	PPSF	\$1,349	Baths	2.5

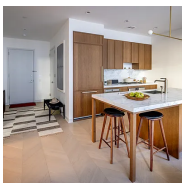


731 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,550,000	Sq. Ft.	4,750	Beds	6
DOM	209	Initial	\$2,950,000	PPSF	\$537	Baths	4



115 York Street, Unit 9D

Dumbo

Contract Signed

Type	Condo	Price	\$2,285,000	Sq. Ft.	1,327	Beds	2
DOM	-	Initial	\$2,285,000	PPSF	\$1,722	Baths	2

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211 Schermerhorn Street, Unit 2B

Downtown Brooklyn

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,646	Beds	3
DOM	112	Initial	\$2,449,000	PPSF	\$1,367	Baths	2



50 Bridge Park Drive, Unit 7D

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,195,000	Sq. Ft.	1,489	Beds	2
DOM	24	Initial	\$2,195,000	PPSF	\$1,475	Baths	2.5

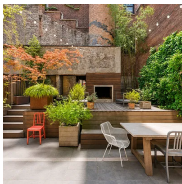


263 Sackett Street, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	-	Beds	3
DOM	2	Initial	\$2,150,000	PPSF	-	Baths	2



130 Jackson Street, Unit 1E

Williamsburg

Contract Signed

Type	Condo	Price	\$2,095,000	Sq. Ft.	1,130	Beds	1
DOM	58	Initial	\$2,095,000	PPSF	\$1,854	Baths	1.5

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