



COMPASS

Brooklyn Luxury Report

Aug 03 - 09, 2026, Residential Contracts \$2M+

Photo: [304 Clinton Avenue](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 14 contracts signed this week, made up of 11 condos, 1 co-op, and 2 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$3,232,858

Average Asking Price

\$2,860,000

Median Asking Price

\$1,584

Average PPSF

0%

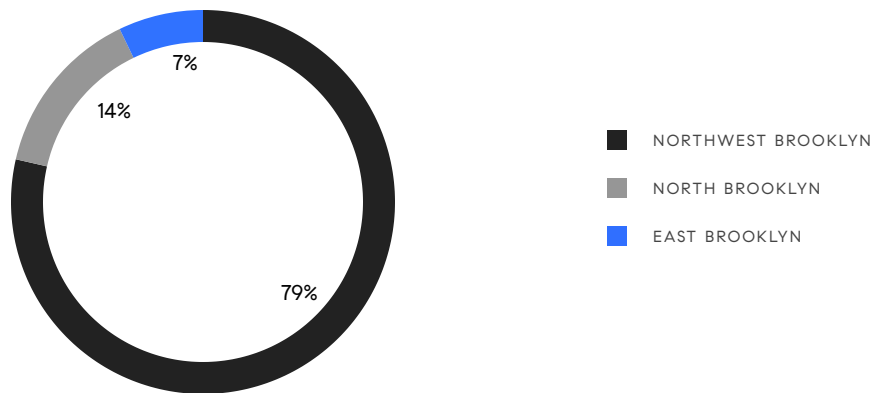
Average Discount

\$45,260,000

Total Volume

65

Average Days On Market



11

Condo Deal(s)

1

Co-op Deal(s)

2

Townhouse Deal(s)

\$3,096,819

Average Asking Price

\$2,995,000

Average Asking Price

\$4,100,000

Average Asking Price

\$2,845,000

Median Asking Price

\$2,995,000

Median Asking Price

\$4,100,000

Median Asking Price

\$1,734

Average PPSF

\$911

Average PPSF

1,816

Average SqFt

4,363

Average SqFt



165 Saint John's Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,750,000	Sq. Ft.	5,726	Beds	9
DOM	50	Initial	\$5,750,000	PPSF	\$1,005	Baths	5

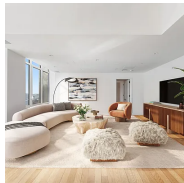


323 Bergen Street, Unit PH604W

Boerum Hill

Contract Signed

Type	Condo	Price	\$5,550,000	Sq. Ft.	2,910	Beds	4
DOM	-	Initial	-	PPSF	\$1,908	Baths	3.5

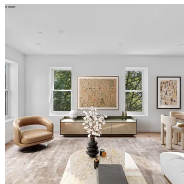


265 State Street, Unit PH2

Boerum Hill

Contract Signed

Type	Condo	Price	\$4,675,000	Sq. Ft.	2,424	Beds	4
DOM	84	Initial	\$4,675,000	PPSF	\$1,929	Baths	4

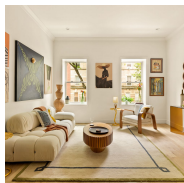


501 8th Avenue, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$3,300,000	Sq. Ft.	1,693	Beds	4
DOM	86	Initial	\$3,300,000	PPSF	\$1,950	Baths	3

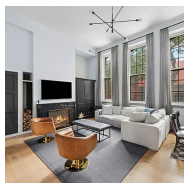


263 Sackett Street, Unit 1

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,150,000	Sq. Ft.	-	Beds	2
DOM	6	Initial	\$3,150,000	PPSF	-	Baths	2.5



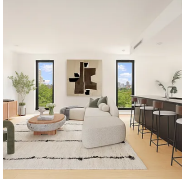
174 Pacific Street, Unit 1A

Cobble Hill

Contract Signed

Type	Coop	Price	\$2,995,000	Sq. Ft.	-	Beds	3
DOM	60	Initial	\$2,995,000	PPSF	-	Baths	2

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.



8 Saint Mark's Place, Unit PHA

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,875,000	Sq. Ft.	1,862	Beds	3
DOM	39	Initial	\$2,875,000	PPSF	\$1,545	Baths	2

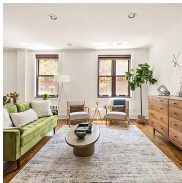


212 North 9th Street, Unit 2DE

Williamsburg

Contract Signed

Type	Condo	Price	\$2,845,000	Sq. Ft.	1,696	Beds	3
DOM	66	Initial	\$2,845,000	PPSF	\$1,678	Baths	3



21 Douglass Street, Unit 2

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,500,000	Sq. Ft.	1,517	Beds	2
DOM	56	Initial	\$2,500,000	PPSF	\$1,648	Baths	2



265 State Street, Unit 809

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	1,553	Beds	3
DOM	59	Initial	\$2,495,000	PPSF	\$1,607	Baths	2.5



559 Macdonough Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,450,000	Sq. Ft.	3,000	Beds	5
DOM	89	Initial	\$2,450,000	PPSF	\$817	Baths	4



390 Manhattan Avenue, Unit 3B

Williamsburg

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,357	Beds	3
DOM	107	Initial	\$2,250,000	PPSF	\$1,659	Baths	2

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**180 Front Street, Unit 4D****Contract Signed**

Dumbo

Type	Condo	Price	\$2,225,000	Sq. Ft.	1,327	Beds	2
DOM	69	Initial	\$2,225,000	PPSF	\$1,677	Baths	2

**263 Sackett Street, Unit 4****Contract Signed**

Carroll Gardens

Type	Condo	Price	\$2,200,000	Sq. Ft.	-	Beds	2
DOM	-	Initial	\$2,200,000	PPSF	-	Baths	2

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