



COMPASS

Brooklyn Luxury Report

April 07 - 13, 2025, Residential Contracts \$2M+

Photo: [234 Clinton Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 25 contracts signed this week, made up of 9 condos, 1 co-op, and 15 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$2,945,068

Average Asking Price

\$2,600,000

Median Asking Price

\$1,208

Average PPSF

1%

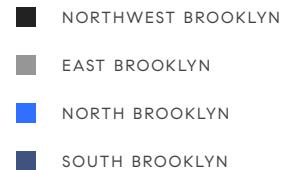
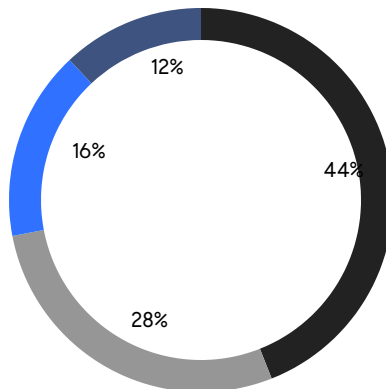
Average Discount

\$73,626,683

Total Volume

66

Average Days On Market



9

Condo Deal(s)

1

Co-op Deal(s)

15

Townhouse Deal(s)

\$3,128,889

Average Asking Price

\$3,300,000

Average Asking Price

\$2,811,113

Average Asking Price

\$2,595,000

Median Asking Price

\$3,300,000

Median Asking Price

\$2,600,000

Median Asking Price

\$1,546

Average PPSF

\$960

Average PPSF

2,108

Average SqFt

3,060

Average SqFt



118 Remsen St, Unit 1

Brooklyn Heights

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$7,250,000 | Sq. Ft. | 5,376 | Beds | 4 |
| DOM | 20 | Initial | \$7,250,000 | PPSF | \$1,349 | Baths | 4.5 |



449 7th St

Park Slope

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|-----|
| Type | Townhouse | Price | \$4,250,000 | Sq. Ft. | 2,320 | Beds | 5 |
| DOM | 17 | Initial | \$4,250,000 | PPSF | \$1,832 | Baths | 3.5 |



166 Congress St

Cobble Hill

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$3,995,000 | Sq. Ft. | 3,000 | Beds | 5 |
| DOM | 31 | Initial | \$3,995,000 | PPSF | \$1,332 | Baths | 3 |

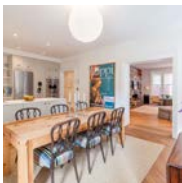


49 Rutland Road

Prospect Lefferts Gardens

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$3,750,000 | Sq. Ft. | 4,540 | Beds | 5 |
| DOM | 149 | Initial | \$3,750,000 | PPSF | \$826 | Baths | 3 |



15 Clark St, Unit 2C

Brooklyn Heights

Contact Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---------|-------|---|
| Type | Coop | Price | \$3,300,000 | Sq. Ft. | 1,750 | Beds | 3 |
| DOM | 17 | Initial | \$3,300,000 | PPSF | \$1,886 | Baths | 3 |



144 Vanderbilt Ave, Unit 3C

Fort Greene

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$3,250,000 | Sq. Ft. | 1,829 | Beds | 3 |
| DOM | 201 | Initial | \$3,250,000 | PPSF | \$1,777 | 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.



1 Sherman St

Windsor Terrace

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$3,250,000 | Sq. Ft. | 3,151 | Beds | 5 |
| DOM | 15 | Initial | \$3,250,000 | PPSF | \$1,032 | Baths | 2 |



177 Greenpoint Ave, Unit PH

Greenpoint

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,950,000 | Sq. Ft. | 1,581 | Beds | 3 |
| DOM | 81 | Initial | \$2,950,000 | PPSF | \$1,866 | Baths | 2 |



78 1st Place, Unit Garden

Carroll Gardens

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$2,895,000 | Sq. Ft. | 2,513 | Beds | 3 |
| DOM | 34 | Initial | \$2,895,000 | PPSF | \$1,153 | Baths | 2.5 |



8321 12th Ave

Dyker Heights

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$2,748,888 | Sq. Ft. | 2,888 | Beds | 4 |
| DOM | 58 | Initial | \$2,748,888 | PPSF | \$952 | Baths | 5 |



1352 Pacific St

Crown Heights

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|-----|
| Type | Townhouse | Price | \$2,695,000 | Sq. Ft. | 3,855 | Beds | 6 |
| DOM | 55 | Initial | \$2,695,000 | PPSF | \$700 | Baths | 4.5 |



138 8th St

Gowanus

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$2,600,000 | Sq. Ft. | 2,586 | Beds | 3 |
| DOM | - | Initial | \$2,600,000 | PPSF | \$1,006 | 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.

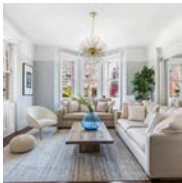


555 East 17th St

Flatbush

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|-----|
| Type | Townhouse | Price | \$2,600,000 | Sq. Ft. | 3,204 | Beds | 7 |
| DOM | 24 | Initial | \$2,600,000 | PPSF | \$812 | Baths | 3.5 |



1388 Union St

Crown Heights

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$2,600,000 | Sq. Ft. | 3,230 | Beds | 5 |
| DOM | - | Initial | - | PPSF | \$805 | Baths | 3 |



87 Irving Place, Unit 1A

Clinton Hill

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$2,595,000 | Sq. Ft. | 1,759 | Beds | 3 |
| DOM | 154 | Initial | \$2,695,000 | PPSF | \$1,476 | Baths | 2.5 |



190A Decatur St

Bedford Stuyvesant

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$2,495,000 | Sq. Ft. | 2,735 | Beds | 4 |
| DOM | 83 | Initial | \$2,495,000 | PPSF | \$913 | Baths | 3 |

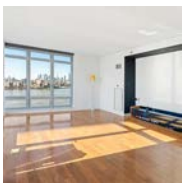


27 1st St

Gowanus

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$2,495,000 | Sq. Ft. | 1,875 | Beds | 3 |
| DOM | 17 | Initial | \$2,495,000 | PPSF | \$1,331 | Baths | 2 |



2 Northside Piers, Unit 15A

Williamsburg

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,475,000 | Sq. Ft. | 1,376 | Beds | 2 |
| DOM | - | Initial | \$2,475,000 | PPSF | \$1,799 | 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.



228 13th St, Unit 304

Park Slope

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,395,000 | Sq. Ft. | 1,550 | Beds | 3 |
| DOM | 30 | Initial | \$2,395,000 | PPSF | \$1,546 | Baths | 2 |



20 Bayard St, Unit 16B

Williamsburg

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,200,000 | Sq. Ft. | 1,368 | Beds | 3 |
| DOM | 17 | Initial | \$2,200,000 | PPSF | \$1,609 | Baths | 2 |



2701 Glenwood Road

Flatbush

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|----|
| Type | Townhouse | Price | \$2,199,995 | Sq. Ft. | 3,156 | Beds | 15 |
| DOM | 28 | Initial | \$2,199,995 | PPSF | \$698 | Baths | 8 |

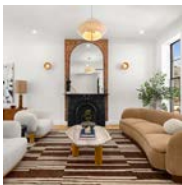


232 Monroe St

Bedford Stuyvesant

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|-----|
| Type | Townhouse | Price | \$2,199,000 | Sq. Ft. | 2,400 | Beds | 5 |
| DOM | 14 | Initial | \$2,199,000 | PPSF | \$917 | Baths | 3.5 |



668 Lexington Ave

Bedford Stuyvesant

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$2,150,000 | Sq. Ft. | 3,360 | Beds | 5 |
| DOM | - | Initial | - | PPSF | \$640 | Baths | 3 |



101 South 4th St, Unit 2

Williamsburg

Contact Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,150,000 | Sq. Ft. | 1,614 | Beds | 3 |
| DOM | 308 | Initial | \$2,675,000 | PPSF | \$1,333 | 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.



167 Quincy St
Bedford Stuyvesant

Contact Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$2,138,800 | Sq. Ft. | 3,600 | Beds | 8 |
| DOM | 32 | Initial | \$2,248,000 | PPSF | \$595 | Baths | 4 |

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.