



COMPASS

Brooklyn Luxury Report

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

Photo: 533 Pacific St, Unit TH537

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 6 condos, and 12 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$3,556,945

Average Asking Price

\$2,922,500

Median Asking Price

\$1,355

Average PPSF

0%

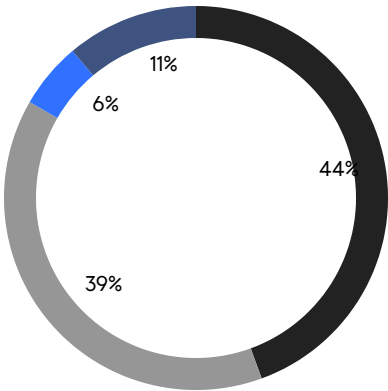
Average Discount

\$64,025,000

Total Volume

73

Average Days On Market



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

6

Condo Deal(s)

0

Co-op Deal(s)

12

Townhouse Deal(s)

\$2,664,167

Average Asking Price

\$0

Average Asking Price

\$4,003,334

Average Asking Price

\$2,615,000

Median Asking Price

\$0

Median Asking Price

\$3,895,000

Median Asking Price

\$1,861

Average PPSF

\$1,050

Average PPSF

1,444

Average SqFt

3,798

Average SqFt



111 Noble St

Greenpoint

Contract Signed

Type	Townhouse	Price	\$7,200,000	Sq. Ft.	5,753	Beds	6
DOM	-	Initial	\$7,200,000	PPSF	\$1,252	Baths	6.5



647 Baltic St

Park Slope

Contract Signed

Type	Townhouse	Price	\$6,395,000	Sq. Ft.	6,011	Beds	5
DOM	177	Initial	\$6,395,000	PPSF	\$1,064	Baths	4



230 Bergen St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$5,250,000	Sq. Ft.	4,424	Beds	5
DOM	21	Initial	\$5,250,000	PPSF	\$1,187	Baths	5.5

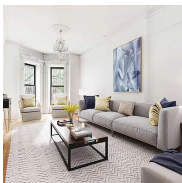


208 Garfield Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,850,000	Sq. Ft.	-	Beds	5
DOM	39	Initial	\$4,850,000	PPSF	-	Baths	3

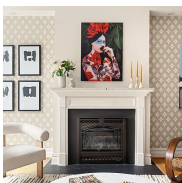


831 President St

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,495,000	Sq. Ft.	4,204	Beds	5
DOM	108	Initial	\$4,495,000	PPSF	\$1,070	Baths	4



349A State St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$4,390,000	Sq. Ft.	3,680	Beds	5
DOM	92	Initial	\$4,450,000	PPSF	\$1,193	Baths	4.5

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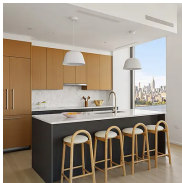


100 Nevins St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,400,000	Sq. Ft.	2,064	Beds	4
DOM	-	Initial	-	PPSF	\$1,647	Baths	4



8 South 4th St, Unit 18E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,180,000	Sq. Ft.	1,623	Beds	3
DOM	7	Initial	\$3,180,000	PPSF	\$1,960	Baths	2.5



500 East 18th St

Ditmas Park

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	-	Beds	6
DOM	31	Initial	\$2,995,000	PPSF	-	Baths	2.5

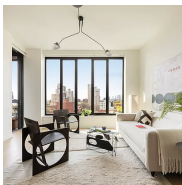


8 South 4th St, Unit 18A

Williamsburg

Contract Signed

Type	Condo	Price	\$2,850,000	Sq. Ft.	1,319	Beds	2
DOM	-	Initial	\$2,850,000	PPSF	\$2,161	Baths	2.5

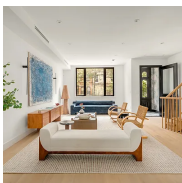


58 Saint Mark's Place, Unit 911

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,830,000	Sq. Ft.	1,507	Beds	3
DOM	69	Initial	\$2,830,000	PPSF	\$1,878	Baths	2



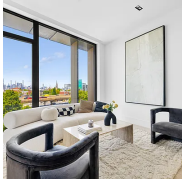
137 Kingsland Ave

Williamsburg

Contract Signed

Type	Townhouse	Price	\$2,465,000	Sq. Ft.	2,940	Beds	3
DOM	30	Initial	\$2,465,000	PPSF	\$839	Baths	2

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28 Herbert St, Unit 4AA

Williamsburg

Contract Signed

Type	Condo	Price	\$2,400,000	Sq. Ft.	1,427	Beds	2
DOM	38	Initial	\$2,400,000	PPSF	\$1,682	Baths	2

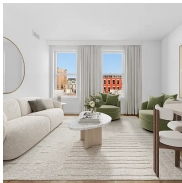


8 South 4th St, Unit 35D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,375,000	Sq. Ft.	1,175	Beds	2
DOM	182	Initial	\$2,550,000	PPSF	\$2,022	Baths	2



171 Calyer St, Unit 4D

Greenpoint

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,608	Beds	3
DOM	160	Initial	\$2,495,000	PPSF	\$1,462	Baths	3

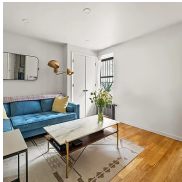


1498 Greene Ave

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	2,590	Beds	5
DOM	40	Initial	\$2,250,000	PPSF	\$869	Baths	3



579 Classon Ave

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,200,000	Sq. Ft.	3,167	Beds	8
DOM	56	Initial	\$2,200,000	PPSF	\$695	Baths	4



203 Lefferts Ave

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	3,144	Beds	5
DOM	42	Initial	\$2,150,000	PPSF	\$684	Baths	2

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