



COMPASS

Brooklyn Luxury Report

Sep 14 - 20, 2026, Residential Contracts \$2M+

Photo: [25 Grace Court](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 15 contracts signed this week, made up of 7 condos, 2 co-ops, and 6 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$3,638,000

Average Asking Price

\$3,340,000

Median Asking Price

\$1,440

Average PPSF

3%

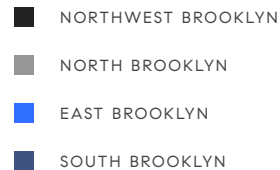
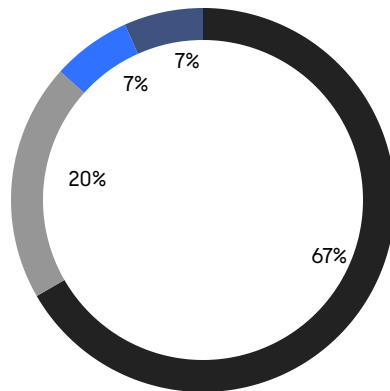
Average Discount

\$54,570,000

Total Volume

111

Average Days On Market



7

Condo Deal(s)

2

Co-op Deal(s)

6

Townhouse Deal(s)

\$3,326,429

Average Asking Price

\$3,250,000

Average Asking Price

\$4,130,834

Average Asking Price

\$3,200,000

Median Asking Price

\$3,250,000

Median Asking Price

\$3,835,000

Median Asking Price

\$1,780

Average PPSF

\$1,001

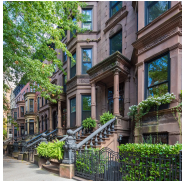
Average PPSF

1,918

Average SqFt

3,936

Average SqFt



43 8th Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	\$7,995,000	Sq. Ft.	5,804	Beds	6
DOM	-	Initial	-	PPSF	\$1,378	Baths	4



8 South 4th Street, Unit PH1D

Williamsburg

Contract Signed

Type	Condo	Price	\$6,060,000	Sq. Ft.	2,213	Beds	2
DOM	-	Initial	\$6,060,000	PPSF	\$2,739	Baths	2.5



506 13th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,750,000	Sq. Ft.	3,883	Beds	5
DOM	-	Initial	-	PPSF	\$1,224	Baths	3

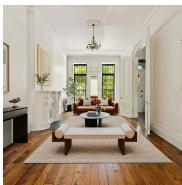


9 Garden Place, Unit 1

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$4,200,000	Sq. Ft.	2,484	Beds	3
DOM	-	Initial	-	PPSF	\$1,691	Baths	2



140 Prospect Place

Prospect Heights

Contract Signed

Type	Townhouse	Price	\$4,175,000	Sq. Ft.	3,800	Beds	5
DOM	94	Initial	\$4,500,000	PPSF	\$1,099	Baths	3



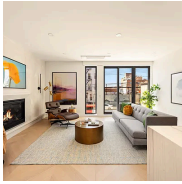
480 Kent Avenue, Unit 16C

Williamsburg

Contract Signed

Type	Condo	Price	\$3,660,000	Sq. Ft.	1,798	Beds	3
DOM	-	Initial	-	PPSF	\$2,036	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.



96 Coffey Street

Red Hook

Contract Signed

Type	Townhouse	Price	\$3,495,000	Sq. Ft.	3,900	Beds	5
DOM	154	Initial	\$3,795,000	PPSF	\$897	Baths	4



99 2nd Place, Unit 2

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,340,000	Sq. Ft.	1,643	Beds	3
DOM	-	Initial	-	PPSF	\$2,033	Baths	3.5



345 Carroll Street, Unit GD

Carroll Gardens

Contract Signed

Type	Condo	Price	\$3,200,000	Sq. Ft.	2,732	Beds	2
DOM	131	Initial	\$3,500,000	PPSF	\$1,172	Baths	2.5

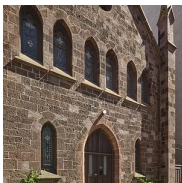


115 York Street, Unit 2B

Dumbo

Contract Signed

Type	Condo	Price	\$2,550,000	Sq. Ft.	1,494	Beds	3
DOM	149	Initial	\$2,550,000	PPSF	\$1,707	Baths	2

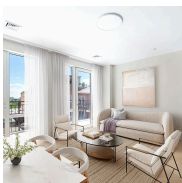


99 Clinton Street, Unit 7

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,300,000	Sq. Ft.	-	Beds	2
DOM	-	Initial	-	PPSF	-	Baths	2.5



222 16th Street, Unit 5F

Park Slope

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,252	Beds	3
DOM	-	Initial	\$2,250,000	PPSF	\$1,798	Baths	2

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101 South 4th Street, Unit 1
Williamsburg

Contract Signed

Type	Condo	Price	\$2,225,000	Sq. Ft.	2,288	Beds	2
DOM	81	Initial	\$2,250,000	PPSF	\$973	Baths	3.5



1293 Park Place
Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,195,000	Sq. Ft.	3,200	Beds	6
DOM	-	Initial	-	PPSF	\$686	Baths	4



652 Marlborough Road
Flatbush

Contract Signed

Type	Townhouse	Price	\$2,175,000	Sq. Ft.	3,025	Beds	4
DOM	53	Initial	\$2,175,000	PPSF	\$720	Baths	3.5

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