

COMPASS

Brooklyn Luxury Report

Oct 05 - 11, 2026, Residential Contracts $2M+

Photo: 7921 Narrows Avenue

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Contracts $2M+, Oct 05 - 11, 2026

The Brooklyn luxury real estate market, defined as all properties priced $2M and above, saw 19 contracts signed this week, made up of 13 condos, and 6 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

$3,158,106
Average Asking Price

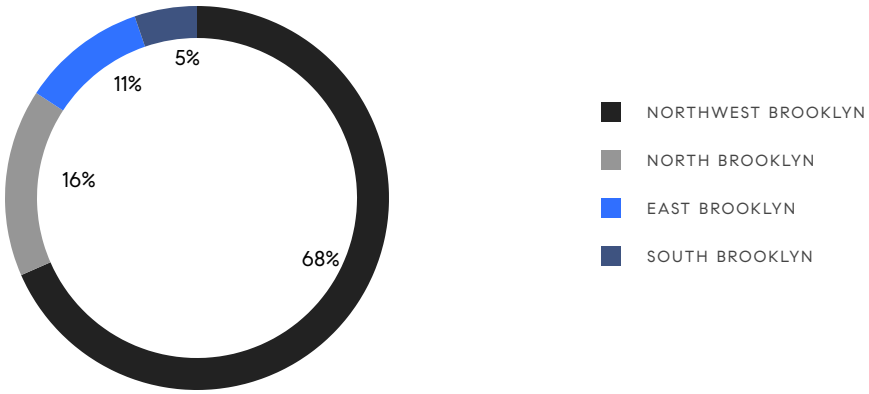
$2,825,000
Median Asking Price

$1,461
Average PPSF

0%
Average Discount

$60,003,999
Total Volume

57
Average Days On Market



13
Condo Deal(s)

$2,885,770
Average Asking Price

$2,850,000
Median Asking Price

$1,640
Average PPSF

1,777
Average SqFt

0
Co-op Deal(s)

$0
Average Asking Price

$0
Median Asking Price

6
Townhouse Deal(s)

$3,748,167
Average Asking Price

$2,545,000
Median Asking Price

$1,072
Average PPSF

3,336
Average SqFt

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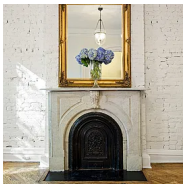


14 3rd Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	$8,500,000	Sq. Ft.	4,485	Beds	6
DOM	18	Initial	$8,500,000	PPSF	$1,896	Baths	3



119 Fort Greene Place

Fort Greene

Contract Signed

Type	Townhouse	Price	$4,199,999	Sq. Ft.	3,980	Beds	6
DOM	29	Initial	$4,199,999	PPSF	$1,056	Baths	3.5



1 Clinton Street, Unit 12A

Brooklyn Heights

Contract Signed

Type	Condo	Price	$3,895,000	Sq. Ft.	1,993	Beds	3
DOM	26	Initial	$3,895,000	PPSF	$1,955	Baths	2



415 Degraw Street, Unit 2

Gowanus

Contract Signed

Type	Condo	Price	$3,500,000	Sq. Ft.	2,168	Beds	4
DOM	21	Initial	$3,500,000	PPSF	$1,615	Baths	3



686 Leonard Street, Unit 1

Greenpoint

Contract Signed

Type	Condo	Price	$3,350,000	Sq. Ft.	2,141	Beds	4
DOM	20	Initial	$3,350,000	PPSF	$1,565	Baths	2



2 Northside Piers, Unit 10K

Williamsburg

Contract Signed

Type	Condo	Price	$3,200,000	Sq. Ft.	1,810	Beds	3
DOM	-	Initial	$3,200,000	PPSF	$1,768	Baths	2

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11 Hoyt Street, Unit 48A

Contract Signed

Downtown Brooklyn

Type	Condo	Price	$2,995,000	Sq. Ft.	1,629	Beds	3
DOM	131	Initial	$2,995,000	PPSF	$1,839	Baths	3



78 2nd Place, Unit 1

Contract Signed

Carroll Gardens

Type	Condo	Price	$2,850,000	Sq. Ft.	2,138	Beds	2
DOM	30	Initial	$2,850,000	PPSF	$1,334	Baths	2

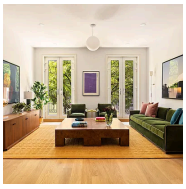


91 Wyckoff Street, Unit 1A

Contract Signed

Boerum Hill

Type	Condo	Price	$2,850,000	Sq. Ft.	1,923	Beds	2
DOM	21	Initial	$2,850,000	PPSF	$1,483	Baths	2

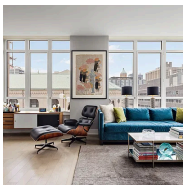


515 Dean Street, Unit 3A

Contract Signed

Prospect Heights

Type	Condo	Price	$2,825,000	Sq. Ft.	1,554	Beds	3
DOM	-	Initial	$2,825,000	PPSF	$1,818	Baths	2.5

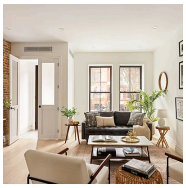


265 State Street, Unit 1507

Contract Signed

Boerum Hill

Type	Condo	Price	$2,795,000	Sq. Ft.	1,765	Beds	3
DOM	30	Initial	$2,795,000	PPSF	$1,584	Baths	2



819 Greene Avenue

Contract Signed

Bedford Stuyvesant

Type	Townhouse	Price	$2,595,000	Sq. Ft.	3,693	Beds	5
DOM	197	Initial	$2,695,000	PPSF	$703	Baths	4

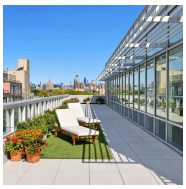
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111 Steuben Street, Unit 6A

Clinton Hill

Contract Signed

Type	Condo	Price	$2,550,000	Sq. Ft.	1,877	Beds	3
DOM	-	Initial	$2,550,000	PPSF	$1,359	Baths	2

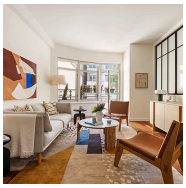


14 Fuller Place

Windsor Terrace

Contract Signed

Type	Townhouse	Price	$2,495,000	Sq. Ft.	2,340	Beds	3
DOM	28	Initial	$2,495,000	PPSF	$1,067	Baths	2

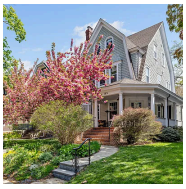


181 Clermont Avenue, Unit 301

Fort Greene

Contract Signed

Type	Condo	Price	$2,395,000	Sq. Ft.	1,539	Beds	3
DOM	22	Initial	$2,395,000	PPSF	$1,557	Baths	2



783 Rugby Road

Flatbush

Contract Signed

Type	Townhouse	Price	$2,350,000	Sq. Ft.	2,910	Beds	5
DOM	105	Initial	$2,500,000	PPSF	$808	Baths	2



596 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	$2,349,000	Sq. Ft.	2,607	Beds	4
DOM	94	Initial	$2,395,000	PPSF	$902	Baths	3



259 22nd Street, Unit 1F

Greenwood

Contract Signed

Type	Condo	Price	$2,200,000	Sq. Ft.	1,475	Beds	3
DOM	-	Initial	-	PPSF	$1,492	Baths	2

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179 North 10th Street, Unit 2F

Williamsburg

Contract Signed

Type	Condo	Price	$2,110,000	Sq. Ft.	1,085	Beds	2
DOM	79	Initial	$2,110,000	PPSF	$1,945	Baths	2

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