

COMPASS

Brooklyn Luxury Report

Oct 12 - 18, 2026, Residential Contracts $2M+

Photo: 7921 Narrows Avenue

COMPASS

Brooklyn Luxury Report

Contracts $2M+, Oct 12 - 18, 2026

The Brooklyn luxury real estate market, defined as all properties priced $2M and above, saw 25 contracts signed this week, made up of 7 condos, 1 co-op, and 17 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

$4,005,096
Average Asking Price

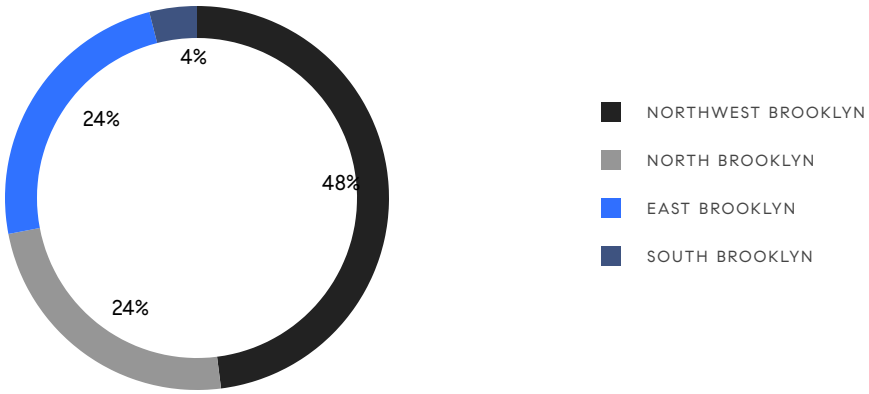
$2,950,000
Median Asking Price

$1,519
Average PPSF

0%
Average Discount

$100,127,394
Total Volume

49
Average Days On Market



7
Condo Deal(s)

$3,230,342
Average Asking Price

$2,650,000
Median Asking Price

$2,106
Average PPSF

1,502
Average SqFt

1
Co-op Deal(s)

$4,450,000
Average Asking Price

$4,450,000
Median Asking Price

17
Townhouse Deal(s)

$4,297,942
Average Asking Price

$3,000,000
Median Asking Price

$1,192
Average PPSF

3,383
Average SqFt

COMPASS

Brooklyn Luxury Report

Contracts $2M+, Oct 12 - 18, 2026

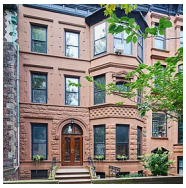


487 Henry Street

Cobble Hill

Contract Signed

Type	Townhouse	Price	$12,250,000	Sq. Ft.	6,271	Beds	5
DOM	184	Initial	$14,250,000	PPSF	$1,954	Baths	4

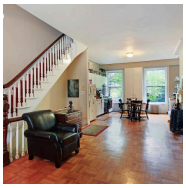


870 President Street

Park Slope

Contract Signed

Type	Townhouse	Price	$7,995,000	Sq. Ft.	-	Beds	6
DOM	19	Initial	$7,995,000	PPSF	-	Baths	3



75 Willow Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	$7,750,000	Sq. Ft.	3,800	Beds	5
DOM	40	Initial	$7,750,000	PPSF	$2,040	Baths	3

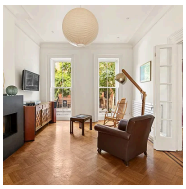


8 South 4th Street, Unit PH3B

Williamsburg

Contract Signed

Type	Condo	Price	$5,750,000	Sq. Ft.	2,018	Beds	3
DOM	197	Initial	$5,750,000	PPSF	$2,850	Baths	3.5



219 Carlton Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	$5,200,000	Sq. Ft.	3,200	Beds	6
DOM	29	Initial	$5,200,000	PPSF	$1,625	Baths	3



602 5th Street

Park Slope

Contract Signed

Type	Townhouse	Price	$5,000,000	Sq. Ft.	-	Beds	5
DOM	29	Initial	$5,000,000	PPSF	-	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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS

Brooklyn Luxury Report

Contracts $2M+, Oct 12 - 18, 2026



65 Montague Street, Unit 3D/4D

Brooklyn Heights

Contract Signed

Type	Coop	Price	$4,450,000	Sq. Ft.	2,240	Beds	4
DOM	26	Initial	$4,450,000	PPSF	$1,987	Baths	3



51 South 1st Street, Unit PH1A

Williamsburg

Contract Signed

Type	Condo	Price	$4,400,000	Sq. Ft.	1,903	Beds	3
DOM	15	Initial	$4,400,000	PPSF	$2,313	Baths	2



150 6th Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	$3,995,000	Sq. Ft.	5,500	Beds	5
DOM	29	Initial	$3,995,000	PPSF	$727	Baths	3

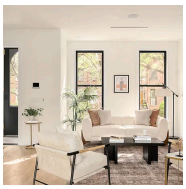


134 Macon Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	$3,795,000	Sq. Ft.	4,399	Beds	7
DOM	65	Initial	$3,795,000	PPSF	$863	Baths	5



360A Gates Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	$3,495,000	Sq. Ft.	3,490	Beds	6
DOM	48	Initial	$3,495,000	PPSF	$1,002	Baths	4



117 President Street

Columbia Street Waterfront District

Contract Signed

Type	Townhouse	Price	$3,000,000	Sq. Ft.	3,440	Beds	5
DOM	34	Initial	$3,000,000	PPSF	$873	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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS

Brooklyn Luxury Report

Contracts $2M+, Oct 12 - 18, 2026



288A Vanderbilt Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	$2,950,000	Sq. Ft.	2,640	Beds	4
DOM	15	Initial	$2,950,000	PPSF	$1,118	Baths	2



179 North 10th Street, Unit 6A

Williamsburg

Contract Signed

Type	Condo	Price	$2,900,000	Sq. Ft.	1,330	Beds	2
DOM	5	Initial	$2,900,000	PPSF	$2,181	Baths	2



34 Monroe Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	$2,895,000	Sq. Ft.	1,960	Beds	4
DOM	35	Initial	$2,895,000	PPSF	$1,478	Baths	2.5



480 MacDonough Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	$2,850,000	Sq. Ft.	3,088	Beds	6
DOM	35	Initial	$2,850,000	PPSF	$923	Baths	5

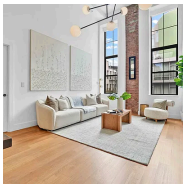


515 Dean Street, Unit 2B

Prospect Heights

Contract Signed

Type	Condo	Price	$2,650,000	Sq. Ft.	1,530	Beds	3
DOM	11	Initial	$2,650,000	PPSF	$1,733	Baths	2



172 North 10th Street, Unit 3A

Williamsburg

Contract Signed

Type	Condo	Price	$2,595,000	Sq. Ft.	1,543	Beds	3
DOM	33	Initial	$2,595,000	PPSF	$1,682	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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS

Brooklyn Luxury Report

Contracts $2M+, Oct 12 - 18, 2026



58 85th Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	$2,590,000	Sq. Ft.	1,984	Beds	3
DOM	102	Initial	$2,750,000	PPSF	$1,305	Baths	3



33 Sutton Street

Greenpoint

Contract Signed

Type	Townhouse	Price	$2,405,000	Sq. Ft.	2,337	Beds	4
DOM	29	Initial	$2,200,000	PPSF	$1,030	Baths	2



323 Prospect Avenue

Park Slope

Contract Signed

Type	Townhouse	Price	$2,350,000	Sq. Ft.	-	Beds	4
DOM	19	Initial	$2,350,000	PPSF	-	Baths	3

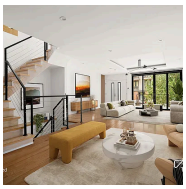


162 Crown Street

Crown Heights

Contract Signed

Type	Townhouse	Price	$2,295,000	Sq. Ft.	2,400	Beds	3
DOM	19	Initial	$2,295,000	PPSF	$957	Baths	3.5

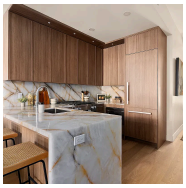


296 Fenimore Street

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	$2,250,000	Sq. Ft.	2,846	Beds	3
DOM	35	Initial	$2,250,000	PPSF	$791	Baths	2



151 Freeman Street, Unit 1C

Greenpoint

Contract Signed

Type	Condo	Price	$2,200,000	Sq. Ft.	1,008	Beds	2
DOM	-	Initial	$2,200,000	PPSF	$2,183	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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

COMPASS

Brooklyn Luxury Report

Contracts $2M+, Oct 12 - 18, 2026



1 City Point, Unit 31E

Downtown Brooklyn

Contract Signed

Type	Condop	Price	$2,117,394	Sq. Ft.	1,178	Beds	2
DOM	117	Initial	$2,117,394	PPSF	$1,798	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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2026 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

compass.com