

COMPASS

Brooklyn Luxury Report

Oct 19 - 25, 2026, Residential Contracts $2M+

Photo: 7921 Narrows Avenue

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Contracts $2M+, Oct 19 - 25, 2026

The Brooklyn luxury real estate market, defined as all properties priced $2M and above, saw 20 contracts signed this week, made up of 12 condos, 2 co-ops, and 6 houses. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

$3,935,500
Average Asking Price

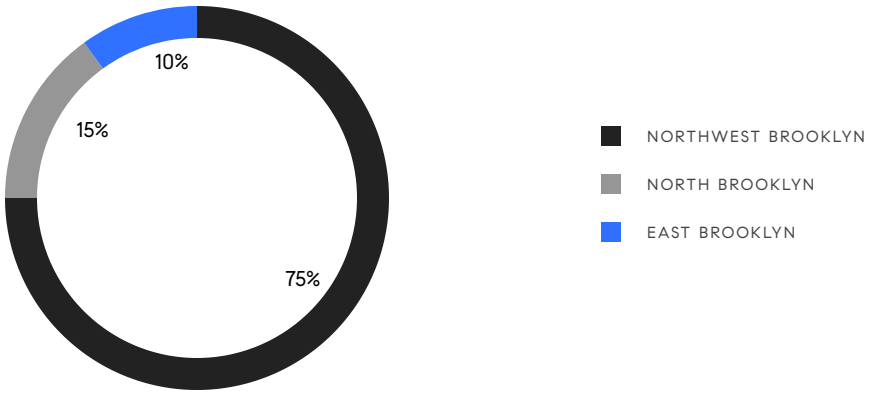
$3,072,500
Median Asking Price

$1,625
Average PPSF

0%
Average Discount

$78,710,000
Total Volume

61
Average Days On Market



12
Condo Deal(s)

$3,473,334
Average Asking Price

$3,072,500
Median Asking Price

$1,770
Average PPSF

1,964
Average SqFt

2
Co-op Deal(s)

$3,072,500
Average Asking Price

$3,072,500
Median Asking Price

6
Townhouse Deal(s)

$5,147,500
Average Asking Price

$3,347,500
Median Asking Price

$1,279
Average PPSF

3,744
Average SqFt

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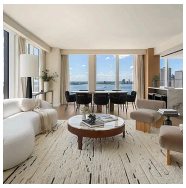


39 Willow Place

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	$12,750,000	Sq. Ft.	6,000	Beds	6
DOM	41	Initial	$12,750,000	PPSF	$2,125	Baths	7



50 Bridge Park Drive, Unit 25AE

Brooklyn Heights

Contract Signed

Type	Condo	Price	$7,895,000	Sq. Ft.	3,653	Beds	5
DOM	420	Initial	$7,895,000	PPSF	$2,162	Baths	5.5



513 4th Street

Park Slope

Contract Signed

Type	Townhouse	Price	$6,450,000	Sq. Ft.	4,800	Beds	6
DOM	15	Initial	$6,450,000	PPSF	$1,344	Baths	4



109 Willow Street, Unit 2

Brooklyn Heights

Contract Signed

Type	Condo	Price	$5,100,000	Sq. Ft.	2,165	Beds	3
DOM	83	Initial	$5,100,000	PPSF	$2,356	Baths	3



141 Saint Felix Street

Fort Greene

Contract Signed

Type	Townhouse	Price	$4,200,000	Sq. Ft.	-	Beds	4
DOM	32	Initial	$4,200,000	PPSF	-	Baths	3.5



34 North 7th Street, Unit TH1

Williamsburg

Contract Signed

Type	Condo	Price	$3,695,000	Sq. Ft.	2,530	Beds	3
DOM	43	Initial	$3,695,000	PPSF	$1,461	Baths	3

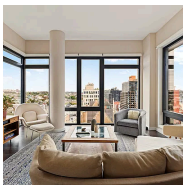
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613 Baltic Street, Unit PHB

Contract Signed

Park Slope

Type	Condo	Price	$3,500,000	Sq. Ft.	2,295	Beds	3
DOM	42	Initial	$3,500,000	PPSF	$1,526	Baths	3



501 8th Avenue, Unit 1

Contract Signed

Park Slope

Type	Condo	Price	$3,500,000	Sq. Ft.	2,701	Beds	4
DOM	41	Initial	$3,500,000	PPSF	$1,296	Baths	3



29 Huron Street, Unit 6CW

Contract Signed

Greenpoint

Type	Condo	Price	$3,395,000	Sq. Ft.	1,565	Beds	3
DOM	159	Initial	$3,425,000	PPSF	$2,170	Baths	2.5



145 Hicks Street, Unit A68/B68

Contract Signed

Brooklyn Heights

Type	Coop	Price	$3,150,000	Sq. Ft.	-	Beds	3
DOM	39	Initial	$3,150,000	PPSF	-	Baths	2



35 Prospect Park West, Unit 10A

Contract Signed

Park Slope

Type	Coop	Price	$2,995,000	Sq. Ft.	-	Beds	2
DOM	34	Initial	$2,995,000	PPSF	-	Baths	2



1 City Point, Unit 41E

Contract Signed

Downtown Brooklyn

Type	Condop	Price	$2,750,000	Sq. Ft.	1,486	Beds	3
DOM	77	Initial	$2,750,000	PPSF	$1,851	Baths	2

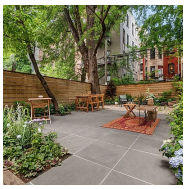
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451 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	$2,495,000	Sq. Ft.	2,880	Beds	4
DOM	31	Initial	$2,495,000	PPSF	$867	Baths	4.5

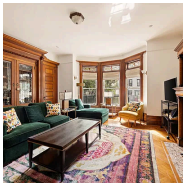


618 Washington Avenue, Unit PH2

Prospect Heights

Contract Signed

Type	Condo	Price	$2,495,000	Sq. Ft.	1,569	Beds	3
DOM	28	Initial	$2,495,000	PPSF	$1,591	Baths	2

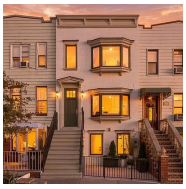


230 Lincoln Road

Prospect Lefferts Gardens

Contract Signed

Type	Townhouse	Price	$2,495,000	Sq. Ft.	3,000	Beds	4
DOM	17	Initial	$2,495,000	PPSF	$832	Baths	2



252A 22nd Street

Greenwood

Contract Signed

Type	Townhouse	Price	$2,495,000	Sq. Ft.	2,040	Beds	3
DOM	20	Initial	$2,495,000	PPSF	$1,224	Baths	3



62 4th Place, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	$2,425,000	Sq. Ft.	1,219	Beds	3
DOM	11	Initial	$2,425,000	PPSF	$1,990	Baths	2



76 Roebling Street, Unit 1A

Williamsburg

Contract Signed

Type	Condo	Price	$2,400,000	Sq. Ft.	1,760	Beds	3
DOM	36	Initial	$2,400,000	PPSF	$1,364	Baths	2.5

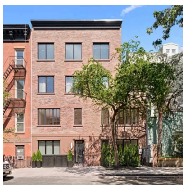
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93 Wyckoff Street, Unit 2B

Contract Signed

Boerum Hill

Type	Condo	Price	$2,400,000	Sq. Ft.	1,306	Beds	3
DOM	32	Initial	$2,400,000	PPSF	$1,838	Baths	2



550 Vanderbilt Avenue, Unit 1601

Contract Signed

Prospect Heights

Type	Condo	Price	$2,125,000	Sq. Ft.	1,308	Beds	2
DOM	3	Initial	$2,125,000	PPSF	$1,625	Baths	2

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