



COMPASS

Brooklyn Luxury Report

May 19 - 25, 2025, Residential Contracts \$2M+

Photo: [535 1st Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 22 contracts signed this week, made up of 10 condos, 1 co-op, and 11 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$3,366,728

Average Asking Price

\$2,972,500

Median Asking Price

\$1,426

Average PPSF

1%

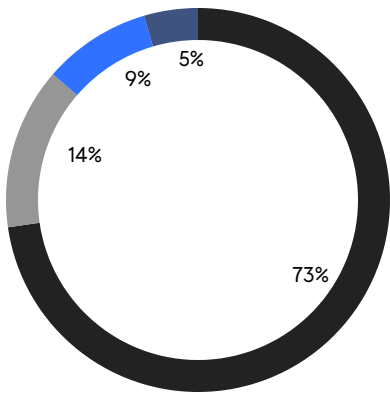
Average Discount

\$74,068,000

Total Volume

84

Average Days On Market



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

10

Condo Deal(s)

1

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,049,400

Average Asking Price

\$3,850,000

Average Asking Price

\$3,611,273

Average Asking Price

\$2,972,500

Median Asking Price

\$3,850,000

Median Asking Price

\$2,890,000

Median Asking Price

\$1,730

Average PPSF

\$1,151

Average PPSF

1,853

Average SqFt

3,275

Average SqFt



219 Kane St

Cobble Hill

Contract Signed

Type	Townhouse	Price	\$9,950,000	Sq. Ft.	3,800	Beds	6
DOM	336	Initial	\$11,000,000	PPSF	\$2,619	Baths	3.5

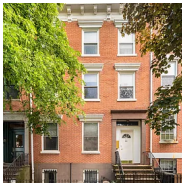


1 Prospect Park West, Unit 6G

Park Slope

Contract Signed

Type	Condo	Price	\$5,195,000	Sq. Ft.	2,458	Beds	4
DOM	4	Initial	\$5,195,000	PPSF	\$2,114	Baths	3.5



44 Butler St

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$4,250,000	Sq. Ft.	4,176	Beds	6
DOM	58	Initial	\$4,250,000	PPSF	\$1,018	Baths	3.5

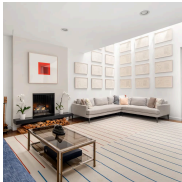


227 Dean St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	-	Beds	7
DOM	18	Initial	\$3,995,000	PPSF	-	Baths	2.5



133 Pacific St, Unit 2

Cobble Hill

Contract Signed

Type	Coop	Price	\$3,850,000	Sq. Ft.	3,375	Beds	4
DOM	261	Initial	\$4,650,000	PPSF	\$1,141	Baths	3



29 Huron St, Unit 12BW

Greenpoint

Contract Signed

Type	Condo	Price	\$3,795,000	Sq. Ft.	1,602	Beds	3
DOM	222	Initial	\$3,795,000	PPSF	\$2,369	Baths	2.5

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149 North 3rd St, Unit 137

Williamsburg

Contract Signed

Type	Condo	Price	\$3,200,000	Sq. Ft.	1,943	Beds	3
DOM	22	Initial	\$3,200,000	PPSF	\$1,647	Baths	2

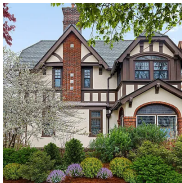


509 Pacific St, Unit PH1A

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,999,000	Sq. Ft.	1,847	Beds	3
DOM	51	Initial	\$2,999,000	PPSF	\$1,624	Baths	2.5



1320 Ditmas Ave

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	5,000	Beds	6
DOM	31	Initial	\$2,995,000	PPSF	\$599	Baths	3.5

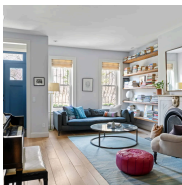


8 South 4th St, Unit 35C

Williamsburg

Contract Signed

Type	Condo	Price	\$2,995,000	Sq. Ft.	1,743	Beds	3
DOM	78	Initial	\$2,995,000	PPSF	\$1,719	Baths	3.5



412A 13th St

Park Slope

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	1,718	Beds	3
DOM	57	Initial	\$2,995,000	PPSF	\$1,743	Baths	2



1 Clinton St, Unit 6E

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$2,950,000	Sq. Ft.	1,597	Beds	2
DOM	19	Initial	\$2,950,000	PPSF	\$1,848	Baths	2

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126 2nd St

Gowanus

Contract Signed

Type	Townhouse	Price	\$2,890,000	Sq. Ft.	2,400	Beds	4
DOM	44	Initial	\$2,890,000	PPSF	\$1,205	Baths	3.5



584 Pacific St, Unit 1

Park Slope

Contract Signed

Type	Condo	Price	\$2,795,000	Sq. Ft.	3,495	Beds	3
DOM	25	Initial	\$2,795,000	PPSF	\$800	Baths	3.5

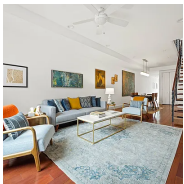


8119 Ridge Blvd

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	4,256	Beds	5
DOM	46	Initial	\$2,750,000	PPSF	\$647	Baths	3.5



262 18th St

Greenwood

Contract Signed

Type	Townhouse	Price	\$2,750,000	Sq. Ft.	2,850	Beds	5
DOM	65	Initial	\$2,750,000	PPSF	\$965	Baths	4.5

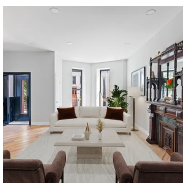


90 Carroll St

Columbia Street Waterfront District

Contract Signed

Type	Townhouse	Price	\$2,500,000	Sq. Ft.	2,500	Beds	8
DOM	20	Initial	\$2,500,000	PPSF	\$1,000	Baths	3.5



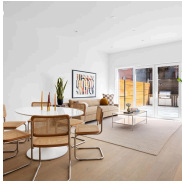
497 Madison St

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,499,000	Sq. Ft.	4,100	Beds	7
DOM	112	Initial	\$2,595,000	PPSF	\$610	Baths	4

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87 Irving Pl, Unit 1B

Clinton Hill

Contract Signed

Type	Condo	Price	\$2,350,000	Sq. Ft.	1,485	Beds	3
DOM	62	Initial	\$2,350,000	PPSF	\$1,582	Baths	2



280 Sackett St, Unit 3

Carroll Gardens

Contract Signed

Type	Condo	Price	\$2,150,000	Sq. Ft.	1,229	Beds	3
DOM	13	Initial	\$2,150,000	PPSF	\$1,750	Baths	2



221A Wyckoff St

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	1,950	Beds	3
DOM	12	Initial	\$2,150,000	PPSF	\$1,103	Baths	2



76 Congress St, Unit 5A

Columbia Street Waterfront District

Contract Signed

Type	Condo	Price	\$2,065,000	Sq. Ft.	1,122	Beds	3
DOM	271	Initial	\$2,065,000	PPSF	\$1,841	Baths	2

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