



COMPASS

Brooklyn Luxury Report

Dec 08 - 14, 2025, Residential Contracts \$2M+

Photo: [42 Sharon Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 7 condos, 1 co-op, and 10 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$3,650,384

Average Asking Price

\$2,997,500

Median Asking Price

\$1,495

Average PPSF

3%

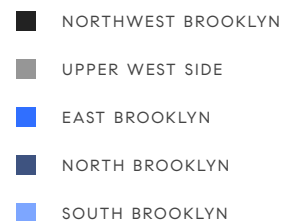
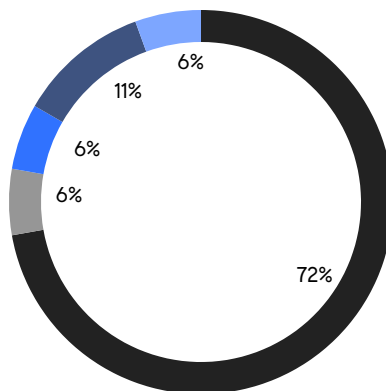
Average Discount

\$65,706,907

Total Volume

104

Average Days On Market

**7**

Condo Deal(s)

1

Co-op Deal(s)

10

Townhouse Deal(s)

\$2,792,416

Average Asking Price

\$2,995,000

Average Asking Price

\$4,316,500

Average Asking Price

\$2,495,000

Median Asking Price

\$2,995,000

Median Asking Price

\$4,395,000

Median Asking Price

\$1,712

Average PPSF

\$1,307

Average PPSF

1,636

Average SqFt

3,534

Average SqFt

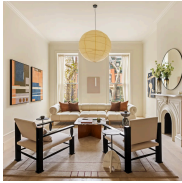


94 Douglass Street

Boerum Hill

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$6,995,000 | Sq. Ft. | 4,500 | Beds | 5 |
| DOM | 235 | Initial | \$7,995,000 | PPSF | \$1,555 | Baths | 4 |



323 Clinton Street

Cobble Hill

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$6,995,000 | Sq. Ft. | 4,226 | Beds | 4 |
| DOM | 14 | Initial | \$6,995,000 | PPSF | \$1,655 | Baths | 5 |

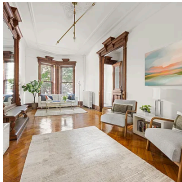


557 9th Street

Park Slope

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|-----|
| Type | Townhouse | Price | \$4,695,000 | Sq. Ft. | 3,000 | Beds | 5 |
| DOM | 11 | Initial | \$4,695,000 | PPSF | \$1,565 | Baths | 3.5 |



54 Sterling Place

Park Slope

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$4,495,000 | Sq. Ft. | 3,500 | Beds | 5 |
| DOM | 52 | Initial | \$4,495,000 | PPSF | \$1,285 | Baths | 2 |



309 Pacific Street

Boerum Hill

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$4,400,000 | Sq. Ft. | 2,200 | Beds | 4 |
| DOM | 40 | Initial | \$4,400,000 | PPSF | \$2,000 | Baths | 2 |



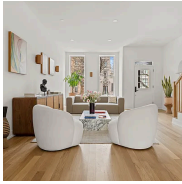
524 3rd Street

Park Slope

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---------|-------|---|
| Type | Townhouse | Price | \$4,390,000 | Sq. Ft. | 4,000 | Beds | 5 |
| DOM | 116 | Initial | \$4,690,000 | PPSF | \$1,098 | Baths | 3 |

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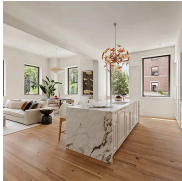


292 Gates Avenue

Bedford Stuyvesant

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|---|
| Type | Townhouse | Price | \$4,250,000 | Sq. Ft. | 4,500 | Beds | 6 |
| DOM | 61 | Initial | \$4,250,000 | PPSF | \$945 | Baths | 4 |

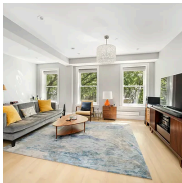


1 Prospect Park West, Unit 3C

Park Slope

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$3,995,000 | Sq. Ft. | 2,046 | Beds | 3 |
| DOM | 137 | Initial | \$4,195,000 | PPSF | \$1,953 | Baths | 2.5 |

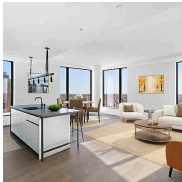


215 Lafayette Avenue, Unit C

Clinton Hill

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$3,000,000 | Sq. Ft. | 1,821 | Beds | 3 |
| DOM | 99 | Initial | \$3,000,000 | PPSF | \$1,648 | Baths | 2.5 |



11 Hoyt Street, Unit 39F

Downtown Brooklyn

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,995,000 | Sq. Ft. | 1,743 | Beds | 3 |
| DOM | 165 | Initial | \$2,995,000 | PPSF | \$1,719 | Baths | 3 |

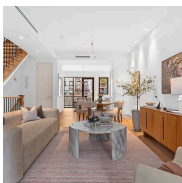


295 6th Avenue, Unit 3

Park Slope

Contract Signed

| | | | | | | | |
|------|------|---------|-------------|---------|---------|-------|---|
| Type | Coop | Price | \$2,995,000 | Sq. Ft. | 1,800 | Beds | 4 |
| DOM | 67 | Initial | \$3,175,000 | PPSF | \$1,664 | Baths | 2 |



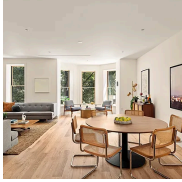
259 Winthrop Street

Prospect Lefferts Gardens

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|-----|
| Type | Townhouse | Price | \$2,500,000 | Sq. Ft. | 2,880 | Beds | 4 |
| DOM | 23 | Initial | \$2,500,000 | PPSF | \$869 | Baths | 4.5 |

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148 Clinton Avenue, Unit 2

Clinton Hill

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|-----|
| Type | Condo | Price | \$2,495,000 | Sq. Ft. | 1,837 | Beds | 3 |
| DOM | 101 | Initial | \$2,750,000 | PPSF | \$1,359 | Baths | 2.5 |



205 Java Street, Unit PH6

Greenpoint

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,495,000 | Sq. Ft. | 1,445 | Beds | 3 |
| DOM | 86 | Initial | \$2,495,000 | PPSF | \$1,727 | Baths | 3 |

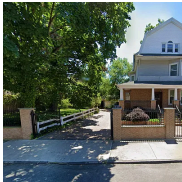


144 Vanderbilt Avenue, Unit 4B

Fort Greene

Contract Signed

| | | | | | | | |
|------|-------|---------|-------------|---------|---------|-------|---|
| Type | Condo | Price | \$2,450,000 | Sq. Ft. | 1,370 | Beds | 3 |
| DOM | 38 | Initial | \$2,450,000 | PPSF | \$1,789 | Baths | 2 |



264 84th Street

Bay Ridge

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|-------|-------|-----|
| Type | Townhouse | Price | \$2,350,000 | Sq. Ft. | 3,000 | Beds | 7 |
| DOM | 413 | Initial | \$3,500,000 | PPSF | \$784 | Baths | 2.5 |

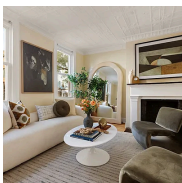


1 City Point, Unit 23F

Downtown Brooklyn

Contract Signed

| | | | | | | | |
|------|--------|---------|-------------|---------|---------|-------|---|
| Type | Condom | Price | \$2,116,907 | Sq. Ft. | 1,185 | Beds | 2 |
| DOM | - | Initial | \$2,116,907 | PPSF | \$1,787 | Baths | 2 |



137 Bedford Avenue

Williamsburg

Contract Signed

| | | | | | | | |
|------|-----------|---------|-------------|---------|---|-------|---|
| Type | Townhouse | Price | \$2,095,000 | Sq. Ft. | - | Beds | 4 |
| DOM | - | Initial | \$2,095,000 | PPSF | - | Baths | 2 |

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