



COMPASS

# Brooklyn Luxury Report

Jan 05 - 11, 2025, Residential Contracts \$2M+

Photo: [3 Wythe Lane](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 17 contracts signed this week, made up of 9 condos, and 8 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

**\$3,379,824**

Average Asking Price

**\$2,995,000**

Median Asking Price

**\$1,402**

Average PPSF

**2%**

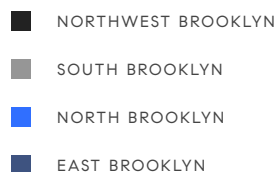
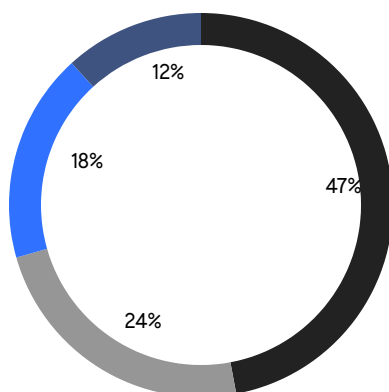
Average Discount

**\$57,456,999**

Total Volume

**131**

Average Days On Market



**9**

Condo Deal(s)

**0**

Co-op Deal(s)

**8**

Townhouse Deal(s)

**\$3,326,112**

Average Asking Price

**\$0**

Average Asking Price

**\$3,440,250**

Average Asking Price

**\$3,075,000**

Median Asking Price

**\$0**

Median Asking Price

**\$2,447,500**

Median Asking Price

**\$1,837**

Average PPSF

**\$913**

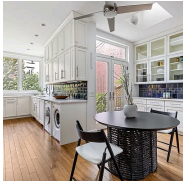
Average PPSF

**1,813**

Average SqFt

**3,647**

Average SqFt



### 167 State Street

Brooklyn Heights

Contract Signed

Type	Townhouse	Price	\$6,995,000	Sq. Ft.	4,910	Beds	7
DOM	285	Initial	\$6,995,000	PPSF	\$1,425	Baths	4.5

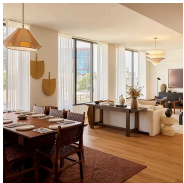


### 1221 Albemarle Road

Prospect Park South

Contract Signed

Type	Townhouse	Price	\$5,999,000	Sq. Ft.	5,000	Beds	6
DOM	208	Initial	\$5,999,000	PPSF	\$1,200	Baths	5

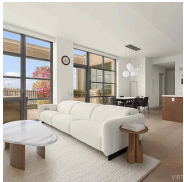


### 323 Bergen Street, Unit PH702W

Boerum Hill

Contract Signed

Type	Condo	Price	\$4,650,000	Sq. Ft.	2,483	Beds	3
DOM	153	Initial	\$4,950,000	PPSF	\$1,873	Baths	2

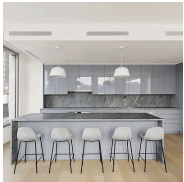


### 85 Jay Street, Unit PH20F

Dumbo

Contract Signed

Type	Condo	Price	\$4,450,000	Sq. Ft.	1,700	Beds	3
DOM	255	Initial	\$4,595,000	PPSF	\$2,618	Baths	2

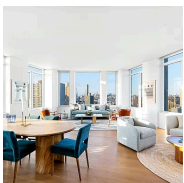


### 8 South 4th Street, Unit 3B

Williamsburg

Contract Signed

Type	Condo	Price	\$3,750,000	Sq. Ft.	1,957	Beds	3
DOM	-	Initial	\$3,750,000	PPSF	\$1,917	Baths	3.5



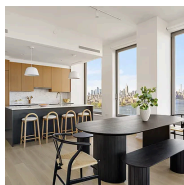
### 1 Clinton Street, Unit 19A

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$3,699,000	Sq. Ft.	1,993	Beds	3
DOM	85	Initial	\$3,835,000	PPSF	\$1,856	Baths	2

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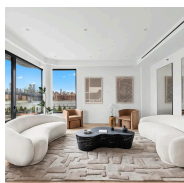


### 8 South 4th Street, Unit 12E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,075,000	Sq. Ft.	1,623	Beds	3
DOM	365	Initial	\$3,030,000	PPSF	\$1,895	Baths	2.5

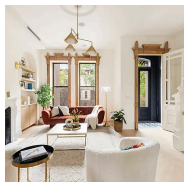


### 51 South 1st Street, Unit THA

Williamsburg

Contract Signed

Type	Condo	Price	\$2,999,000	Sq. Ft.	1,941	Beds	2
DOM	36	Initial	\$2,999,000	PPSF	\$1,546	Baths	2

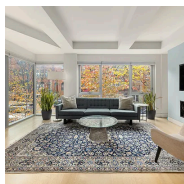


### 757 Putnam Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,995,000	Sq. Ft.	4,010	Beds	6
DOM	83	Initial	\$2,995,000	PPSF	\$747	Baths	5

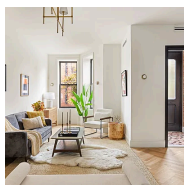


### 277 1st Street, Unit 2B

Park Slope

Contract Signed

Type	Condo	Price	\$2,895,000	Sq. Ft.	1,736	Beds	3
DOM	56	Initial	\$2,895,000	PPSF	\$1,668	Baths	3

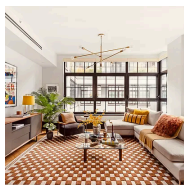


### 429 Decatur Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,595,000	Sq. Ft.	3,380	Beds	5
DOM	65	Initial	\$2,595,000	PPSF	\$768	Baths	4



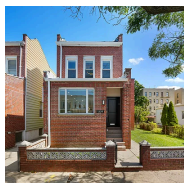
### 51 Jay Street, Unit 5J

Dumbo

Contract Signed

Type	Condo	Price	\$2,417,000	Sq. Ft.	1,757	Beds	3
DOM	65	Initial	\$2,417,000	PPSF	\$1,376	Baths	3.5

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### 1329 East 2nd Street

Ocean Parkway

Contract Signed

Type	Townhouse	Price	\$2,300,000	Sq. Ft.	3,022	Beds	4
DOM	92	Initial	\$2,300,000	PPSF	\$762	Baths	4

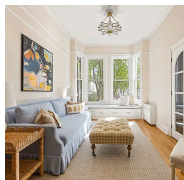


### 1342 72nd Street

Dyker Heights

Contract Signed

Type	Townhouse	Price	\$2,288,000	Sq. Ft.	4,125	Beds	6
DOM	46	Initial	\$2,288,000	PPSF	\$555	Baths	4.5



### 621 Vanderbilt Street

Windsor Terrace

Contract Signed

Type	Townhouse	Price	\$2,250,000	Sq. Ft.	2,300	Beds	3
DOM	80	Initial	\$2,450,000	PPSF	\$979	Baths	1.5

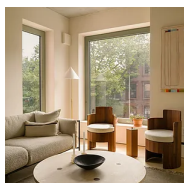


### 110 82nd Street

Bay Ridge

Contract Signed

Type	Townhouse	Price	\$2,099,999	Sq. Ft.	2,426	Beds	4
DOM	126	Initial	\$2,650,000	PPSF	\$866	Baths	2



### 144 Vanderbilt Avenue, Unit 5E

Fort Greene

Contract Signed

Type	Condo	Price	\$2,000,000	Sq. Ft.	1,125	Beds	2
DOM	88	Initial	\$2,000,000	PPSF	\$1,778	Baths	2

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