



COMPASS

Brooklyn Luxury Report

Jan 19 - 25, 2026, Residential Contracts \$2M+

Photo: [3 Wythe Lane](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 20 contracts signed this week, made up of 8 condos, 1 co-op, and 11 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$3,444,950

Average Asking Price

\$3,327,500

Median Asking Price

\$1,331

Average PPSF

1%

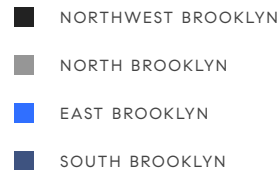
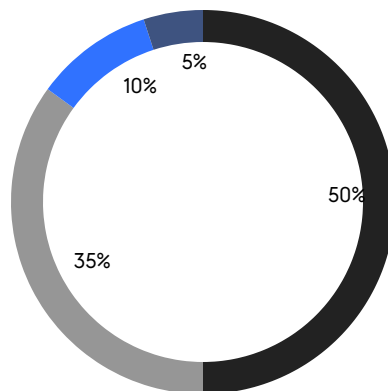
Average Discount

\$68,898,999

Total Volume

78

Average Days On Market



8

Condo Deal(s)

1

Co-op Deal(s)

11

Townhouse Deal(s)

\$3,130,625

Average Asking Price

\$3,400,000

Average Asking Price

\$3,677,637

Average Asking Price

\$3,022,500

Median Asking Price

\$3,400,000

Median Asking Price

\$3,500,000

Median Asking Price

\$1,797

Average PPSF

\$1,051

Average PPSF

1,702

Average SqFt

3,579

Average SqFt



381 Union Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$7,300,000	Sq. Ft.	3,960	Beds	5
DOM	86	Initial	\$7,995,000	PPSF	\$1,844	Baths	3.5

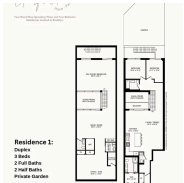


16 2nd Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$5,500,000	Sq. Ft.	3,200	Beds	5
DOM	14	Initial	\$5,500,000	PPSF	\$1,719	Baths	2.5

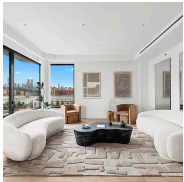


34 Garfield Place, Unit GARDEN

Park Slope

Contract Signed

Type	Condo	Price	\$4,150,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	\$4,150,000	PPSF	-	Baths	2

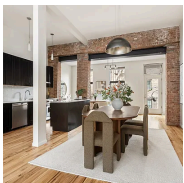


51 South 1st Street, Unit 4

Williamsburg

Contract Signed

Type	Condo	Price	\$3,999,999	Sq. Ft.	1,903	Beds	3
DOM	61	Initial	\$3,999,999	PPSF	\$2,102	Baths	2.5

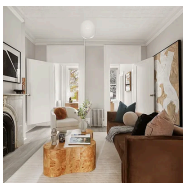


308 Clermont Avenue

Fort Greene

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,720	Beds	5
DOM	10	Initial	\$3,995,000	PPSF	\$1,074	Baths	3



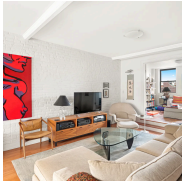
91 Berry Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$3,695,000	Sq. Ft.	3,400	Beds	6
DOM	65	Initial	\$3,695,000	PPSF	\$1,087	Baths	4

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 solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

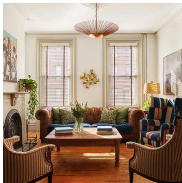


131 Summit Street

Carroll Gardens

Contract Signed

Type	Townhouse	Price	\$3,650,000	Sq. Ft.	-	Beds	5
DOM	-	Initial	-	PPSF	-	Baths	4

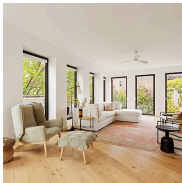


141 Calyer Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$3,500,000	Sq. Ft.	3,000	Beds	5
DOM	15	Initial	\$3,500,000	PPSF	\$1,167	Baths	3



280 Saint Mark's Avenue, Unit 4F

Prospect Heights

Contract Signed

Type	Condo	Price	\$3,495,000	Sq. Ft.	1,777	Beds	3
DOM	13	Initial	\$3,495,000	PPSF	\$1,967	Baths	2.5

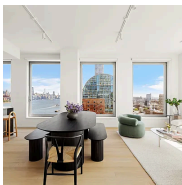


9 Pierrepont Street, Unit 2

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$3,400,000	Sq. Ft.	-	Beds	3
DOM	-	Initial	\$3,400,000	PPSF	-	Baths	2



8 South 4th Street, Unit 20E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,255,000	Sq. Ft.	1,623	Beds	3
DOM	-	Initial	\$3,255,000	PPSF	\$2,006	Baths	2.5



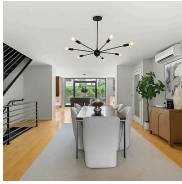
145 Stuyvesant Avenue

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,999,000	Sq. Ft.	4,379	Beds	6
DOM	99	Initial	\$2,999,000	PPSF	\$685	Baths	5.5

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469 Grand Street

Williamsburg

Contract Signed

Type	Townhouse	Price	\$2,950,000	Sq. Ft.	3,094	Beds	5
DOM	209	Initial	\$3,150,000	PPSF	\$954	Baths	3.5



450 Warren Street, Unit 3E

Gowanus

Contract Signed

Type	Condo	Price	\$2,790,000	Sq. Ft.	1,675	Beds	3
DOM	80	Initial	\$2,790,000	PPSF	\$1,666	Baths	2

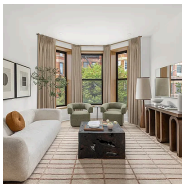


115 York Street, Unit 5L

Dumbo

Contract Signed

Type	Condo	Price	\$2,510,000	Sq. Ft.	1,636	Beds	3
DOM	163	Initial	\$2,510,000	PPSF	\$1,535	Baths	3



22 Saint John's Place, Unit 3

Park Slope

Contract Signed

Type	Condo	Price	\$2,450,000	Sq. Ft.	-	Beds	3
DOM	87	Initial	\$2,450,000	PPSF	-	Baths	2

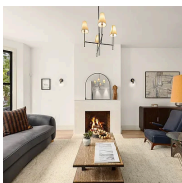


104 Newel Street, Unit 4

Greenpoint

Contract Signed

Type	Condo	Price	\$2,395,000	Sq. Ft.	1,595	Beds	4
DOM	120	Initial	\$2,495,000	PPSF	\$1,502	Baths	2



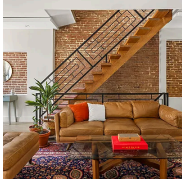
81 Moffat Street

Bushwick

Contract Signed

Type	Townhouse	Price	\$2,365,000	Sq. Ft.	3,864	Beds	5
DOM	-	Initial	-	PPSF	\$613	Baths	4

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**64 Kosciuszko Street**

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,350,000	Sq. Ft.	2,665	Beds	4
DOM	-	Initial	\$2,350,000	PPSF	\$882	Baths	3

**1917 Ditmas Avenue**

Flatbush

Contract Signed

Type	Townhouse	Price	\$2,150,000	Sq. Ft.	4,500	Beds	6
DOM	57	Initial	\$2,150,000	PPSF	\$478	Baths	3.5

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