



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%

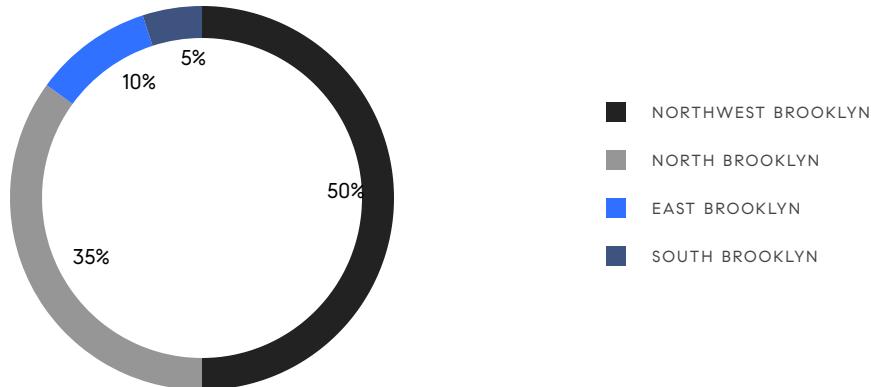
Average Discount

\$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

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**131 Summit Street**

Carroll Gardens

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

Contract Signed**141 Calyer Street**

Greenpoint

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

Contract Signed**280 Saint Mark's Avenue, Unit 4F**

Prospect Heights

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

Contract Signed**9 Pierrepont Street, Unit 2**

Brooklyn Heights

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

Contract Signed**8 South 4th Street, Unit 20E**

Williamsburg

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

Contract Signed**145 Stuyvesant Avenue**

Bedford Stuyvesant

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

Contract Signed

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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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