



COMPASS

Brooklyn Luxury Report

Jul 13 - 19, 2026, Residential Contracts \$2M+

Photo: [96 Franklin Street](#)

The Brooklyn luxury real estate market, defined as all properties priced \$2M and above, saw 18 contracts signed this week, made up of 9 condos, 1 co-op, and 8 houses. The previous week saw 30 deals. For more information or data, please reach out to a Compass agent.

\$3,246,945

Average Asking Price

\$2,800,000

Median Asking Price

\$1,474

Average PPSF

3%

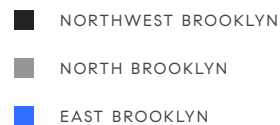
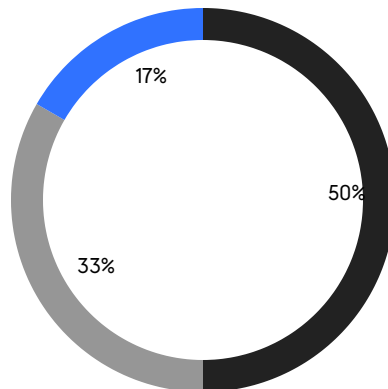
Average Discount

\$58,445,000

Total Volume

79

Average Days On Market



9

Condo Deal(s)

1

Co-op Deal(s)

8

Townhouse Deal(s)

\$3,081,667

Average Asking Price

\$2,195,000

Average Asking Price

\$3,564,375

Average Asking Price

\$2,650,000

Median Asking Price

\$2,195,000

Median Asking Price

\$3,445,000

Median Asking Price

\$1,773

Average PPSF

\$1,026

Average PPSF

1,793

Average SqFt

3,247

Average SqFt



683 10th Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$5,750,000	Sq. Ft.	4,500	Beds	6
DOM	91	Initial	\$8,795,000	PPSF	\$1,278	Baths	3



76 North 8th Street, Unit 1

Williamsburg

Contract Signed

Type	Condo	Price	\$4,850,000	Sq. Ft.	2,435	Beds	1
DOM	-	Initial	\$4,850,000	PPSF	\$1,992	Baths	2

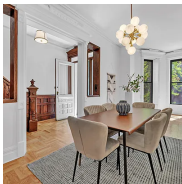


31 Schermerhorn Street, Unit 2

Brooklyn Heights

Contract Signed

Type	Condo	Price	\$4,350,000	Sq. Ft.	2,835	Beds	4
DOM	-	Initial	\$4,350,000	PPSF	\$1,535	Baths	3.5



741 President Street

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,350,000	Sq. Ft.	-	Beds	4
DOM	75	Initial	\$4,800,000	PPSF	-	Baths	2

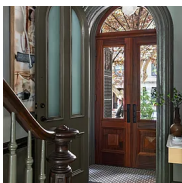


103 Sterling Place

Park Slope

Contract Signed

Type	Townhouse	Price	\$4,000,000	Sq. Ft.	-	Beds	4
DOM	21	Initial	\$4,000,000	PPSF	-	Baths	3



478 State Street

Boerum Hill

Contract Signed

Type	Townhouse	Price	\$3,995,000	Sq. Ft.	3,116	Beds	5
DOM	28	Initial	\$3,995,000	PPSF	\$1,283	Baths	3.5

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127 Kent Avenue, Unit PH1E

Williamsburg

Contract Signed

Type	Condo	Price	\$3,750,000	Sq. Ft.	1,545	Beds	2
DOM	35	Initial	\$3,750,000	PPSF	\$2,428	Baths	2.5

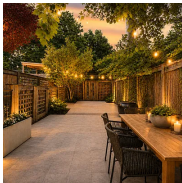


1102 Prospect Place

Crown Heights

Contract Signed

Type	Townhouse	Price	\$2,895,000	Sq. Ft.	3,725	Beds	5
DOM	167	Initial	\$2,895,000	PPSF	\$778	Baths	4

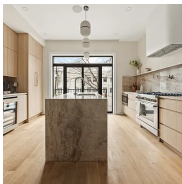


200 Saint Mark's Avenue, Unit 1

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,800,000	Sq. Ft.	1,796	Beds	3
DOM	36	Initial	\$2,800,000	PPSF	\$1,560	Baths	3



456 Hancock Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,800,000	Sq. Ft.	3,280	Beds	5
DOM	124	Initial	\$2,800,000	PPSF	\$854	Baths	4



323 Bergen Street, Unit TH114E

Boerum Hill

Contract Signed

Type	Condo	Price	\$2,650,000	Sq. Ft.	1,484	Beds	2
DOM	39	Initial	\$2,975,000	PPSF	\$1,786	Baths	2.5



149 Prospect Place, Unit GARDEN

Prospect Heights

Contract Signed

Type	Condo	Price	\$2,495,000	Sq. Ft.	2,295	Beds	2
DOM	54	Initial	\$2,495,000	PPSF	\$1,088	Baths	2

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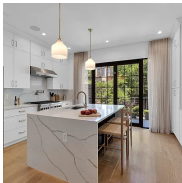


704 Humboldt Street

Greenpoint

Contract Signed

Type	Townhouse	Price	\$2,375,000	Sq. Ft.	2,205	Beds	3
DOM	138	Initial	\$2,500,000	PPSF	\$1,078	Baths	3

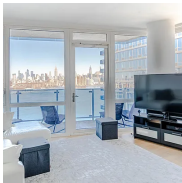


691 MacDonough Street

Bedford Stuyvesant

Contract Signed

Type	Townhouse	Price	\$2,350,000	Sq. Ft.	2,656	Beds	4
DOM	21	Initial	\$2,350,000	PPSF	\$885	Baths	3

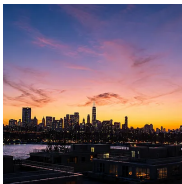


22 North 6th Street, Unit 25D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	1,157	Beds	2
DOM	251	Initial	\$2,295,000	PPSF	\$1,984	Baths	2



1 Northside Piers, Unit 12D

Williamsburg

Contract Signed

Type	Condo	Price	\$2,295,000	Sq. Ft.	1,131	Beds	2
DOM	27	Initial	\$2,295,000	PPSF	\$2,030	Baths	2

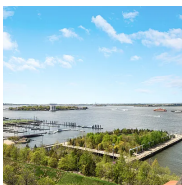


60 Broadway, Unit 5F

Williamsburg

Contract Signed

Type	Condo	Price	\$2,250,000	Sq. Ft.	1,453	Beds	2
DOM	-	Initial	\$2,250,000	PPSF	\$1,549	Baths	2



160 Columbia Heights, Unit 10F

Brooklyn Heights

Contract Signed

Type	Coop	Price	\$2,195,000	Sq. Ft.	-	Beds	2
DOM	70	Initial	\$2,400,000	PPSF	-	Baths	2

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