

COMPASS

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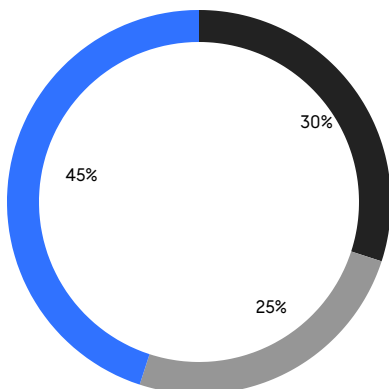
# QUEENS WEEKLY LUXURY REPORT



1818 CORNELIA STREET

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

- NORTHEASTERN QUEENS
- CENTRAL QUEENS
- NORTHWESTERN QUEENS



20

CONTRACTS SIGNED  
THIS WEEK

\$31,244,296

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 20 contracts signed this week, made up of 9 condos, and 11 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

**\$1,562,215**

AVERAGE ASKING PRICE

**\$1,361,385**

MEDIAN ASKING PRICE

**\$1,072**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$31,244,296**

TOTAL VOLUME

**114**

AVERAGE DAYS ON MARKET

151-06 25th Avenue in Flushing entered contract this week, with a last asking price of \$2,480,000. Built in 2010, this Tuscan-style home spans approximately 3,600 square feet with 3 beds and 2 full baths. It features a two-story entry foyer and formal living room, a large dining room, custom cherry wood cabinets, a fully-furnished yard with in-ground pool and full outdoor kitchen, imported porcelain and wood floors, a custom wrought iron and wood staircase, a fully-finished recreational basement, and much more.

Also signed this week was 72-21 Ingram Street in Forest Hills Gardens, with a last asking price of \$2,299,000. Originally built in the 1930s, this Tudor home spans 2,859 square feet with 4 beds and 3 full baths. It features a landscaped rear patio and garden, a large open living room with wood-burning fireplace, a formal dining room and chef's kitchen with high-end appliances, a two-car garage, a fully-renovated basement providing an additional 1,042 square feet, radiant heated floors, and much more.

**9**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**11**

TOWNHOUSE DEAL(S)

**\$1,357,614**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$1,729,616**

AVERAGE ASKING PRICE

**\$1,281,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$1,595,000**

MEDIAN ASKING PRICE

**\$1,312**

AVERAGE PPSF

**\$832**

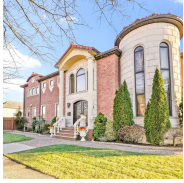
AVERAGE PPSF

**1,047**

AVERAGE SQFT

**2,141**

AVERAGE SQFT



### 151-06 25TH AVE

Flushing

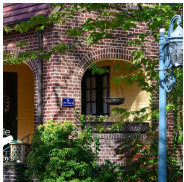
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,480,000	INITIAL	\$2,480,000
SQFT	3,600	PPSF	\$689	BEDS	3	BATHS	2.5
FEES	\$1,092	DOM	26				



### 72-21 INGRAM ST

Forest Hills Gardens

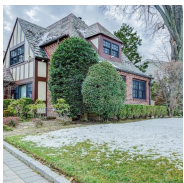
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,299,000	INITIAL	\$2,389,000
SQFT	2,859	PPSF	\$805	BEDS	4	BATHS	3
FEES	\$19,165	DOM	77				



### 9 IVY CLOSE

Forest Hills Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,200,000	INITIAL	\$2,200,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	\$2,387	DOM	2				



### 24-40 LITTLE NECK BLVD

Bay Terrace

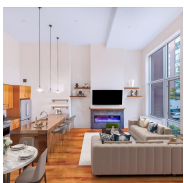
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,088,000	INITIAL	\$2,250,000
SQFT	2,394	PPSF	\$872	BEDS	4	BATHS	3.5
FEES	\$1,169	DOM	328				



### 45 INGRAM ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,788,000	INITIAL	\$1,988,000
SQFT	1,428	PPSF	\$1,253	BEDS	3	BATHS	3.5
FEES	\$878	DOM	183				

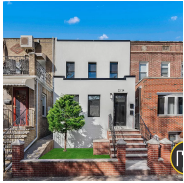


### 240 51ST AVE #1A

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,675,000	INITIAL	\$1,737,000
SQFT	1,367	PPSF	\$1,225	BEDS	2	BATHS	2.5
FEES	\$769	DOM	245				

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### 22-34 27TH ST

Astoria

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,595,000	INITIAL	\$1,595,000
SQFT	1,400	PPSF	\$1,140	BEDS	4	BATHS	2.5
FEES	\$700	DOM	64				



### 27-28 THOMSON AVE #454

Hunters Point

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,475,000	INITIAL	\$1,475,000
SQFT	1,378	PPSF	\$998	BEDS	1	BATHS	1
FEES	\$1,555	DOM	61				



### 75-29 KESSEL ST

Forest Hills Gardens

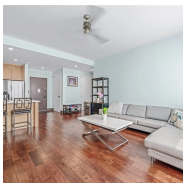
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,388,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$783	DOM	2				



### 3 COURT SQUARE #3305

Hunters Point

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,372,770	INITIAL	\$1,372,770
SQFT	932	PPSF	\$1,473	BEDS	2	BATHS	2
FEES	\$2,006	DOM	216				



### 42-60 CRESCENT ST #5C

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,390,000
SQFT	1,088	PPSF	\$1,241	BEDS	2	BATHS	2
FEES	\$55	DOM	204				



### 82-46 BELL BLVD

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,348,888	INITIAL	\$1,279,000
SQFT	2,108	PPSF	\$607	BEDS	3	BATHS	3.5
FEES	\$1,042	DOM	117				

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### 76-73 173RD ST

Hillcrest

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,300,000	INITIAL	\$1,400,000
SQFT	1,700	PPSF	\$765	BEDS	3	BATHS	3
FEES	\$913	DOM	76				



### 171-46 GLADWIN AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,888	INITIAL	\$1,388,000
SQFT	2,024	PPSF	\$637	BEDS	4	BATHS	3
FEES	\$817	DOM	56				



### 29-18 41ST AVE #23D

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,281,000	INITIAL	\$1,281,000
SQFT	864	PPSF	\$1,483	BEDS	2	BATHS	2
FEES	\$1,337	DOM	N/A				



### 107-06 QUEENS BLVD #8C

Forest Hills

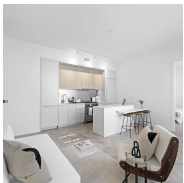
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,275,000	INITIAL	\$1,275,000
SQFT	1,013	PPSF	\$1,259	BEDS	2	BATHS	2
FEES	\$1,919	DOM	N/A				



### 5-20 51ST AVE #2

Hunters Point

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,275,000	INITIAL	\$1,275,000
SQFT	1,047	PPSF	\$1,218	BEDS	2	BATHS	2
FEES	\$1,431	DOM	22				



### 29-18 41ST AVE #19D

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,260,000	INITIAL	N/A
SQFT	864	PPSF	\$1,458	BEDS	2	BATHS	2
FEES	\$1,337	DOM	N/A				

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### 29-18 41ST AVE #18D

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,254,750	INITIAL	\$1,254,750
SQFT	864	PPSF	\$1,453	BEDS	2	BATHS	2
FEES	\$1,337	DOM	180				



### 173-22 EFFINGTON AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,300,000
SQFT	1,750	PPSF	\$714	BEDS	5	BATHS	3
FEES	\$817	DOM	78				

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