

COMPASS

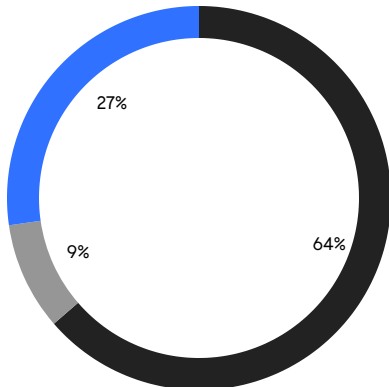
QUEENS WEEKLY LUXURY REPORT



46-30 CENTER BLVD, UNIT 1204

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHEASTERN QUEENS
- NORTHWESTERN QUEENS
- CENTRAL QUEENS



11

CONTRACTS SIGNED
THIS WEEK

\$20,918,803

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 11 contracts signed this week, made up of 2 condos, and 9 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$1,901,710

AVERAGE ASKING PRICE

\$1,698,888

MEDIAN ASKING PRICE

\$824

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$20,918,803

TOTAL VOLUME

85

AVERAGE DAYS ON MARKET

Unit PH3C at 133-36 37th Avenue in Flushing entered contract this week, with a last asking price of \$3,122,915. This condo unit spans 2,156 square feet with 3 beds and 3 full baths. It features a private rooftop deck and wraparound balconies, skyline and water views, high ceilings, a custom-designed kitchen with high-end appliances, oak floors, floor-to-ceiling windows, and much more. The building provides an indoor heated pool and fitness areas, a dog park, a library, a clubhouse and lounge, and many other amenities.

Also signed this week was Unit 7D at 21-30 44th Drive in Long Island City, with a last asking price of \$2,580,000. Built in 2019, this condo unit spans 1,553 square feet with 3 beds and 3 full baths. It features a large outdoor terrace, floor-to-ceiling windows, wide-plank oak floors, an open-concept kitchen with marble counters, and much more. The building provides a full-time doorman, a live-in super, a gym, a resident's lounge, a furnished roof deck, on-site parking, and many other amenities.

2

CONDO DEAL(S)

0

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$2,851,458

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,690,655

AVERAGE ASKING PRICE

\$2,851,458

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,583,000

MEDIAN ASKING PRICE

\$1,555

AVERAGE PPSF

\$661

AVERAGE PPSF

1,855

AVERAGE SQFT

2,919

AVERAGE SQFT



133-36 37TH AVE #PH3C

Flushing

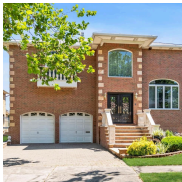
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,122,915	INITIAL	\$3,122,915
SQFT	2,156	PPSF	\$1,448	BEDS	3	BATHS	3.5
FEES	\$156	DOM	106				



21-30 44TH DR #7D

Long Island City

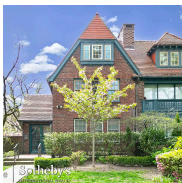
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,580,000	INITIAL	\$2,680,000
SQFT	1,553	PPSF	\$1,662	BEDS	3	BATHS	3
FEES	\$4,283	DOM	146				



50-51 230TH ST

Bayside

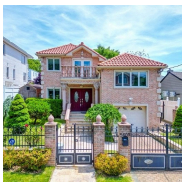
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,280,000	INITIAL	\$2,280,000
SQFT	6,330	PPSF	\$360	BEDS	5	BATHS	5.5
FEES	\$1,727	DOM	17				



41 INGRAM ST

Forest Hills

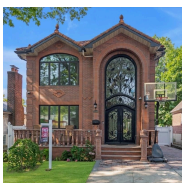
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,998,000	INITIAL	\$2,198,000
SQFT	2,142	PPSF	\$933	BEDS	4	BATHS	3
FEES	\$1,022	DOM	77				



54-09 252ND ST

Little Neck

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,795,000	INITIAL	\$1,895,000
SQFT	3,340	PPSF	\$537	BEDS	4	BATHS	3
FEES	\$1,336	DOM	136				



151-49 28TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,698,888	INITIAL	\$1,698,888
SQFT	2,000	PPSF	\$849	BEDS	4	BATHS	4
FEES	\$954	DOM	3				

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41-22 169TH ST

Auburndale

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,583,000	INITIAL	\$1,583,000
SQFT	4,300	PPSF	\$369	BEDS	5	BATHS	5.5
FEES	\$10,115	DOM	36				



41-64 WESTMORELAND ST

Little Neck

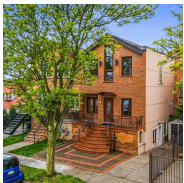
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,565,000	INITIAL	\$1,565,000
SQFT	2,025	PPSF	\$773	BEDS	4	BATHS	3
FEES	\$992	DOM	108				



39-30 56TH ST

Woodside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,500,000	INITIAL	\$1,750,000
SQFT	2,000	PPSF	\$750	BEDS	6	BATHS	5
FEES	\$545	DOM	164				



53-50 61ST ST

Maspeth

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,398,000	INITIAL	\$1,398,000
SQFT	1,802	PPSF	\$776	BEDS	5	BATHS	3
FEES	\$749	DOM	60				



36-05 218TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,398,000	INITIAL	\$1,398,000
SQFT	2,325	PPSF	\$601	BEDS	3	BATHS	3
FEES	\$906	DOM	81				

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