

COMPASS

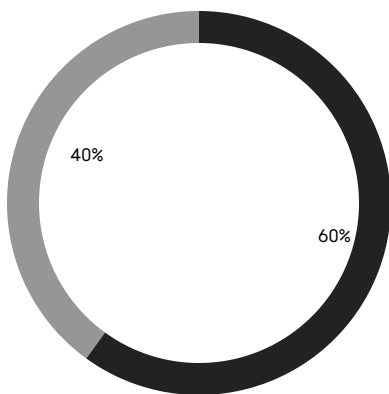
QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

■ NORTHWESTERN QUEENS
■ NORTHEASTERN QUEENS



5

CONTRACTS SIGNED
THIS WEEK

\$7,816,517

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 5 contracts signed this week, made up of 2 condos, and 3 houses. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

\$1,563,304

AVERAGE ASKING PRICE

\$1,475,000

MEDIAN ASKING PRICE

\$1,245

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$7,816,517

TOTAL VOLUME

203

AVERAGE DAYS ON MARKET

Unit 5901 at 3 Court Square in Long Island City entered contract this week, with a last asking price of \$2,042,517. Built in 2019, this condo unit spans 969 square feet with 2 beds and 2 full baths. It features a direct western exposure and city views, white oak engineered flooring throughout, a chef-inspired kitchen with large island and high-end appliances, an oversized primary bedroom with spa-like en-suite bath and walk-in closet, and much more.

Also signed this week was 32-39 158th Street in Flushing, with a last asking price of \$1,650,000. Originally built in 1925, this single-family house spans 2,832 square feet with 5 beds and 5 full baths. It features a 50-by-100-foot lot, a finished basement, a kitchen with granite countertops and abundant cabinet space, a formal dining room, a two-car garage, well-lit bedrooms, and much more.

2

CONDO DEAL(S)

0

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$1,758,759

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,433,000

AVERAGE ASKING PRICE

\$1,758,759

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,399,000

MEDIAN ASKING PRICE

\$1,776

AVERAGE PPSF

\$890

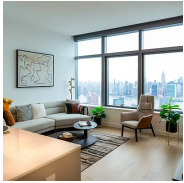
AVERAGE PPSF

996

AVERAGE SQFT

1,792

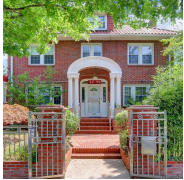
AVERAGE SQFT



3 COURT SQUARE #5901

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,042,517	INITIAL	\$2,042,517
SQFT	969	PPSF	\$2,108	BEDS	2	BATHS	1
FEES	\$2,224	DOM	684				



32-39 158TH ST

Flushing

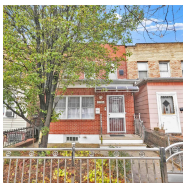
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,650,000	INITIAL	\$1,698,000
SQFT	2,832	PPSF	\$583	BEDS	5	BATHS	5
FEES	\$1,007	DOM	164				



40-46 24TH ST #5A

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,475,000	INITIAL	\$1,475,000
SQFT	1,022	PPSF	\$1,444	BEDS	2	BATHS	2
FEES	\$2,002	DOM	122				



22-26 43RD ST

Astoria

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,000	INITIAL	\$1,399,000
SQFT	1,240	PPSF	\$1,128	BEDS	3	BATHS	2
FEES	\$619	DOM	35				



154-05 24TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,304	PPSF	\$959	BEDS	4	BATHS	3
FEES	\$742	DOM	10				

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