

COMPASS

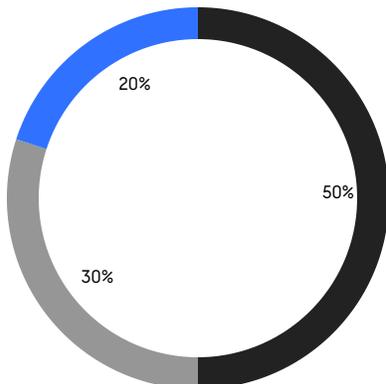
QUEENS WEEKLY LUXURY REPORT



5-09 48TH AVE, UNIT 3M

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHEASTERN QUEENS
- NORTHWESTERN QUEENS
- CENTRAL QUEENS



10

CONTRACTS SIGNED
THIS WEEK

\$17,659,417

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 10 contracts signed this week, made up of 4 condos, and 6 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$1,765,942

AVERAGE ASKING PRICE

\$1,580,000

MEDIAN ASKING PRICE

\$1,079

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$17,659,417

TOTAL VOLUME

62

AVERAGE DAYS ON MARKET

160-25 10th Avenue in Beechhurst entered contract this week, with a last asking price of \$3,998,000. Built in 2019, this custom brick single-family house spans approximately 4,000 square feet with 5 beds and 7 baths. It features high ceilings, radiant heated floors throughout, a gourmet kitchen with high-end appliances and custom cabinetry, custom millwork, a large, fully-finished basement, and much more.

Also signed this week was Unit 5809 at 3 Court Square in Long Island City, with a last asking price of \$1,904,417. Built in 2019, this condo unit spans 975 square feet with 2 beds and 2 baths. It features engineered wood flooring throughout, southern city views, an L-shaped kitchen with quartz slab countertops and abundant cabinet space, an oversized primary bedroom with a wall of closets and ensuite bath, and much more. The building provides a state-of-the-art fitness center and swimming pool, storage, a lounge and social room, a terrace, and many other amenities.

4

CONDO DEAL(S)

0

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$1,653,605

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,840,834

AVERAGE ASKING PRICE

\$1,657,500

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,454,500

MEDIAN ASKING PRICE

\$1,442

AVERAGE PPSF

\$838

AVERAGE PPSF

1,177

AVERAGE SQFT

2,128

AVERAGE SQFT



160-25 10TH AVE

Beechhurst

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,998,000	INITIAL	\$3,998,000
SQFT	4,000	PPSF	\$1,000	BEDS	5	BATHS	7
FEES	\$1,300	DOM	116				



3 COURT SQUARE #5809

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,904,417	INITIAL	\$1,904,417
SQFT	975	PPSF	\$1,953	BEDS	2	BATHS	2
FEES	\$2,238	DOM	1				



22-54 46TH ST #405

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,665,000	INITIAL	\$1,665,000
SQFT	1,408	PPSF	\$1,183	BEDS	3	BATHS	2
FEES	\$1,575	DOM	N/A				



38-08 UNION ST #8G

Flushing

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,650,000	INITIAL	\$1,650,000
SQFT	1,283	PPSF	\$1,287	BEDS	3	BATHS	2
FEES	\$1,405	DOM	122				



68-54 FLEET ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,600,000	INITIAL	\$1,600,000
SQFT	1,800	PPSF	\$889	BEDS	3	BATHS	3
FEES	\$806	DOM	50				



214-37 38TH AVE

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,560,000	INITIAL	\$1,650,000
SQFT	2,016	PPSF	\$774	BEDS	6	BATHS	4
FEES	\$795	DOM	97				

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5-26 47TH AVE #3A

Long Island City

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$1,395,000	INITIAL	\$1,395,000
SQFT	1,040	PPSF	\$1,342	BEDS	2	BATHS	2
FEES	\$1,905	DOM	58				



6902 FLEET ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,349,000	INITIAL	\$1,349,000
SQFT	1,600	PPSF	\$844	BEDS	3	BATHS	1.5
FEES	\$930	DOM	N/A				



75-64 184TH ST

Utopia

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,000	INITIAL	\$1,288,000
SQFT	1,700	PPSF	\$758	BEDS	4	BATHS	2.5
FEES	\$899	DOM	19				



75-11 173RD ST

Hillcrest

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,650	PPSF	\$758	BEDS	3	BATHS	3
FEES	\$805	DOM	27				

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