

COMPASS

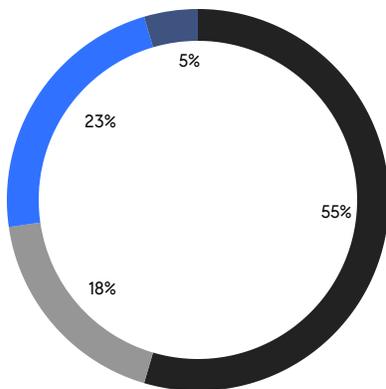
QUEENS WEEKLY LUXURY REPORT



5-09 48TH AVE, UNIT 3M

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHEASTERN QUEENS
- SOUTHEASTERN QUEENS
- CENTRAL QUEENS
- NORTHWESTERN QUEENS



22

CONTRACTS SIGNED
THIS WEEK

\$34,122,500

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 22 contracts signed this week, made up of 2 condos, and 20 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$1,551,023

AVERAGE ASKING PRICE

\$1,397,500

MEDIAN ASKING PRICE

\$766

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$34,122,500

TOTAL VOLUME

65

AVERAGE DAYS ON MARKET

162-03 14th Avenue in Beechhurst entered contract this week, with a last asking price of \$2,598,000. Originally built in 1945, this single-family house spans approximately 4,800 square feet with 5 beds and 4 baths. It features a formal living room, a family room with wood-burning fireplace, a gourmet eat-in kitchen with outdoor access, a private patio, a primary bedroom with bridge views and en-suite bath, an attached garage and gated driveway, and much more.

Also signed this week was 14-54 159th Street in Beechhurst, with a last asking price of \$2,380,000. This brick colonial house spans approximately 4,000 square feet with 5 beds and 5.5 baths. It features a grand foyer with 22-foot ceilings, a formal dining room, a family room and formal living room, a primary bedroom with en-suite bath and walk-in closet, a large gourmet kitchen with marble center island, and much more.

2

CONDO DEAL(S)

0

CO-OP DEAL(S)

20

TOWNHOUSE DEAL(S)

\$1,349,250

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,571,200

AVERAGE ASKING PRICE

\$1,349,250

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,397,500

MEDIAN ASKING PRICE

\$1,364

AVERAGE PPSF

\$707

AVERAGE PPSF

990

AVERAGE SQFT

2,410

AVERAGE SQFT



162-03 14TH AVE

Beechhurst

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,598,000	INITIAL	\$2,598,000
SQFT	4,800	PPSF	\$541	BEDS	5	BATHS	4
FEES	\$1,330	DOM	14				



14-54 159TH ST

Beechhurst

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,380,000	INITIAL	\$2,380,000
SQFT	4,000	PPSF	\$595	BEDS	5	BATHS	5.5
FEES	\$1,318	DOM	371				



80-85 CHEVY CHASE ST

Jamaica Estates

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,999,000	INITIAL	\$1,999,000
SQFT	1,900	PPSF	\$1,052	BEDS	3	BATHS	3
FEES	\$1,190	DOM	48				



56-37 210TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,888,000	INITIAL	\$2,388,000
SQFT	3,713	PPSF	\$508	BEDS	3	BATHS	4
FEES	\$1,270	DOM	113				



154-26 RIVERSIDE DR

Beechhurst

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,800,000	INITIAL	\$2,059,000
SQFT	2,496	PPSF	\$721	BEDS	6	BATHS	5
FEES	\$1,619	DOM	169				



51-11 BROWVALE LANE

Little Neck

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,600,000	INITIAL	\$1,888,000
SQFT	3,750	PPSF	\$427	BEDS	5	BATHS	5
FEES	\$1,571	DOM	96				

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85-09 RADNOR ST

Jamaica Estates

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,599,000	INITIAL	\$1,599,000
SQFT	1,680	PPSF	\$952	BEDS	3	BATHS	4
FEES	\$916	DOM	1				



162-07 CRYDERS LN

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,575,000	INITIAL	\$1,575,000
SQFT	1,760	PPSF	\$895	BEDS	3	BATHS	2.5
FEES	\$941	DOM	33				



181-38 MIDLAND PKWY

Jamaica Estates

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,495,000	INITIAL	\$1,495,000
SQFT	2,172	PPSF	\$688	BEDS	3	BATHS	3
FEES	\$1,123	DOM	1				



34-41 84TH ST

Jackson Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,400,000	INITIAL	\$1,400,000
SQFT	1,375	PPSF	\$1,019	BEDS	4	BATHS	2.5
FEES	\$750	DOM	16				



16-24 JEFFERSON AVE #2B

Ridgewood

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,400,000	INITIAL	\$1,070,000
SQFT	1,020	PPSF	\$1,373	BEDS	3	BATHS	2
FEES	\$1,194	DOM	15				



80-19 UTOPIA PKWY

Jamaica Estates

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,395,000	INITIAL	\$1,395,000
SQFT	1,632	PPSF	\$855	BEDS	3	BATHS	3
FEES	\$942	DOM	127				

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38-09 205TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,488,000
SQFT	2,633	PPSF	\$528	BEDS	4	BATHS	2.5
FEES	\$800	DOM	42				



69-01 GROTON ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,329,000	INITIAL	\$1,329,000
SQFT	1,448	PPSF	\$918	BEDS	3	BATHS	1.5
FEES	\$843	DOM	41				



33-04 210TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,320,000	INITIAL	\$1,320,000
SQFT	2,162	PPSF	\$611	BEDS	4	BATHS	1.5
FEES	\$683	DOM	10				



76-37 266TH ST

Glen Oaks

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,299,000
SQFT	2,000	PPSF	\$650	BEDS	5	BATHS	4
FEES	\$711	DOM	36				



27-23 CRESCENT ST #PHA

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,298,500	INITIAL	\$1,298,500
SQFT	959	PPSF	\$1,355	BEDS	1	BATHS	1
FEES	\$1,097	DOM	N/A				



32-22 153RD ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,289,000	INITIAL	\$1,325,000
SQFT	2,320	PPSF	\$556	BEDS	4	BATHS	3
FEES	\$800	DOM	47				

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27-41 168TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,280,000	INITIAL	\$1,280,000
SQFT	2,610	PPSF	\$490	BEDS	5	BATHS	3
FEES	N/A	DOM	44				



98-09 74TH AVE

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,280,000	INITIAL	\$1,310,999
SQFT	1,532	PPSF	\$836	BEDS	3	BATHS	2
FEES	\$803	DOM	85				



38-12 211TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,260,000	INITIAL	\$1,260,000
SQFT	1,560	PPSF	\$808	BEDS	3	BATHS	3
FEES	\$833	DOM	14				



52-19 69TH ST

Maspeth

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	2,640	PPSF	\$474	BEDS	4	BATHS	2.5
FEES	\$590	DOM	31				

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