Weekly Report on Residential Contracts \$1M and Above

NOV 15 - 21, 2021

The Long Island City luxury real estate market, defined as all properties priced \$1M and above, saw 6 contracts signed this week, made up of 6 condos. The previous week saw 0 deals. For more information or data, please reach out to a Compass agent.

\$1,387,896	\$1,391,644	\$1,362
Average Asking Price	Median Asking Price	Average PPSF
0%	\$8,327,376	187
Average Discount	Total Volume	Average Days On Market

Unit 4408 at Skyline Tower, located at 3 Court Square in Hunters Point, entered contract this week, with a last asking price of \$1,519,200. Built in 2019, this condo spans 964 square feet with 2 beds and 2 baths. It features white oak engineered flooring throughout, a double exposure living room with oversized windows, an L-shaped kitchen with quartz slab countertops and backsplash, high-end appliances, a primary bedroom with a spa-inspired bath, and much more. The building provides a number of amenities, including a state-of-the-art fitness center, a steam room, a full-time doorman, a business center, and more.

Also signed this week was Unit G2C at 5-25 47th Road in Hunters Point, with a last asking price of \$1,440,000. Built in 2018, this condo spans 1,226 square feet with 2 beds and 2 baths. It features a 63 square foot private balcony, 9-foot ceilings, brick interior walls, rustic wood floors, expansive windows, a 173 square foot private roof deck, and much more. The building provides an on-site parking garage, private storage rooms, bicycle storage, a fitness center, a virtual doorman, and many other amenities.

0	0
Co-op Deal(s)	Townhouse Deal(s)
\$0	\$0
Average Asking Price	Average Asking Price
\$0	\$0
Median Asking Price	Median Asking Price
N/A	\$0
Average PPSF	Average PPSF
N/A	0
Average SqFt	Average SqFt
	Co-op Deal(s) \$0 Average Asking Price \$0 Median Asking Price N/A Average PPSF N/A

COMPASS DEVELOPMENT MARKETING GROUP

Type Condo Status Contract Ask \$1,519,200 SqFt 964 Beds 2 Boths 2 PPSF \$1,576 Fees \$1,379 DOM N/A Image: Subscript of the status in t		SKYL	SKYLINE TOWER (3 CT SQ) #4408				Point		
PPSF\$1,576Fees\$1,379DOMN/AS25 47 RD #G2CHunters PointTypeCondoStatusContractAsk\$1,440,000SqFt1,226Beds2DOM398SKYLINE TOWER (3 CT SQ) #2303Hunters PointTypeCondoStatusContractAsk\$1,433,288SqFt992Beds2Baths2PSF\$1,445Fees\$1,419DOM240VERNONAT (47-01 VERNON BLVD) #4EHunters PointTypeCondoStatusContractAsk\$1,350,000SqFt835Beds2Baths2PSF\$1,617Fees\$1,291DOM207TypeCondoStatusContractSqft1093Beds2Baths2PSF\$1,199Fees\$1,217DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,309,888Baths2DOM21DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,275,000Sqft1,100Beds2Baths22		Туре	Condo	Status	Contract	Ask	\$1,519,200		
S25 47 RD #G2CHunters PointTypeCondoStatusContractAsk\$1,440,000Sqft1,226Beds2Baths2PSF\$1,175Fees\$1,626DOM398SKVLINE TOWER (3 CT SQ) #2303Hunters PointTypeCondoStatusContractAsk\$1,433,288Sqft992Beds2DOM240PSF\$1,445Fees\$1,419DOM240VERNONAT (47-01 VERNON BLVD) #4EHunters PointTypeCondoStatusContractAsk\$1,350,000Sqft835Beds2Baths2PSF\$1,617Fees\$1,291DOM207StatusContractAsk\$1,309,888Sqft1093Beds2Baths2PSF\$1,199Fees\$1,217DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,209,888Baths2DOM21DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,275,000Sqft1,100Beds2Baths2DOM21		SqFt	964	Beds	2	Baths	2		
Type Condo Status Contract Ask \$1,440,000 Seff 1 1.226 Beds 2 DOM 398 Sight 1.226 Beds 2 DOM 398 SKYLINE TOWER (3 CT SQ) #2303 Hunters Point Type Condo Status Contract Ask \$1,433,288 SqFt 992 Beds 2 Baths 2 PPSF \$1,445 Fees \$1,419 DOM 240 VERNON47 (47-01 VERNON BLVD) #4E Hunters Point Type Condo Status Contract Ask \$1,350,000 Stat Contract Ask \$1,350,000 Status Contract Ask \$1,309,888 PPSF \$1,617 Fees \$1,291 DOM 207 WER Condo Status Contract Ask \$1,309,888 Beds 2 Boths 2 DOM 21 MURANO (5-19 BORDEN AVE) #6E Hunters Point Type Condo Status Contract <th co<="" th=""><th></th><th>PPSF</th><th>\$1,576</th><th>Fees</th><th>\$1,379</th><th>DOM</th><th>N/A</th></th>	<th></th> <th>PPSF</th> <th>\$1,576</th> <th>Fees</th> <th>\$1,379</th> <th>DOM</th> <th>N/A</th>		PPSF	\$1,576	Fees	\$1,379	DOM	N/A	
Type Condo Status Contract Ask \$1,440,000 SqFt 1.226 Beds 2 DOM 398 SKYLINE TOWER (3 CT SQ) #2303 Hunters Point Type Condo Status Contract Ask \$1,433,288 SKYLINE TOWER (3 CT SQ) #2303 Hunters Point Type Condo Status Contract Ask \$1,433,288 SKYLINE TOWER (47-01 VERNON BLVD) #4E Hunters Point Type Condo Status Contract Ask \$1,433,288 SqFt 992 Beds 2 Baths 2 PPSF \$1,445 Fees \$1,419 DOM 240 VERNON47 (47-01 VERNON BLVD) #4E Hunters Point Type Condo Status Contract Ask \$1,350,000 Statu Condo Status Contract Ask \$1,309,888 Status Contract Ask \$1,309,888 Beds 2 Bdths 2 DOM 21 Image: point Type Condo									
Super Supe	÷	525	47 RD #G2C			Hunters	Hunters Point		
PPSF\$1,175Fees\$1,626DOM398SKYLINE TOWER (3 CT SQ) #2303Hunters PointTypeCondoStatusContractAsk\$1,433,288SqFt992Beds2Boths2PPSF\$1,445Fees\$1,419DOM240VERNONAT (47-01 VERNON BLVD) #4EHunters PointTypeCondoStatusContractAsk\$1,350,000SqFt835Beds2Boths2PPSF\$1,617Fees\$1,291DOM207TypeCondoStatusContractSqFt835Beds2Boths2PPSF\$1,617Fees\$1,291DOM207TypeCondoSqFt1,093Beds2Boths2PPSF\$1,199Fees\$1,217DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,309,888SqFt1,003Beds2Boths2PPSF\$1,199Fees\$1,217DOM21		Туре	Condo	Status	Contract	Ask	\$1,440,000		
SKYLINE TOWER (3 CT SQ) #2303 Hunters Point Type Condo Status Contract Ask \$1,433,288 SqFt 992 Beds 2 Baths 2 PPSF \$1,445 Fees \$1,419 DOM 240 Image: SqFt 992 Beds 2 DOM 240 Image: SqFt \$1,445 Fees \$1,419 DOM 240 Image: SqFt 835 Beds 2 DOM 207 Image: SqFt 835 Beds 2 DOM 207 Image: SqFt 1093 Beds 2 Boths 2 Image: SqFt 1093 Beds 2 Boths 2 Image: SqFt 1093 Beds 2 DOM 21 Image: SqFt 109 Fees <		SqFt	1,226	Beds	2	Baths	2		
Number of the colspan="4">Notice of the colspan="4">Number of the c		PPSF	\$1,175	Fees	\$1,626	DOM	398		
VERNON 2 trouble to the true to true to the true		SKVI		3 67 50)	#2303	Hunters	Point		
Suff PSF992 $PPSF$ Beds2 $Fees$ Baths2 DOM VERNON47(47-01 VERNON BLVD)#4EHuntersPointTypeCondo SqftStatusContract BedsAsk\$1,350,000Sqft835 PSFBeds2 BothsBaths2 DOMTypeCondo SqftStatusContract PSFAsk\$1,350,000Sqft835 PSFBeds2 DOMDOM207StatusContract SqftAsk\$1,309,888Sqft1,093 PSFBeds2 BothsDOM21MURANO (5-19 BORDEN AVE)#6EHuntersPointType SqftCondo SqftStatus StatusContract ContractAsk\$1,309,888MURANO Sqft1,100Beds2DOM21	T		-						
PPSF\$1,445Fees\$1,419DOM240VERNON47 (47-01 VERNON BLVD) #4EHunters PointTypeCondoStatusContractAsk\$1,350,000SqFt835Beds2Baths2PPSF\$1,617Fees\$1,291DOM207STAR TOWER (27-17 42 RD) #5AHunters PointTypeCondoStatusContractAsk\$1,309,888SqFt1,093Beds2Baths2PPSF\$1,199Fees\$1,217DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,275,000SqFt1,100Beds2Baths2									
VERNON 47 (47-01 VERNON BLVD) #4EHunters PointTypeCondoStatusContractAsk\$1,350,000SqFt835Beds2Baths2PPSF\$1,617Fees\$1,291DOM207STAR TOWER (27-17 42 RD) #5AHunters PointTypeCondoStatusContractAsk\$1,309,888SqFt1,093Beds2Baths2PPSF\$1,199Fees\$1,217DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,275,000SqFt1,100Beds2Baths2		-							
Type SqFtCondo 835 PPSFStatus 835 PPSFContract $8ds$ Ask 2 Pees\$1,350,000 BathsBeds 2 DOMSTAR TOWER (27-17 42 RD) #5AHunters PointType SqFtCondo $1,093$ PPSFStatus BedsContract 2 PeesAsk $1,217$ \$1,309,888 BathsMURANO (5-19 BORDEN AVE) #6EMURANO (5-19 BORDEN AVE) #6EHunters Point Type StatusType SqFtCondo $1,100$ Status BedsContract 2 Ask SqFt\$1,275,000 BathsStatus 2		PPSF	\$1,445	Fees	\$1,419	DOM	240		
No. Sore Ft 835 Beds 2 Baths 2 PPSF \$1,617 Fees \$1,291 DOM 207 STAR TOWER (27-17 42 RD) # 5A Hunters Point Type Condo Status Contract Ask \$1,309,888 SqFt $1,093$ Beds 2 Baths 2 PPSF \$1,199 Fees \$1,217 DOM 21 MURANO (5-19 BORDEN AVE) # 6E Hunters Point Type Condo Status Contract Ask \$1,275,000 SqFt $1,100$ Beds 2 Baths 2		VERM	NON47 (47-01	VERNON	BLVD) #4E	Hunters	Point		
PPSF\$1,617Fees\$1,291DOM207STAR TOWER (27-17 42 RD) #5AHunters PointTypeCondoStatusContractAsk\$1,309,888SqFt1,093Beds2Baths2PPSF\$1,199Fees\$1,217DOM21MURANO (5-19 BORDEN AVE) #6EHunters PointTypeCondoStatusContractAsk\$1,275,000SqFt1,100Beds2Baths2		Туре	Condo	Status	Contract	Ask	\$1,350,000		
STAR TOWER (27-17 42 RD) #5A Hunters Point Type Condo Status Contract Ask \$1,309,888 SqFt 1,093 Beds 2 Baths 2 PPSF \$1,199 Fees \$1,217 DOM 21 Image: Status Contract Ask \$1,217 Status Contract MURANO (5-19 BORDEN AVE) #6E Hunters Point Type Condo Status Contract Ask \$1,275,000 SqFt 1,100 Beds 2 Baths 2		SqFt	835	Beds	2	Baths	2		
Type Condo Status Contract Ask \$1,309,888 SqFt 1,093 Beds 2 Baths 2 PPSF \$1,199 Fees \$1,217 DOM 21 MURANO (5-19 BORDEN AVE) #6E Hunters Point Type Condo Status Contract Ask \$1,275,000 SqFt 1,100 Beds 2 Baths 2		PPSF	\$1,617	Fees	\$1,291	DOM	207		
SqFt 1,093 Beds 2 Baths 2 PPSF \$1,199 Fees \$1,217 DOM 21 MURANO (5-19 BORDEN AVE) # 6 E Hunters Point Type Condo Status Contract Ask \$1,275,000 SqFt 1,100 Beds 2 Baths 2	el Wei Feast Realty team: 718-685-291	STAR	TOWER (27-	17 42 RD)	#5A	Hunters	Point		
SqFt 1,093 Beds 2 Baths 2 PPSF \$1,199 Fees \$1,217 DOM 21 MURANO (5-19 BORDEN AVE) #6E Hunters Point Type Condo Status Contract Ask \$1,275,000 SqFt 1,100 Beds 2 Baths 2						Ask	\$1,309,888		
PPSF \$1,199 Fees \$1,217 DOM 21 MURANO (5-19 BORDEN AVE) #6E Hunters Point Type Condo Status Contract Ask \$1,275,000 SqFt 1,100 Beds 2 Baths 2	MELLER		1,093	Beds	2	Baths			
Type Condo Status Contract Ask \$1,275,000 SqFt 1,100 Beds 2 Baths 2									
SqFt 1,100 Beds 2 Baths 2		MUR	ANO (5-19 BC	RDEN AV	E) #6E	Hunters	Point		
		Туре	Condo	Status	Contract	Ask	\$1,275,000		
			1,100	Beds	2	Baths	2		
		PPSF	\$1,160	Fees	\$1,101	DOM	68		

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.