

**FEB 20 - 26, 2023**

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 19 contracts signed this week, made up of 6 condos, and 13 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

**\$1,643,049**

Average Asking Price

**\$1,499,500**

Median Asking Price

**\$1,031**

Average PPSF

**5%**

Average Discount

**\$31,217,920**

Total Volume

**165**

Average Days On Market

57-39 Lawrence Street in Queensboro Hill entered contract this week, with a last asking price of \$2,498,000. Built in 2023, this new construction house offers 8 beds and 6 full baths. It features a large garage, a 10-foot private driveway, a fully-finished basement with separate entrance, a large backyard, and much more.

Also signed this week was 25-39 41st Street in Astoria, with a last asking price of \$2,250,000. Originally built in 1925, this home spans approximately 3,200 square feet with 5 beds and 3 full baths. It features a 60x100-foot lot, a brick facade and entrance, front landscaping, easy-access parking, an outdoor terrace on the upper level, and much more.

**6**

Condo Deal(s)

**0**

Co-op Deal(s)

**13**

Townhouse Deal(s)

**\$1,563,923**

Average Asking Price

**\$0**

Average Asking Price

**\$1,679,569**

Average Asking Price

**\$1,477,521**

Median Asking Price

**\$0**

Median Asking Price

**\$1,499,500**

Median Asking Price

**\$1,506**

Average PPSF

**N/A**

Average PPSF

**\$746**

Average PPSF

**1,038**

Average SqFt

**N/A**

Average SqFt

**2,480**

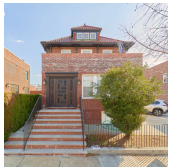
Average SqFt



### 57-39 LAWRENCE ST

Queensboro Hill

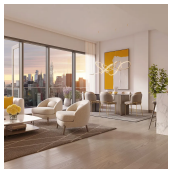
Type	Townhouse	Status	Contract	Ask	\$2,498,000
SqFt	N/A	Beds	8	Baths	6
PPSF	N/A	Fees	\$1,060	DOM	72



### 25-39 41ST ST

Astoria

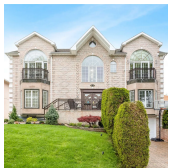
Type	Townhouse	Status	Contract	Ask	\$2,250,000
SqFt	N/A	Beds	5	Baths	3
PPSF	N/A	Fees	\$1,024	DOM	N/A



### 45-30 PEARSON ST #PH2C

Hunters Point

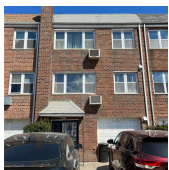
Type	Condo	Status	Contract	Ask	\$2,235,000
SqFt	1,351	Beds	3	Baths	2
PPSF	\$1,655	Fees	\$2,278	DOM	2



### 64-14 213TH ST

Oakland Gardens

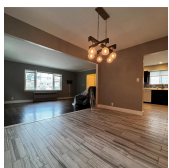
Type	Townhouse	Status	Contract	Ask	\$2,198,000
SqFt	3,288	Beds	5	Baths	5
PPSF	\$668	Fees	\$1,351	DOM	158



### 142-31 HORACE HARDING EXPRESSWAY

Queensboro Hill

Type	Townhouse	Status	Contract	Ask	\$1,888,888
SqFt	2,655	Beds	5	Baths	4
PPSF	\$711	Fees	\$834	DOM	329



### 43-41 MURRAY ST

Flushing

Type	Townhouse	Status	Contract	Ask	\$1,800,000
SqFt	2,700	Beds	6	Baths	3
PPSF	\$667	Fees	\$986	DOM	200

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### 3-34 PARSONS BLVD

Whitestone

Type	Townhouse	Status	Contract
Sqft	2,350	Beds	4
PPSF	\$764	Fees	\$1,267

Ask	\$1,795,000
Baths	2
DOM	436



### 3 COURT SQUARE #1202

Hunters Point

Type	Condo	Status	Contract
Sqft	997	Beds	2
PPSF	\$1,584	Fees	\$2,161

Ask	\$1,578,492
Baths	2
DOM	277

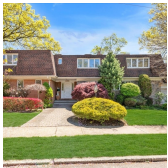


### 3 COURT SQUARE #3203

Hunters Point

Type	Condo	Status	Contract
Sqft	992	Beds	2
PPSF	\$1,543	Fees	\$2,178

Ask	\$1,530,041
Baths	1
DOM	301



### 37-05 EAST DR

Douglaston

Type	Townhouse	Status	Contract
Sqft	4,411	Beds	5
PPSF	\$340	Fees	\$1,607

Ask	\$1,499,500
Baths	5
DOM	295

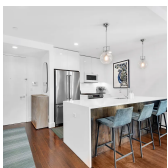


### 32-48 69TH ST

Jackson Heights

Type	Townhouse	Status	Contract
Sqft	3,000	Beds	7
PPSF	\$483	Fees	\$887

Ask	\$1,450,000
Baths	3
DOM	120



### 11-25 45TH AVE #4B

Hunters Point

Type	Condo	Status	Contract
Sqft	1,085	Beds	2
PPSF	\$1,314	Fees	\$783

Ask	\$1,425,000
Baths	2
DOM	63

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### 2-40 51ST AVE #3M

#### Hunters Point

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$1,395,000
<b>Sqft</b>	1,032	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,352	<b>Fees</b>	\$1,792	<b>DOM</b>	106



### 161-11 87TH ST

#### Rockwood Park

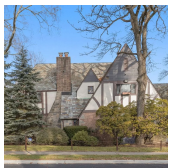
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$1,299,000
<b>Sqft</b>	2,220	<b>Beds</b>	4	<b>Baths</b>	2
<b>PPSF</b>	\$585	<b>Fees</b>	\$720	<b>DOM</b>	164



### 39-42 48TH ST

#### Sunnyside

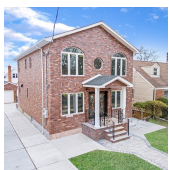
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$1,298,000
<b>Sqft</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$548	<b>DOM</b>	20



### 163-03 33RD AVE

#### Murray Hill

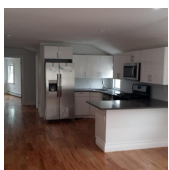
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$1,298,000
<b>Sqft</b>	1,531	<b>Beds</b>	4	<b>Baths</b>	3
<b>PPSF</b>	\$848	<b>Fees</b>	\$917	<b>DOM</b>	19



### 82-36 261ST ST

#### Floral Park

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$1,280,000
<b>Sqft</b>	1,900	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$674	<b>Fees</b>	\$762	<b>DOM</b>	47

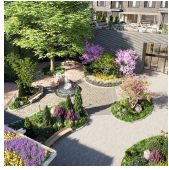


### 130-34 176TH PL

#### Saint Albans

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$1,279,999
<b>Sqft</b>	744	<b>Beds</b>	8	<b>Baths</b>	4
<b>PPSF</b>	\$1,720	<b>Fees</b>	\$304	<b>DOM</b>	233

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### 45-30 PEARSON ST #PH3D

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	771	<b>Beds</b>	2
<b>PPSF</b>	\$1,583	<b>Fees</b>	\$1,273

### Hunters Point

<b>Ask</b>	\$1,220,000
<b>Baths</b>	1
<b>DOM</b>	113

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