

APR 03 - 09, 2023

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 24 contracts signed this week, made up of 7 condos, 1 coop, and 16 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

**\$1,590,085**

Average Asking Price

**\$1,449,500**

Median Asking Price

**\$936**

Average PPSF

**2%**

Average Discount

**\$38,162,022**

Total Volume

**116**

Average Days On Market

46 Wendover Road in Forest Hills entered contract this week, with a last asking price of \$2,599,000. Originally built in 1920, this fully-renovated home spans 3,126 square feet with 4 beds and 2 full baths. It features stained glass transoms, a wood-burning fireplace, original moldings throughout, new windows, new plumbing, a central air system, a finished basement with separate laundry room, pebblestone walkways and driveway, a terrace and balcony, and much more.

Also signed this week was 69-48 Cloverdale Boulevard in Oakland Gardens, with a last asking price of \$1,998,800. Originally built in 1950, this home spans approximately 2,400 square feet with 6 beds and 4 full baths. It features a finished basement with an additional bathroom, central HVAC, an open-concept kitchen, a separate garage, a grass backyard, hardwood floors, recessed lighting, and much more.

**7**

Condo Deal(s)

**1**

Co-op Deal(s)

**16**

Townhouse Deal(s)

**\$1,558,461**

Average Asking Price

**\$1,395,000**

Average Asking Price

**\$1,616,113**

Average Asking Price

**\$1,320,000**

Median Asking Price

**\$1,395,000**

Median Asking Price

**\$1,535,000**

Median Asking Price

**\$1,508**

Average PPSF

**\$997**

Average PPSF

**\$682**

Average PPSF

**1,031**

Average SqFt

**1,400**

Average SqFt

**2,598**

Average SqFt



### 46 WENDOVER RD

Forest Hills

Type	Townhouse	Status	Contract
SqFt	3,126	Beds	4
PPSF	\$832	Fees	\$1,193

Ask	\$2,599,000
Baths	3.5
DOM	149



### 69-48 CLOVERDALE BLVD

Oakland Gardens

Type	Townhouse	Status	Contract
SqFt	2,400	Beds	6
PPSF	\$833	Fees	\$729

Ask	\$1,998,800
Baths	5
DOM	59



### 3 COURT SQ #6202

Hunters Point

Type	Condo	Status	Contract
SqFt	985	Beds	2
PPSF	\$2,014	Fees	\$2,135

Ask	\$1,983,428
Baths	2
DOM	38

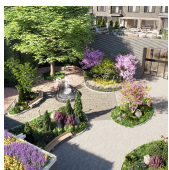


### 35-12 203RD ST

Auburndale

Type	Townhouse	Status	Contract
SqFt	1,288	Beds	6
PPSF	\$1,491	Fees	\$773

Ask	\$1,920,000
Baths	5
DOM	156

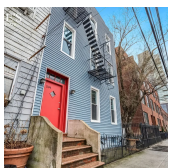


### 45-30 PEARSON ST #PH4A

Hunters Point

Type	Condo	Status	Contract
SqFt	1,227	Beds	2
PPSF	\$1,557	Fees	\$2,096

Ask	\$1,910,000
Baths	2
DOM	N/A



### 5-34 47TH AVE

Hunters Point

Type	Townhouse	Status	Contract
SqFt	4,850	Beds	6
PPSF	\$392	Fees	N/A

Ask	\$1,900,000
Baths	3
DOM	20

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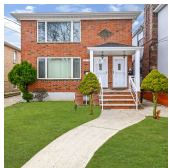


### 45-30 PEARSON ST #PH3A

Hunters Point

Type	Condo	Status	Contract
Sqft	1,227	Beds	2
PPSF	\$1,516	Fees	\$2,096

Ask	\$1,860,000
Baths	2
DOM	N/A

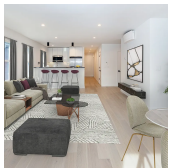


### 22-18 RYAN ST

Whitestone

Type	Townhouse	Status	Contract
Sqft	2,750	Beds	6
PPSF	\$673	Fees	\$996

Ask	\$1,850,000
Baths	4
DOM	24

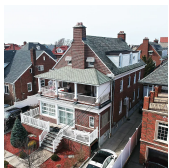


### 90-17 55TH AVE

Elmhurst

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	6
PPSF	\$750	Fees	\$8,651

Ask	\$1,799,000
Baths	4
DOM	274

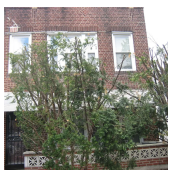


### 187 BEACH 133RD ST

Belle Harbor

Type	Multihouse	Status	Contract
Sqft	4,500	Beds	6
PPSF	\$356	Fees	N/A

Ask	\$1,599,000
Baths	6
DOM	18



### 32-73 33RD ST

Astoria

Type	Townhouse	Status	Contract
Sqft	2,560	Beds	5
PPSF	\$613	Fees	\$790

Ask	\$1,570,000
Baths	3
DOM	92



### 3-45 BEACH 142ND ST

Neponsit

Type	Townhouse	Status	Contract
Sqft	1,828	Beds	4
PPSF	\$821	Fees	\$938

Ask	\$1,500,000
Baths	1.5
DOM	35

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### 50-32 UTOPIA PKWY

Flushing

Type	Townhouse	Status	Contract
Sqft	1,632	Beds	6
PPSF	\$857	Fees	\$796

Ask	\$1,399,000
Baths	5
DOM	14



### 42-14 CRESCENT ST #PHA

Hunters Point

Type	Coop	Status	Contract
Sqft	1,400	Beds	2
PPSF	\$997	Fees	N/A

Ask	\$1,395,000
Baths	2
DOM	26

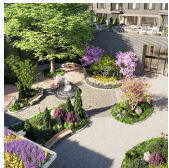


### 45-30 PEARSON ST #6C

Hunters Point

Type	Condo	Status	Contract
Sqft	947	Beds	2
PPSF	\$1,394	Fees	\$1,588

Ask	\$1,320,000
Baths	2
DOM	N/A



### 45-30 PEARSON ST #5C

Hunters Point

Type	Condo	Status	Contract
Sqft	947	Beds	2
PPSF	\$1,373	Fees	\$1,588

Ask	\$1,300,000
Baths	2
DOM	N/A



### 80-50 208TH ST

Oakland Gardens

Type	Townhouse	Status	Contract
Sqft	2,630	Beds	4
PPSF	\$494	Fees	\$1,030

Ask	\$1,300,000
Baths	4
DOM	140



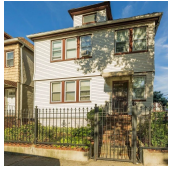
### 6-91 EMPIRE AVE

Far Rockaway

Type	Townhouse	Status	Contract
Sqft	2,509	Beds	4
PPSF	\$518	Fees	\$893

Ask	\$1,300,000
Baths	4
DOM	105

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### 37-15 92ND ST

Type	Townhouse	Status	Contract
Sqft	2,105	Beds	3
PPSF	\$618	Fees	\$734

Jackson Heights	
Ask	\$1,300,000
Baths	1
DOM	49



### 166 BEACH 128TH ST

Type	Townhouse	Status	Contract
Sqft	2,400	Beds	5
PPSF	\$540	Fees	\$845

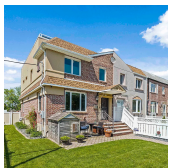
Belle Harbor	
Ask	\$1,295,000
Baths	3
DOM	168



### 45-30 PEARSON ST #4C

Type	Condo	Status	Contract
Sqft	947	Beds	2
PPSF	\$1,352	Fees	\$1,588

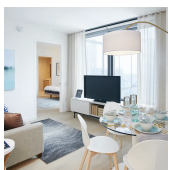
Hunters Point	
Ask	\$1,280,000
Baths	2
DOM	N/A



### 63-78 76TH ST

Type	Townhouse	Status	Contract
Sqft	2,086	Beds	3
PPSF	\$613	Fees	\$770

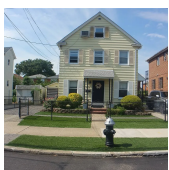
Middle Village	
Ask	\$1,278,000
Baths	3
DOM	315



### 3 COURT SQ #1905

Type	Condo	Status	Contract
Sqft	932	Beds	2
PPSF	\$1,348	Fees	\$2,006

Hunters Point	
Ask	\$1,255,794
Baths	2
DOM	321



### 46-30 161ST ST

Type	Townhouse	Status	Contract
Sqft	2,500	Beds	4
PPSF	\$500	Fees	\$676

Flushing	
Ask	\$1,250,000
Baths	2
DOM	199

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