

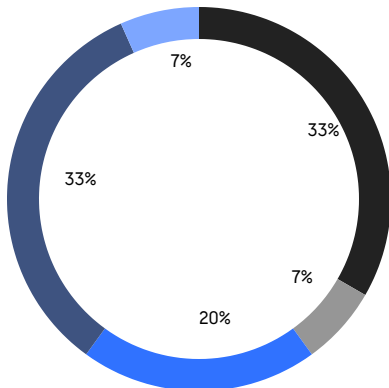
QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

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



15

CONTRACTS SIGNED
THIS WEEK

\$26,309,449

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 15 contracts signed this week, made up of 5 condos, and 10 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$1,753,964

AVERAGE ASKING PRICE

\$1,625,000

MEDIAN ASKING PRICE

\$1,080

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$26,309,449

TOTAL VOLUME

128

AVERAGE DAYS ON MARKET

Unit 5511 at 3 Court Square in Long Island City entered contract this week, with a last asking price of \$2,859,448. Built in 2019, this condo unit spans 1,326 square feet with 3 beds and 2 full baths. It features a southwestern exposure, panoramic city and river views, white oak engineered flooring, wall-style windows, a chef-inspired kitchen with high-end appliances and quartz counters and backsplash, and much more. The building provides a state-of-the-art fitness center, a spa with sauna and steam rooms, a social lounge and terrace, parking, and many other amenities.

Also signed this week was 85-16 Chevy Chase Street in Jamaica Estates, with a last asking price of \$2,650,000. Originally built in 1940, this single-family house spans 2,880 square feet with 6 beds and 4 full baths. It features a tiered paver front entrance, wrought iron fencing with brick pillars, a living room with wood-burning fireplace, a formal dining room, a gourmet eat-in kitchen, a primary bedroom with en-suite bath, a landscaped front yard, solar panels, a well-maintained back yard, and much more.

5

CONDO DEAL(S)

0

CO-OP DEAL(S)

10

TOWNHOUSE DEAL(S)

\$1,810,290

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,725,800

AVERAGE ASKING PRICE

\$1,735,470

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,537,500

MEDIAN ASKING PRICE

\$1,693

AVERAGE PPSF

\$773

AVERAGE PPSF

1,057

AVERAGE SQFT

2,423

AVERAGE SQFT



3 COURT SQUARE #5511

Long Island City

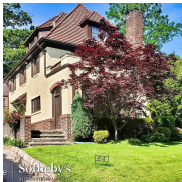
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,859,448	INITIAL	\$2,859,448
SQFT	1,326	PPSF	\$2,157	BEDS	3	BATHS	2.5
FEES	\$2,991	DOM	559				



85-16 CHEVY CHASE ST

Jamaica Estates

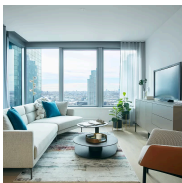
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,650,000	INITIAL	\$2,848,000
SQFT	4,443	PPSF	\$597	BEDS	6	BATHS	4
FEES	\$16,523	DOM	245				



64 GROTON ST

Forest Hills

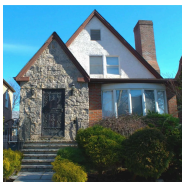
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,398,000	INITIAL	\$2,488,000
SQFT	3,026	PPSF	\$793	BEDS	5	BATHS	3
FEES	\$19,344	DOM	83				



3 COURT SQUARE #6310

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,941,531	INITIAL	\$1,941,531
SQFT	972	PPSF	\$1,998	BEDS	2	BATHS	2
FEES	\$2,186	DOM	N/A				



70-15 JUNO ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,800,000	INITIAL	\$1,800,000
SQFT	2,392	PPSF	\$753	BEDS	4	BATHS	2
FEES	\$888	DOM	17				



43-63 169TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,798,000	INITIAL	\$1,798,000
SQFT	2,165	PPSF	\$830	BEDS	4	BATHS	5
FEES	\$8,730	DOM	47				

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3 COURT SQUARE #6208

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,735,470	INITIAL	\$1,735,470
SQFT	964	PPSF	\$1,801	BEDS	2	BATHS	2
FEES	\$2,184	DOM	26				



160-14 83RD ST

Rockwood Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,625,000	INITIAL	\$1,699,888
SQFT	2,275	PPSF	\$714	BEDS	3	BATHS	3
FEES	\$822	DOM	201				



141-10 SOUTH DRIVE

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,450,000	INITIAL	\$1,450,000
SQFT	2,100	PPSF	\$690	BEDS	3	BATHS	3
FEES	\$902	DOM	27				



36-47 218TH ST

Bayside

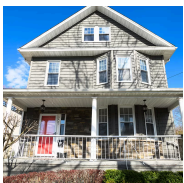
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,400,000	INITIAL	\$1,400,000
SQFT	3,224	PPSF	\$434	BEDS	3	BATHS	2
FEES	\$1,142	DOM	57				



151-31 26TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,000	INITIAL	\$1,590,000
SQFT	1,144	PPSF	\$1,223	BEDS	3	BATHS	2.5
FEES	\$915	DOM	42				



36-21 215TH PL

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,388,000
SQFT	2,182	PPSF	\$637	BEDS	6	BATHS	3
FEES	\$766	DOM	14				

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18-95 SUYDAM ST

Ridgewood

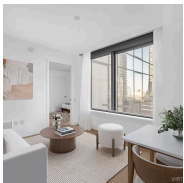
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,350,000
SQFT	1,276	PPSF	\$1,058	BEDS	3	BATHS	1.5
FEES	\$545	DOM	50				



11-02 49TH AVE #2E

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,265,000	INITIAL	\$1,265,000
SQFT	1,087	PPSF	\$1,164	BEDS	2	BATHS	2
FEES	\$1,315	DOM	47				



3 COURT SQUARE #805

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,300,000
SQFT	932	PPSF	\$1,342	BEDS	2	BATHS	2
FEES	\$1,761	DOM	370				

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