

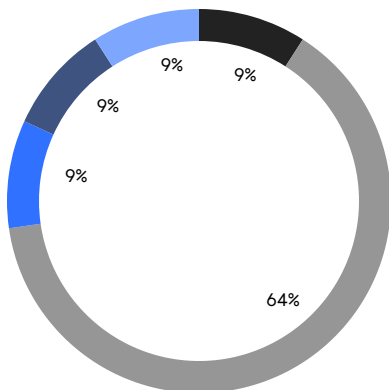
QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- SOUTHEASTERN QUEENS
- NORTHEASTERN QUEENS
- THE ROCKAWAYS
- CENTRAL QUEENS
- NORTHWESTERN QUEENS



11

CONTRACTS SIGNED
THIS WEEK

\$21,268,664

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 11 contracts signed this week, made up of 1 condo, and 10 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$1,933,515

AVERAGE ASKING PRICE

\$1,688,000

MEDIAN ASKING PRICE

\$796

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$21,268,664

TOTAL VOLUME

92

AVERAGE DAYS ON MARKET

198-37 Epsom Course in Holliswood entered contract this week, with a last asking price of \$3,298,000. Built in 2005, this brick single-family house spans 4,180 square feet with 5 beds and 4 full baths. It features a formal dining room with tray ceiling and chandelier, a custom curved staircase, a designer kitchen with high-end appliances and quartz countertops, a primary bedroom with en-suite spa-like bath, a full basement, a heated in-ground pool and outdoor living area, and much more.

Also signed this week was 64-04 251st Street in Little Neck, with a last asking price of \$2,899,000. Built in 2024, this newly-constructed house spans approximately 4,000 square feet with 5 beds and 6 full baths. It features a formal living room and dining room, a chef's eat-in kitchen with custom cabinetry and granite counters, a finished open basement with high ceilings, a paver walkway, a curved grand staircase, abundant closet and storage space, and much more.

1

CONDO DEAL(S)

0

CO-OP DEAL(S)

10

TOWNHOUSE DEAL(S)

\$1,650,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,961,867

AVERAGE ASKING PRICE

\$1,650,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,743,444

MEDIAN ASKING PRICE

\$1,344

AVERAGE PPSF

\$742

AVERAGE PPSF

1,228

AVERAGE SQFT

2,630

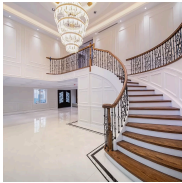
AVERAGE SQFT



198-37 EPSOM COURSE

Holliswood

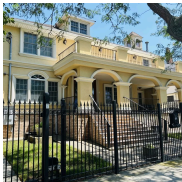
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,298,000	INITIAL	\$3,588,000
SQFT	4,180	PPSF	\$789	BEDS	5	BATHS	4.5
FEES	\$1,318	DOM	299				



64-04 251ST ST

Little Neck

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,899,000	INITIAL	\$2,899,000
SQFT	3,491	PPSF	\$830	BEDS	5	BATHS	5.5
FEES	\$940	DOM	51				



232 BEACH 138TH ST

Belle Harbor

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,300,000	INITIAL	\$2,500,000
SQFT	3,400	PPSF	\$676	BEDS	5	BATHS	6
FEES	\$1,292	DOM	280				



23 MIDDLEMAY CIRCLE

Forest Hills Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,199,000	INITIAL	\$2,199,000
SQFT	2,460	PPSF	\$894	BEDS	4	BATHS	4.5
FEES	\$1,582	DOM	36				



33-29 158TH ST

Murray Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,798,888	INITIAL	\$1,798,888
SQFT	2,690	PPSF	\$669	BEDS	5	BATHS	4.5
FEES	\$1,204	DOM	21				



56-52 188TH ST

Auburndale

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,688,000	INITIAL	\$1,688,000
SQFT	2,584	PPSF	\$653	BEDS	4	BATHS	3
FEES	\$1,067	DOM	28				

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10-55 47TH AVE #6E

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,650,000	INITIAL	\$1,650,000
SQFT	1,228	PPSF	\$1,344	BEDS	2	BATHS	2
FEES	\$1,855	DOM	72				



220-63 77TH AVE

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,588,000	INITIAL	\$1,588,000
SQFT	1,976	PPSF	\$804	BEDS	3	BATHS	2.5
FEES	\$964	DOM	56				



33-30 149TH PL

Murray Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,298,888	INITIAL	\$1,298,888
SQFT	1,760	PPSF	\$738	BEDS	3	BATHS	2.5
FEES	\$749	DOM	14				



145-32 33RD AVE

Murray Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,298,888	INITIAL	\$1,539,888
SQFT	1,939	PPSF	\$670	BEDS	6	BATHS	3.5
FEES	\$620	DOM	129				



145-12 29TH ROAD

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,815	PPSF	\$689	BEDS	3	BATHS	3
FEES	\$785	DOM	16				

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