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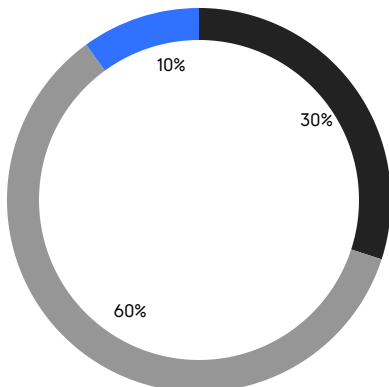
# QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

- NORTHWESTERN QUEENS
- NORTHEASTERN QUEENS
- CENTRAL QUEENS



10

CONTRACTS SIGNED  
THIS WEEK

\$15,358,830

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 10 contracts signed this week, made up of 3 condos, and 7 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

**\$1,535,883**

AVERAGE ASKING PRICE

**\$1,527,500**

MEDIAN ASKING PRICE

**\$1,149**

AVERAGE PPSF

**-2%**

AVERAGE DISCOUNT

**\$15,358,830**

TOTAL VOLUME

**95**

AVERAGE DAYS ON MARKET

Unit PH203 at 3 Court Square in Long Island City entered contract this week, with a last asking price of \$2,083,830. Built in 2019, this penthouse condo unit spans 687 square feet with 1 bed and 1 full bath. It features high ceilings, white oak engineered flooring throughout, a contemporary L-shaped kitchen with high-end appliances, oversized windows with northeast exposure, and much more. The building provides a state-of-the-art fitness center and swimming pool, a spa and sauna, a social room with demo kitchen and terrace, storage and bicycle room, and many other amenities.

Also signed this week was 14-22 142nd Street in Whitestone, with a last asking price of \$1,688,000. Rebuilt in 2017, this single-family house spans approximately 2,000 square feet with 4 beds and 3 full baths. It features an open floor plan, a modern chef's kitchen with abundant cabinet space, high-end appliances, and granite countertops, hardwood floors throughout, a fully-finished basement, a fully-fenced backyard and patio, two large balconies, and much more.

**3**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**7**

TOWNHOUSE DEAL(S)

**\$1,651,277**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$1,486,429**

AVERAGE ASKING PRICE

**\$1,475,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$1,580,000**

MEDIAN ASKING PRICE

**\$1,888**

AVERAGE PPSF

**\$780**

AVERAGE PPSF

**963**

AVERAGE SQFT

**1,908**

AVERAGE SQFT



### 3 COURT SQUARE #PH203

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,083,830	INITIAL	\$1,625,000
SQFT	687	PPSF	\$3,034	BEDS	1	BATHS	1
FEES	\$1,545	DOM	282				



### 14-22 142ND ST

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,688,000	INITIAL	\$1,680,000
SQFT	2,000	PPSF	\$844	BEDS	4	BATHS	3.5
FEES	\$991	DOM	102				



### 52-15 BOWNE ST

Flushing

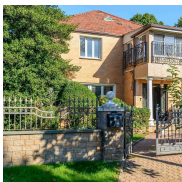
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,650,000	INITIAL	\$1,650,000
SQFT	2,400	PPSF	\$688	BEDS	5	BATHS	2.5
FEES	\$933	DOM	42				



### 119-04 AUDLEY ST

Kew Gardens

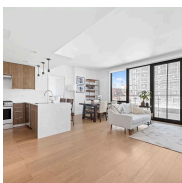
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,600,000	INITIAL	N/A
SQFT	2,191	PPSF	\$731	BEDS	5	BATHS	3.5
FEES	\$1,295	DOM	91				



### 216-05 85TH AVE

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,580,000	INITIAL	\$1,680,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	\$1,192	DOM	265				



### 46-20 11TH ST #3A

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,475,000	INITIAL	\$1,475,000
SQFT	1,025	PPSF	\$1,440	BEDS	2	BATHS	2
FEES	\$2,063	DOM	87				

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### 5-49 BORDEN AVE #5M

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,395,000	INITIAL	\$1,395,000
SQFT	1,175	PPSF	\$1,188	BEDS	2	BATHS	2
FEES	\$1,558	DOM	50				



### 144-18 70TH ROAD

Kew Gardens Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,300,000	INITIAL	\$1,300,000
SQFT	1,640	PPSF	\$793	BEDS	3	BATHS	2.5
FEES	\$698	DOM	10				



### 163-31 26TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,299,000
SQFT	1,717	PPSF	\$757	BEDS	4	BATHS	3
FEES	\$808	DOM	13				



### 215-06 51ST AVE

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,000	INITIAL	\$1,288,000
SQFT	1,495	PPSF	\$862	BEDS	3	BATHS	2.5
FEES	\$779	DOM	3				

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