

COMPASS

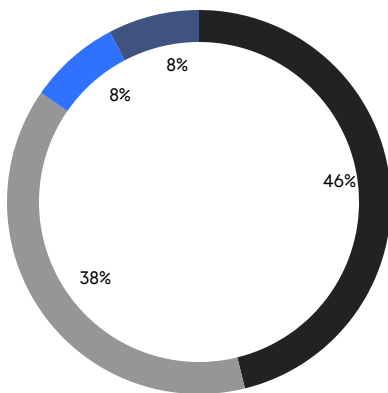
# QUEENS WEEKLY LUXURY REPORT



5 CENTER DRIVE

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

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



13

CONTRACTS SIGNED  
THIS WEEK

\$22,722,378

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 13 contracts signed this week, made up of 7 condos, and 6 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$1,747,876**

AVERAGE ASKING PRICE

**\$1,749,000**

MEDIAN ASKING PRICE

**\$1,285**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$22,722,378**

TOTAL VOLUME

**112**

AVERAGE DAYS ON MARKET

Unit PHA at 13-33 Jackson Avenue in Long Island City entered contract this week, with a last asking price of \$2,700,000. Built in 2016, this penthouse duplex condo spans approximately 1,500 square feet with 3 beds and 3 full baths. It features a more than 700 square foot private terrace, high ceilings, a kitchen with high-end appliances and custom Italian cabinetry, floor-to-ceiling windows, and much more. The building provides a 24-hour doorman, a fitness center, a resident lounge and rooftop deck, and many other amenities.

Also signed this week was Unit 5712 at 3 Court Square in Long Island City, with a last asking price of \$2,031,828. Built in 2019, this condo unit spans 969 square feet with 2 beds and 2 full baths. It features white oak engineered flooring throughout, a primary bedroom with walk-in closet, an island kitchen with high-end appliances, high-end finishes, and much more. The building provides a state-of-the-art fitness center and swimming pool, a spa with sauna and steam room, parking, a bicycle room, and many other amenities.

**7**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**6**

TOWNHOUSE DEAL(S)

**\$1,841,054**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$1,639,167**

AVERAGE ASKING PRICE

**\$1,735,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$1,764,500**

MEDIAN ASKING PRICE

**\$1,686**

AVERAGE PPSF

**\$817**

AVERAGE PPSF

**1,101**

AVERAGE SQFT

**2,009**

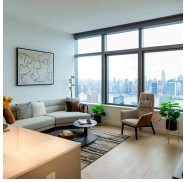
AVERAGE SQFT



### 13-33 JACKSON AVE #PHA

Long Island City

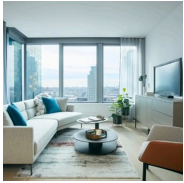
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,700,000	INITIAL	\$2,800,000
SQFT	1,500	PPSF	\$1,800	BEDS	3	BATHS	3
FEES	\$4,299	DOM	161				



### 3 COURT SQUARE #5712

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,031,828	INITIAL	\$2,031,828
SQFT	969	PPSF	\$2,097	BEDS	2	BATHS	2
FEES	\$2,194	DOM	N/A				



### 3 COURT SQUARE #6109

Long Island City

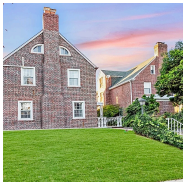
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,920,550	INITIAL	\$1,920,550
SQFT	975	PPSF	\$1,970	BEDS	2	BATHS	2
FEES	\$2,238	DOM	137				



### 71-58 244TH ST

Douglaston

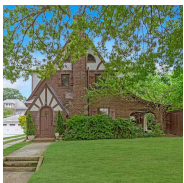
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,850,000	INITIAL	\$1,950,000
SQFT	2,123	PPSF	\$871	BEDS	5	BATHS	3.5
FEES	\$1,044	DOM	165				



### 99-07 70TH AVE

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,780,000	INITIAL	\$2,299,000
SQFT	2,215	PPSF	\$804	BEDS	6	BATHS	3.5
FEES	N/A	DOM	357				



### 32-31 160TH ST

Murray Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,780,000	INITIAL	\$1,780,000
SQFT	2,025	PPSF	\$879	BEDS	3	BATHS	2
FEES	\$930	DOM	68				

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### 81-08 KENT ST

Jamaica Estates

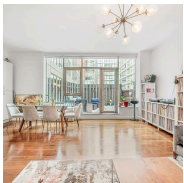
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,749,000	INITIAL	\$1,749,000
SQFT	1,842	PPSF	\$950	BEDS	4	BATHS	3
FEES	\$1,129	DOM	49				



### 3 COURT SQUARE #1702

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,735,000	INITIAL	\$1,745,000
SQFT	997	PPSF	\$1,741	BEDS	2	BATHS	2
FEES	\$2,242	DOM	189				



### 2-17 51ST AVE #216

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,695,000	INITIAL	\$1,695,000
SQFT	1,357	PPSF	\$1,250	BEDS	2	BATHS	2
FEES	\$1,816	DOM	57				



### 35-32 LEAVITT ST #PHJ

Flushing

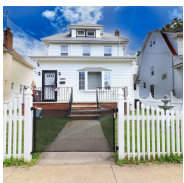
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,520,000	INITIAL	\$1,520,000
SQFT	993	PPSF	\$1,531	BEDS	2	BATHS	2
FEES	\$1,092	DOM	16				



### 73-54 186TH ST

Fresh Meadows

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,388,000
SQFT	1,848	PPSF	\$751	BEDS	3	BATHS	3.5
FEES	\$944	DOM	28				



### 43-23 168TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,000	INITIAL	\$1,288,000
SQFT	2,000	PPSF	\$644	BEDS	4	BATHS	3
FEES	\$767	DOM	2				

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### 40-46 24TH ST #4C

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,285,000	INITIAL	\$1,285,000
SQFT	912	PPSF	\$1,409	BEDS	2	BATHS	2
FEES	\$1,789	DOM	N/A				

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