

COMPASS

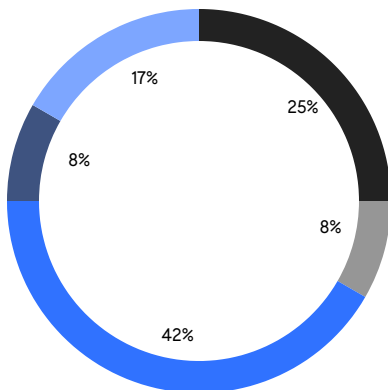
# QUEENS WEEKLY LUXURY REPORT



3364 11TH STREET

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

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



12

CONTRACTS SIGNED  
THIS WEEK

\$25,401,000

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 12 contracts signed this week, made up of 2 condos, and 10 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

**\$2,116,750**

AVERAGE ASKING PRICE

**\$1,835,000**

MEDIAN ASKING PRICE

**\$926**

AVERAGE PPSF

**0%**

AVERAGE DISCOUNT

**\$25,401,000**

TOTAL VOLUME

**92**

AVERAGE DAYS ON MARKET

44 Fleet Street in Forest Hills entered contract this week, with a last asking price of \$4,559,000. Originally built in 1969 and recently remodeled, this single-family house spans 6,160 square feet with 5 beds and 5 full baths. It features a three-story marble entryway with wrought iron stairway, 9-foot ceilings, a banquet-sized dining room and formal living room with bay windows, a designer eat-in kitchen with high-end appliances, a large attic with vaulted ceilings, a private patio and garden, and much more.

Also signed this week was 50 Shorthill Road in Forest Hills, with a last asking price of \$3,500,000. Originally built in 1930, this brick single-family house spans 5,712 square feet with 6 beds and 4 full baths. It features a nearly 8,000 square foot lot, a terraced front yard and driveway, hardwood floors, a kitchen with large island, abundant cabinet space, and high-end appliances, a study/office with built-in desk and storage, tiled baths, a backyard with patio and walkway, and much more.

**2**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**10**

TOWNHOUSE DEAL(S)

**\$1,369,000**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$2,266,300**

AVERAGE ASKING PRICE

**\$1,369,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$1,894,500**

MEDIAN ASKING PRICE

**\$1,199**

AVERAGE PPSF

**\$865**

AVERAGE PPSF

**1,145**

AVERAGE SQFT

**2,909**

AVERAGE SQFT



### 44 FLEET ST

Forest Hills

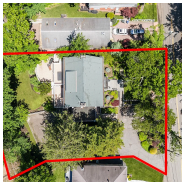
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,559,000	INITIAL	\$4,599,000
SQFT	6,160	PPSF	\$741	BEDS	5	BATHS	5
FEES	\$2,462	DOM	25				



### 50 SHORTHILL ROAD

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	6,127	PPSF	\$572	BEDS	6	BATHS	4
FEES	\$2,747	DOM	52				



### 87-02 PALERMO AVE

Holliswood

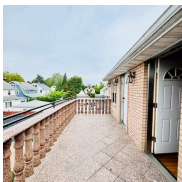
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$2,850,000
SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	3.5
FEES	N/A	DOM	174				



### 165-06 32ND AVE

Murray Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,088,000	INITIAL	\$2,088,000
SQFT	1,466	PPSF	\$1,424	BEDS	4	BATHS	3.5
FEES	\$769	DOM	79				



### 38-28 219TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,899,000	INITIAL	\$1,899,000
SQFT	1,936	PPSF	\$981	BEDS	4	BATHS	4
FEES	\$990	DOM	88				



### 32-05 BELL BLVD

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,890,000	INITIAL	\$1,890,000
SQFT	2,790	PPSF	\$677	BEDS	6	BATHS	3.5
FEES	\$1,173	DOM	56				

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### 99-07 70TH AVE

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,780,000	INITIAL	\$1,998,000
SQFT	2,215	PPSF	\$804	BEDS	6	BATHS	3.5
FEES	\$1,178	DOM	189				



### 131-05 NEWPORT AVE

Belle Harbor

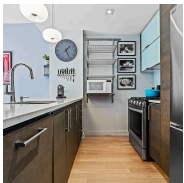
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,000	INITIAL	\$1,399,000
SQFT	2,700	PPSF	\$519	BEDS	4	BATHS	3.5
FEES	\$500	DOM	156				



### 11-06 148TH ST

Whitestone

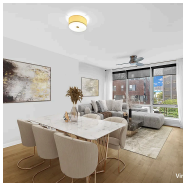
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,000	INITIAL	\$1,399,000
SQFT	1,073	PPSF	\$1,304	BEDS	4	BATHS	3
FEES	\$687	DOM	34				



### 21-45 44TH DR #4H

Long Island City

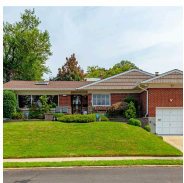
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,388,000
SQFT	1,111	PPSF	\$1,250	BEDS	2	BATHS	2
FEES	\$2,134	DOM	18				



### 13-11 JACKSON AVE #4B

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,350,000
SQFT	1,178	PPSF	\$1,147	BEDS	2	BATHS	2
FEES	\$1,906	DOM	133				



### 219-57 STEWART RD

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,299,000
SQFT	1,708	PPSF	\$761	BEDS	3	BATHS	3
FEES	\$980	DOM	99				

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