

COMPASS

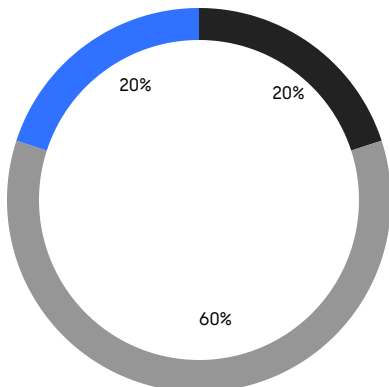
# QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

- THE ROCKAWAYS
- NORTHWESTERN QUEENS
- NORTHEASTERN QUEENS



5

CONTRACTS SIGNED  
THIS WEEK

\$7,034,000

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 5 contracts signed this week, made up of 3 condos, and 2 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$1,406,800

AVERAGE ASKING PRICE

\$1,398,000

MEDIAN ASKING PRICE

\$1,141

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$7,034,000

TOTAL VOLUME

79

AVERAGE DAYS ON MARKET

219 Beach 144th Street in Neponsit entered contract this week, with a last asking price of \$1,550,000. Originally built in 1960, this single-family house offers 5 beds and 3 full baths. It features an 80-by-100-foot lot, a large living and dining room, a main floor primary bedroom, a fully-finished basement, a private driveway and two-car garage, a paved front walkway and landscaped yard, and much more.

Also signed this week was Unit 6 at 21-30 45th Road in Long Island City entered contract this week, with a last asking price of \$1,468,000. Built in 2018, this duplex condo unit spans 1,089 square feet with 2 beds and 2 full baths. It features 10-foot ceilings, wide plank white oak flooring, 310 square feet of private outdoor space, an open chef's kitchen with high-end appliances, oversized windows in both bedrooms, abundant closet storage and much more.

3

CONDO DEAL(S)

0

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$1,411,334

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,400,000

AVERAGE ASKING PRICE

\$1,398,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,400,000

MEDIAN ASKING PRICE

\$1,240

AVERAGE PPSF

\$845

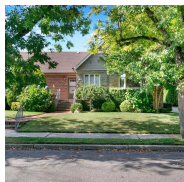
AVERAGE PPSF

1,142

AVERAGE SQFT

1,480

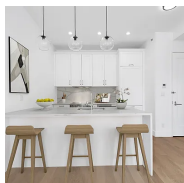
AVERAGE SQFT



### 219 BEACH 144TH ST

Neponsit

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,550,000	INITIAL	\$1,550,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	\$1,231	DOM	101				



### 21-30 45TH ROAD #6

Long Island City

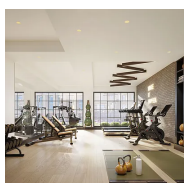
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,468,000	INITIAL	\$1,600,000
SQFT	1,089	PPSF	\$1,349	BEDS	2	BATHS	2
FEES	\$1,587	DOM	143				



### 11-32 31ST AVE #6B

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,398,000	INITIAL	\$1,398,000
SQFT	1,168	PPSF	\$1,197	BEDS	2	BATHS	2
FEES	\$1,561	DOM	108				



### 11-32 31ST AVE #5B

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,368,000	INITIAL	\$1,368,000
SQFT	1,168	PPSF	\$1,172	BEDS	2	BATHS	2
FEES	\$1,362	DOM	2				



### 217-29 KINGSBURY AVE

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,480	PPSF	\$845	BEDS	4	BATHS	3
FEES	\$876	DOM	40				

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