



COMPASS

Queens Luxury Report

Oct 27 - Nov 02, 2025, Residential Contracts \$1.25M+

Photo: [147-07 8th Avenue](#)

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 20 contracts signed this week, made up of 2 condos, and 18 houses. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

\$1,944,907

Average Asking Price

\$1,836,500

Median Asking Price

\$886

Average PPSF

1%

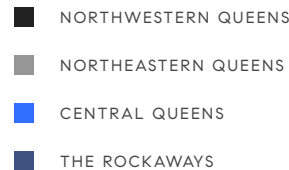
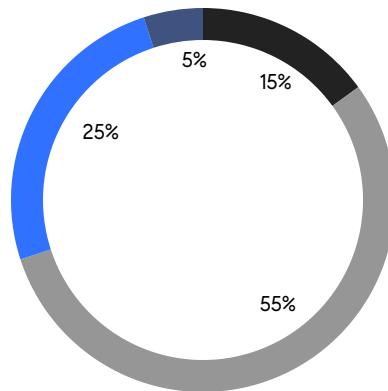
Average Discount

\$38,898,138

Total Volume

61

Average Days On Market



2

Condo Deal(s)

0

Co-op Deal(s)

18

Single-Family Deal(s)

\$2,735,569

Average Asking Price

\$0

Average Asking Price

\$1,857,056

Average Asking Price

\$2,735,569

Median Asking Price

\$0

Median Asking Price

\$1,664,500

Median Asking Price

\$2,041

Average PPSF

\$757

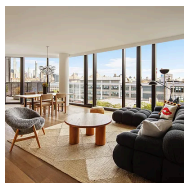
Average PPSF

1,349

Average SqFt

2,548

Average SqFt



21-30 44th Drive, Unit 6A

Long Island City

Contract Signed

Type	Condo	Price	\$3,450,000	Sq. Ft.	1,729	Beds	3
DOM	56	Initial	\$3,450,000	PPSF	\$1,996	Baths	3



199 East West Shore Road

Bay Terrace

Contract Signed

Type	House	Price	\$3,380,000	Sq. Ft.	4,540	Beds	5
DOM	105	Initial	\$3,650,000	PPSF	\$744	Baths	5



36 Beechknoll Road

Forest Hills

Contract Signed

Type	House	Price	\$2,649,000	Sq. Ft.	2,897	Beds	5
DOM	-	Initial	\$2,649,000	PPSF	\$915	Baths	2

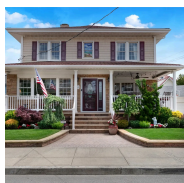


50-43 Morenci Lane

Little Neck

Contract Signed

Type	House	Price	\$2,550,000	Sq. Ft.	3,498	Beds	4
DOM	34	Initial	\$2,550,000	PPSF	\$729	Baths	4



156 Beach 135th Street

Belle Harbor

Contract Signed

Type	House	Price	\$2,395,000	Sq. Ft.	2,096	Beds	4
DOM	108	Initial	\$2,395,000	PPSF	\$1,143	Baths	3



166-21 Goethals Avenue

Hillcrest

Contract Signed

Type	House	Price	\$2,288,000	Sq. Ft.	3,223	Beds	4
DOM	105	Initial	\$2,288,000	PPSF	\$710	Baths	4

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

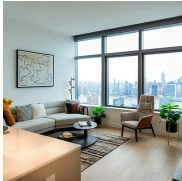


35 Middlemay Place

Forest Hills

Contract Signed

Type	House	Price	\$2,149,000	Sq. Ft.	2,700	Beds	5
DOM	51	Initial	\$2,399,000	PPSF	\$796	Baths	3.5



3 Court Square, Unit 5501

Long Island City

Contract Signed

Type	Condo	Price	\$2,021,138	Sq. Ft.	969	Beds	2
DOM	-	Initial	\$2,021,138	PPSF	\$2,086	Baths	2



34-24 87th Street

Jackson Heights

Contract Signed

Type	House	Price	\$1,995,000	Sq. Ft.	2,117	Beds	5
DOM	100	Initial	\$1,995,000	PPSF	\$943	Baths	4



33-47 158th Street

Flushing

Contract Signed

Type	House	Price	\$1,993,000	Sq. Ft.	2,810	Beds	4
DOM	57	Initial	\$2,238,000	PPSF	\$710	Baths	3

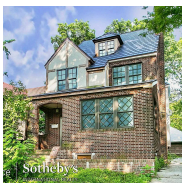


219-44 Peck Avenue

Oakland Gardens

Contract Signed

Type	House	Price	\$1,680,000	Sq. Ft.	3,070	Beds	5
DOM	27	Initial	\$1,680,000	PPSF	\$548	Baths	5



97-12 70th Avenue

Forest Hills

Contract Signed

Type	House	Price	\$1,649,000	Sq. Ft.	3,402	Beds	5
DOM	1	Initial	\$1,649,000	PPSF	\$485	Baths	5

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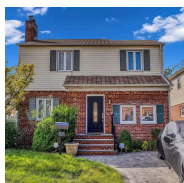


76-11 270th Street

Glen Oaks

Contract Signed

Type	House	Price	\$1,399,000	Sq. Ft.	2,310	Beds	5
DOM	14	Initial	\$1,399,000	PPSF	\$606	Baths	3



56-36 213th Street

Bayside

Contract Signed

Type	House	Price	\$1,395,000	Sq. Ft.	1,516	Beds	3
DOM	14	Initial	\$1,395,000	PPSF	\$921	Baths	2

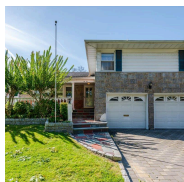


43-21 172nd Street

Flushing

Contract Signed

Type	House	Price	\$1,388,000	Sq. Ft.	1,200	Beds	3
DOM	85	Initial	\$1,499,999	PPSF	\$1,157	Baths	2



50-42 Horatio Parkway

Bayside

Contract Signed

Type	House	Price	\$1,380,000	Sq. Ft.	2,319	Beds	3
DOM	27	Initial	\$1,380,000	PPSF	\$596	Baths	3



34-15 88th Street

Jackson Heights

Contract Signed

Type	House	Price	\$1,300,000	Sq. Ft.	2,312	Beds	3
DOM	32	Initial	\$1,300,000	PPSF	\$563	Baths	1.5



26-05 Corporal Kennedy Street

Bayside

Contract Signed

Type	House	Price	\$1,299,000	Sq. Ft.	2,230	Beds	5
DOM	69	Initial	\$1,299,000	PPSF	\$583	Baths	2

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**47-18 163rd Street**

Flushing

Contract Signed

Type	House	Price	\$1,288,000	Sq. Ft.	2,200	Beds	4
DOM	182	Initial	\$1,180,000	PPSF	\$586	Baths	1.5

**37-34 28th Street**

Long Island City

Contract Signed

Type	House	Price	\$1,250,000	Sq. Ft.	1,408	Beds	3
DOM	27	Initial	\$1,250,000	PPSF	\$888	Baths	2

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