



COMPASS

Queens Luxury Report

May 18 - 24, 2026, Residential Contracts \$1.25M+

Photo: [22-18 Jackson Avenue, Unit 719](#)

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 15 contracts signed this week, made up of 3 condos, and 12 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$1,715,393

Average Asking Price

\$1,420,000

Median Asking Price

\$828

Average PPSF

5%

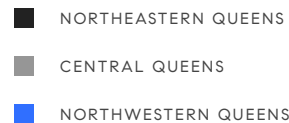
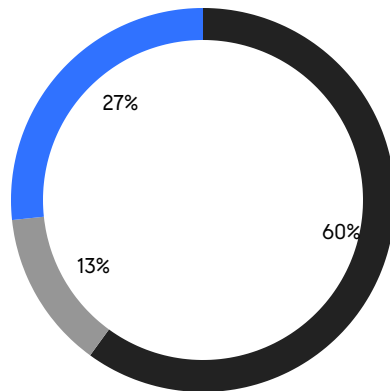
Average Discount

\$25,730,888

Total Volume

79

Average Days On Market



3

Condo Deal(s)

0

Co-op Deal(s)

12

Single-Family Deal(s)

\$1,396,667

Average Asking Price

\$0

Average Asking Price

\$1,795,074

Average Asking Price

\$1,395,000

Median Asking Price

\$0

Median Asking Price

\$1,459,500

Median Asking Price

\$1,247

Average PPSF

\$724

Average PPSF

1,131

Average SqFt

2,533

Average SqFt



102 Shore Road

Douglaston

Contract Signed

Type	House	Price	\$4,398,000	Sq. Ft.	4,581	Beds	5
DOM	62	Initial	\$4,398,000	PPSF	\$961	Baths	3

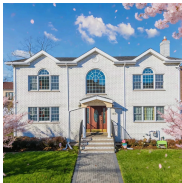


28-14 216th Street

Bayside

Contract Signed

Type	House	Price	\$2,280,000	Sq. Ft.	3,632	Beds	4
DOM	11	Initial	\$2,280,000	PPSF	\$628	Baths	4

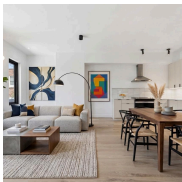


45-12 244th Street

Douglaston

Contract Signed

Type	House	Price	\$1,880,000	Sq. Ft.	3,500	Beds	6
DOM	49	Initial	\$1,880,000	PPSF	\$538	Baths	3



64-08 60th Place

Ridgewood

Contract Signed

Type	House	Price	\$1,750,000	Sq. Ft.	2,160	Beds	5
DOM	22	Initial	\$1,750,000	PPSF	\$811	Baths	4

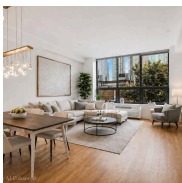


3-35 Cresthaven Lane

Whitestone

Contract Signed

Type	House	Price	\$1,690,000	Sq. Ft.	2,686	Beds	4
DOM	35	Initial	\$1,690,000	PPSF	\$630	Baths	3



2-17 51st Avenue, Unit 207

Long Island City

Contract Signed

Type	Condo	Price	\$1,500,000	Sq. Ft.	1,232	Beds	1
DOM	23	Initial	\$1,500,000	PPSF	\$1,218	Baths	2

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.



20-44 26th Street

Astoria

Contract Signed

Type	House	Price	\$1,499,000	Sq. Ft.	2,613	Beds	4
DOM	164	Initial	\$2,888,888	PPSF	\$574	Baths	3

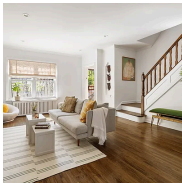


29-37 168th Street

Flushing

Contract Signed

Type	House	Price	\$1,420,000	Sq. Ft.	2,375	Beds	3
DOM	249	Initial	\$1,420,000	PPSF	\$598	Baths	2

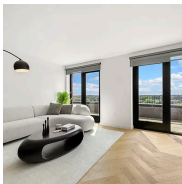


17-05 Willoughby Avenue

Ridgewood

Contract Signed

Type	House	Price	\$1,395,000	Sq. Ft.	1,645	Beds	3
DOM	15	Initial	\$1,395,000	PPSF	\$849	Baths	2



22-54 46th Street, Unit 803

Astoria

Contract Signed

Type	Condo	Price	\$1,395,000	Sq. Ft.	1,225	Beds	3
DOM	342	Initial	\$1,590,000	PPSF	\$1,139	Baths	2



82-27 265th Street

Floral Park

Contract Signed

Type	House	Price	\$1,348,888	Sq. Ft.	2,272	Beds	4
DOM	32	Initial	\$1,599,000	PPSF	\$594	Baths	4



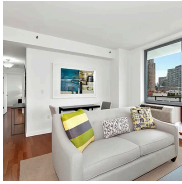
25-08 148th Street

Flushing

Contract Signed

Type	House	Price	\$1,325,000	Sq. Ft.	1,865	Beds	3
DOM	33	Initial	\$1,350,000	PPSF	\$711	Baths	2

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5-49 Borden Avenue, Unit 7F

Long Island City

Contract Signed

Type	Condo	Price	\$1,295,000	Sq. Ft.	936	Beds	2
DOM	70	Initial	\$1,295,000	PPSF	\$1,384	Baths	2

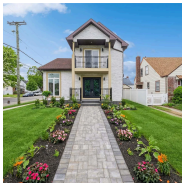


262-57 60th Road

Douglaston-little Neck

Contract Signed

Type	House	Price	\$1,280,000	Sq. Ft.	1,144	Beds	3
DOM	32	Initial	\$1,280,000	PPSF	\$1,119	Baths	1.5



85-44 247th Street

Bellerose Manor

Contract Signed

Type	House	Price	\$1,275,000	Sq. Ft.	1,919	Beds	4
DOM	32	Initial	\$1,275,000	PPSF	\$665	Baths	4

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