



COMPASS

Queens Luxury Report

Jul 06 - 12, 2026, Residential Contracts \$1.25M+

Photo: 149-02 11th Avenue

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 22 contracts signed this week, made up of 7 condos, and 15 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$1,704,163

Average Asking Price

\$1,524,000

Median Asking Price

\$989

Average PPSF

1%

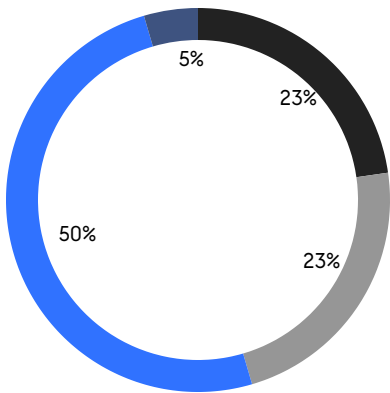
Average Discount

\$37,491,567

Total Volume

74

Average Days On Market



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

7

Condo Deal(s)

0

Co-op Deal(s)

15

Single-Family Deal(s)

\$1,618,115

Average Asking Price

\$0

Average Asking Price

\$1,744,318

Average Asking Price

\$1,395,000

Median Asking Price

\$0

Median Asking Price

\$1,549,000

Median Asking Price

\$1,448

Average PPSF

\$775

Average PPSF

1,127

Average SqFt

2,380

Average SqFt



21-11 31st Street, Unit PH2E

Astoria

Contract Signed

Type	Condo	Price	\$2,595,000	Sq. Ft.	1,518	Beds	3
DOM	-	Initial	\$2,595,000	PPSF	\$1,710	Baths	2



16 Upshaw Road

Forest Hills

Contract Signed

Type	House	Price	\$2,595,000	Sq. Ft.	2,053	Beds	4
DOM	453	Initial	\$2,999,000	PPSF	\$1,265	Baths	4

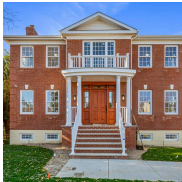


162-04 12th Road

Beechhurst

Contract Signed

Type	House	Price	\$2,498,000	Sq. Ft.	3,400	Beds	3
DOM	45	Initial	\$2,498,000	PPSF	\$735	Baths	3



233-17 38th Drive

Douglaston

Contract Signed

Type	House	Price	\$2,228,888	Sq. Ft.	4,838	Beds	5
DOM	148	Initial	\$2,350,000	PPSF	\$461	Baths	3



69-37 Fleet Street

Forest Hills

Contract Signed

Type	House	Price	\$2,188,000	Sq. Ft.	2,558	Beds	4
DOM	14	Initial	\$2,188,000	PPSF	\$856	Baths	3



241-01 52nd Avenue

Douglaston

Contract Signed

Type	House	Price	\$2,148,000	Sq. Ft.	2,904	Beds	4
DOM	65	Initial	\$2,288,000	PPSF	\$740	Baths	3

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.



187 Beach 136th Street

Belle Harbor

Contract Signed

Type	House	Price	\$1,799,999	Sq. Ft.	2,802	Beds	4
DOM	30	Initial	\$1,799,999	PPSF	\$643	Baths	4



78-29 Austin Street, Unit 502

Forest Hills

Contract Signed

Type	Condo	Price	\$1,799,000	Sq. Ft.	1,565	Beds	3
DOM	102	Initial	\$1,799,000	PPSF	\$1,150	Baths	2

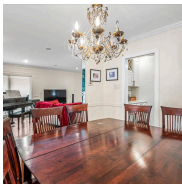


21-11 31st Street, Unit PH1A

Astoria

Contract Signed

Type	Condo	Price	\$1,565,000	Sq. Ft.	994	Beds	2
DOM	67	Initial	\$1,565,000	PPSF	\$1,575	Baths	2



85-43 211th Street

Oakland Gardens

Contract Signed

Type	House	Price	\$1,550,000	Sq. Ft.	2,075	Beds	5
DOM	92	Initial	\$1,550,000	PPSF	\$747	Baths	3



138-10 11th Avenue

Whitestone

Contract Signed

Type	House	Price	\$1,549,000	Sq. Ft.	2,125	Beds	4
DOM	75	Initial	\$1,599,000	PPSF	\$729	Baths	3



99-13 Ascan Avenue

Forest Hills

Contract Signed

Type	House	Price	\$1,499,000	Sq. Ft.	2,248	Beds	3
DOM	18	Initial	\$1,499,000	PPSF	\$667	Baths	3

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3315 167th Street

Flushing

Contract Signed

Type	House	Price	\$1,495,000	Sq. Ft.	2,500	Beds	5
DOM	79	Initial	\$1,495,000	PPSF	\$598	Baths	2

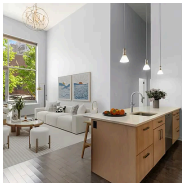


328 Manor Road

Douglaston

Contract Signed

Type	House	Price	\$1,399,000	Sq. Ft.	1,518	Beds	3
DOM	18	Initial	\$1,399,000	PPSF	\$922	Baths	1



2-40 51st Avenue, Unit 1H

Long Island City

Contract Signed

Type	Condo	Price	\$1,395,000	Sq. Ft.	1,021	Beds	2
DOM	91	Initial	\$1,395,000	PPSF	\$1,367	Baths	2



21-11 31st Street, Unit 3E

Astoria

Contract Signed

Type	Condo	Price	\$1,395,000	Sq. Ft.	918	Beds	2
DOM	67	Initial	\$1,395,000	PPSF	\$1,520	Baths	2



89-19 69th Avenue

Forest Hills

Contract Signed

Type	House	Price	\$1,388,000	Sq. Ft.	1,571	Beds	3
DOM	34	Initial	\$1,388,000	PPSF	\$884	Baths	3



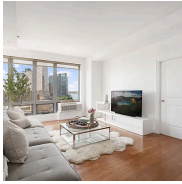
53-24 212th Street

Bayside

Contract Signed

Type	House	Price	\$1,298,000	Sq. Ft.	2,000	Beds	3
DOM	11	Initial	\$1,298,000	PPSF	\$649	Baths	2

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5-49 Borden Avenue, Unit 8G

Long Island City

Contract Signed

Type	Condo	Price	\$1,295,000	Sq. Ft.	1,065	Beds	2
DOM	52	Initial	\$1,295,000	PPSF	\$1,216	Baths	2



133-25 37th Avenue, Unit 16C

Flushing

Contract Signed

Type	Condo	Price	\$1,282,800	Sq. Ft.	803	Beds	2
DOM	63	Initial	\$1,282,800	PPSF	\$1,598	Baths	2



157-57 25th Avenue

Flushing

Contract Signed

Type	House	Price	\$1,278,880	Sq. Ft.	1,196	Beds	3
DOM	5	Initial	\$1,278,880	PPSF	\$1,070	Baths	2



23-56 129th Street

College Point

Contract Signed

Type	House	Price	\$1,250,000	Sq. Ft.	1,908	Beds	4
DOM	17	Initial	\$1,250,000	PPSF	\$656	Baths	2

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