COMPASS DEVELOPMENT MARKETING GROUP

QUEENS LUXURY REPORT

Weekly Report on Residential Contracts \$1M and Above

DEC 12 - 18, 2022

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 15 contracts signed this week, made up of 8 condos, and 7 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$1,432,452	\$1,390,000	\$1,043
Average Asking Price	Median Asking Price	Average PPSF
2%	\$21,486,775	99
Average Discount	Total Volume	Average Days On Market

Unit PH4C at The Greene, located at 45-30 Pearson Street in Hunters Point, entered contract this week, with a last asking price of \$2,275,000. This condo unit spans 1,351 square feet with 3 beds and 2 full baths. It features white oak engineered wood floors, a living room with private terrace, an eat-in kitchen with high-end appliances and quartz countertops, a primary bedroom with large walk-in closet, private balcony, and en-suite bath, and much more. The building provides a 24-hour doorman, a live-in super, bicycle and package storage, a state-of-the-art fitness center, and many other amenities.

Also signed this week was Unit PH1 at 10-64 Jackson Avenue in Hunters Point, with a last asking price of \$1,998,000. This condo unit spans 1,405 square feet with 3 beds and 2 full baths. It features 18-foot ceilings, floor-to-ceiling windows, 7-foot-wide plank oak floors, a custom open kitchen with quartz countertops, a 312 square foot terrace and two balconies, and much more. The building provides a fully-equipped fitness center, a furnished roof deck, skyline views, and many other amenities.

8	0	7
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$1,454,986	\$0	\$1,406,699
Average Asking Price	Average Asking Price	Average Asking Price
\$1,382,500	\$0	\$1,398,888
Median Asking Price	Median Asking Price	Median Asking Price
\$1,341	N/A	\$445
Average PPSF	Average PPSF	Average PPSF
1,180	N/A	3,230
Average SqFt	Average SqFt	Average SqFt

QUEENS LUXURY REPORT

\$2,275,000



45-30 PEARSON ST #PH4C

Hunters Point

2

Type Condo SqFt 1,351

3 **Beds**

Status

Baths

Ask

PPSF \$1,684

Fees \$2,279

Contract

DOM 1



10-64 JACKSON AVE #PH1

Hunters Point

Condo Type

Status Contract 3

\$2,655

Contract

\$751

Ask

\$1,998,000

SqFt **PPSF** 1,405 **Beds** \$1,423 **Fees**

Baths 2

DOM 215



143-19 LABURNAM AVE

Flushing

Ask \$1,690,000

Type SqFt **PPSF** Townhouse N/A

5 **Beds**

Status

Fees

Baths 4

DOM 62



84-20 60TH RD

N/A

Middle Village

Type

Townhouse

Status Contract Ask

\$1,550,000

SqFt

3,040 \$510

Beds 5 **Baths**

5 79

PPSF

Fees N/A DOM



57-92 228TH ST

Bayside

Type

Townhouse 3,415

Status Contract Ask

DOM

\$1,490,000

30

\$1,400,000

SqFt **PPSF** \$437 **Beds** 6

Fees

Baths 4

133 BEACH 116TH ST #THH

Rockaway Park

Type SqFt

PPSF

Condo 2,363

\$593

Status Beds

Contract

3

\$1,201

Ask

Baths 4

\$3,797 **Fees**

DOM N/A

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QUEENS LUXURY REPORT

\$1,398,888

Neponsit

Hunters Point

Ridgewood

Ask

Elmhurst

\$1,250,000

Ask



Type

Sqft

PPSF

Type

438 BEACH 143RD ST

\$472

Contract Townhouse **Status** 2,970 3 **Beds**

Baths 2.5 \$455 DOM Fees 118



45-30 PEARSON ST #9C

\$1,390,000 Condo **Status** Contract Ask

Sqft 947 **Beds** 2 **Baths** 2 **PPSF** \$1,622 DOM 1 \$1,468 **Fees**



45-30 PEARSON ST #13D

Hunters Point Condo Ask

\$1,375,000 Type **Status** Contract 2 Saft 873 **Beds Baths** 2 **PPSF** \$1,576 \$1,456 **DOM** 1 **Fees**



60-70 PALMETTO ST

\$1,250,000 Type Townhouse **Status** Contract Ask

Sqft 3,492 **Beds** 5 **Baths** 3 **PPSF** \$358 \$560 DOM 93 Fees



49-10 39TH AVE

Type

Townhouse

Sunnyside

Contract

2 2 Sqft N/A **Beds Baths PPSF** N/A \$515 **DOM** 40 Fees

Status



51-28 REEDER ST

\$1,218,000 Multihouse Contract Ask Type **Status**

Sqft N/A Beds 4 **Baths** 3 **PPSF** N/A Fees N/A DOM 65

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33-66 FARRINGTON ST #13K

Flushing

Type Condo Status Contract Ask \$1,097,887

 Sqft
 863
 Beds
 2
 Baths
 2

 PPSF
 \$1,273
 Fees
 \$483
 DOM
 253



107-02 QUEENS BLVD #4C

Forest Hills

Type Condo Status Contract Ask \$1,089,000

 Sqft
 1,013
 Beds
 2
 Baths
 2

 PPSF
 \$1,076
 Fees
 \$2,002
 DOM
 323



45-30 PEARSON ST #18A

Hunters Point

Type Condo Status Contract Ask \$1,015,000

 Sqft
 621
 Beds
 1
 Baths
 1

 PPSF
 \$1,635
 Fees
 \$1,023
 DOM
 N/A

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