

AUG 28 - SEP 3, 2023

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 6 contracts signed this week, made up of 2 condos, and 4 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$1,767,907	\$1,501,741	\$1,113
Average Asking Price	Median Asking Price	Average PPSF
1%	\$10,607,437	48
Average Discount	Total Volume	Average Days On Market

Unit 5711 at 3 Court Square in Hunters Point entered contract this week, with a last asking price of \$2,874,955. Built in 2021, this condo unit spans 1,326 square feet with 3 beds and 2 full baths. It features southwestern exposures, panoramic views, white oak engineered floors throughout, wall-style windows, a large chef-inspired kitchen with high-end appliances and abundant cabinet space, an oversized primary suite with a spacious walk-in closet and bathroom with walk-in shower, and much more. The building provides a state-of-the-art fitness center, a 75-foot pool, a bicycle room, a spa, a business center, and many other amenities.

Also signed this week was 28-56 215th Place in Bayside, with a last asking price of \$1,980,000. Originally built in 1950, this house spans 2,366 square feet with 4 beds and 5 full baths. It features a recent renovation, new high-end, stainless steel appliances, a formal living room with fireplace and high ceilings, an eat-in kitchen, a primary bedroom with balcony and en-suite bathroom, a fully-finished basement with laundry room, hardwood floors, central air conditioning, a private driveway and fenced backyard, and much more.

2	0	4
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$2,215,219	\$0	\$1,544,250
Average Asking Price	Average Asking Price	Average Asking Price
\$2,215,219	\$0	\$1,423,500
Median Asking Price	Median Asking Price	Median Asking Price
\$1,865	N/A	\$737
Average PPSF	Average PPSF	Average PPSF
1,162	N/A	1,996
Average SqFt	Average SqFt	Average SqFt



3 COURT SQUARE #5711

Hunters Point

Type	Condo	Status	Contract
SqFt	1,326	Beds	3
PPSF	\$2,169	Fees	\$2,875

Ask	\$2,874,955
Baths	2.5
DOM	N/A



28-56 215TH PL

Bayside

Type	Townhouse	Status	Contract
SqFt	2,366	Beds	4
PPSF	\$837	Fees	\$1,287

Ask	\$1,980,000
Baths	5
DOM	12



3 COURT SQUARE #802

Long Island City

Type	Condo	Status	Contract
SqFt	997	Beds	2
PPSF	\$1,560	Fees	\$2,161

Ask	\$1,555,482
Baths	2
DOM	21



40-25 217TH ST

Bayside

Type	Townhouse	Status	Contract
SqFt	1,959	Beds	5
PPSF	\$739	Fees	\$346

Ask	\$1,448,000
Baths	4
DOM	153



46-63 PARSONS BLVD

Flushing

Type	Townhouse	Status	Contract
SqFt	2,166	Beds	3
PPSF	\$466	Fees	\$1,030

Ask	\$1,399,000
Baths	3
DOM	15



33-29 150TH PL

Murray Hill

Type	Townhouse	Status	Contract
SqFt	1,492	Beds	3
PPSF	\$905	Fees	\$908

Ask	\$1,350,000
Baths	1.5
DOM	38

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