

COMPASS

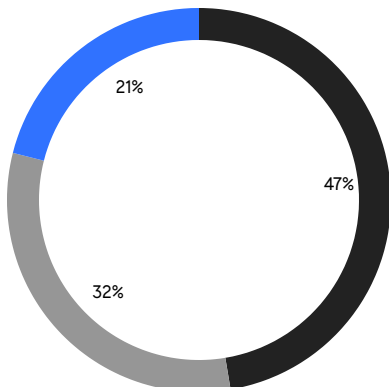
QUEENS WEEKLY LUXURY REPORT



1818 CORNELIA STREET

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHEASTERN QUEENS
- NORTHWESTERN QUEENS
- CENTRAL QUEENS



19

CONTRACTS SIGNED
THIS WEEK

\$34,361,334

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 19 contracts signed this week, made up of 6 condos, and 13 houses. The previous week saw 2 deals. For more information or data, please reach out to a Compass agent.

\$1,808,492

AVERAGE ASKING PRICE

\$1,719,983

MEDIAN ASKING PRICE

\$1,124

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$34,361,334

TOTAL VOLUME

147

AVERAGE DAYS ON MARKET

38-21 Regatta Place in Douglaston entered contract this week, with a last asking price of \$2,990,000. Built in 2023, this single-family house spans approximately 4,000 square feet with 5 beds and 6 full baths. It features a 7,800-square-foot corner lot, five balconies, an expansive roof area with water views, 20-foot-high open ceilings, radiant heating throughout, a custom kitchen with high-end appliances, a two-car garage with electric chargers, and much more.

Also signed this week was 28-05 216th Street in Bayside, with a last asking price of \$2,800,000. Built in 2008, this single-family house spans approximately 3,800 square feet with 5 beds and 3 full baths. It features high ceilings, natural lighting, hardwoods and imported marble and granite, multiple fireplaces, radiant floor heating, a wine cellar, a patio with built-in cooking station and cabana, and much more.

6

CONDO DEAL(S)

0

CO-OP DEAL(S)

13

TOWNHOUSE DEAL(S)

\$1,858,890

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,785,231

AVERAGE ASKING PRICE

\$1,949,159

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,598,000

MEDIAN ASKING PRICE

\$1,952

AVERAGE PPSF

\$710

AVERAGE PPSF

951

AVERAGE SQFT

2,648

AVERAGE SQFT



38-21 REGATTA PL

Douglaston

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,990,000	INITIAL	\$2,990,000
SQFT	4,000	PPSF	\$748	BEDS	5	BATHS	6
FEES	\$1,545	DOM	125				



28-05 216TH ST

Bayside

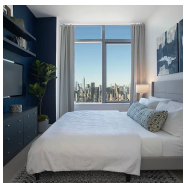
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,800,000	INITIAL	\$3,150,000
SQFT	3,800	PPSF	\$737	BEDS	5	BATHS	3
FEES	\$1,602	DOM	205				



7 HOLLYWOOD AVE

Douglaston

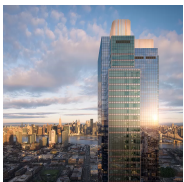
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,388,000	INITIAL	\$2,799,000
SQFT	3,932	PPSF	\$607	BEDS	5	BATHS	5.5
FEES	\$1,960	DOM	97				



3 COURT SQUARE #6001

Hunters Point

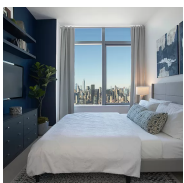
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,047,861	INITIAL	\$2,047,861
SQFT	969	PPSF	\$2,114	BEDS	2	BATHS	2
FEES	\$2,100	DOM	N/A				



3 COURT SQUARE #5801

Hunters Point

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,037,173	INITIAL	\$2,037,173
SQFT	969	PPSF	\$2,103	BEDS	2	BATHS	2
FEES	\$2,100	DOM	336				



3 COURT SQUARE #5601

Hunters Point

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,026,483	INITIAL	\$2,026,483
SQFT	969	PPSF	\$2,092	BEDS	2	BATHS	2
FEES	\$2,100	DOM	N/A				

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2-40 149TH PL

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,879,000	INITIAL	\$1,879,000
SQFT	3,100	PPSF	\$606	BEDS	4	BATHS	3
FEES	\$1,395	DOM	13				



3 COURT SQUARE #5910

Hunters Point

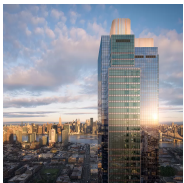
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,871,835	INITIAL	\$1,871,835
SQFT	972	PPSF	\$1,926	BEDS	2	BATHS	2.5
FEES	\$2,107	DOM	634				



33 ASCAN AVE

Forest Hills Gardens

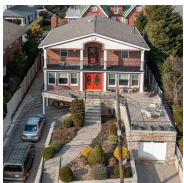
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,788,000	INITIAL	\$1,788,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	\$1,250	DOM	54				



3 COURT SQUARE #5908

Hunters Point

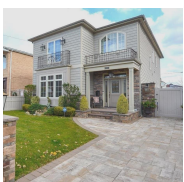
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,719,983	INITIAL	\$1,719,983
SQFT	964	PPSF	\$1,785	BEDS	2	BATHS	2
FEES	\$2,090	DOM	335				



10-32 UTOPIA PKWY

Beechhurst

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,688,000	INITIAL	\$1,750,000
SQFT	4,107	PPSF	\$411	BEDS	6	BATHS	4
FEES	\$1,223	DOM	107				



63-31 136TH ST

Queensboro Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,598,000	INITIAL	\$1,598,000
SQFT	2,212	PPSF	\$722	BEDS	4	BATHS	3.5
FEES	\$1,017	DOM	57				

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71-28 MANSE ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,474,000	INITIAL	\$1,499,000
SQFT	2,050	PPSF	\$720	BEDS	4	BATHS	2.5
FEES	\$582	DOM	83				



45-30 PEARSON ST #13F

Hunters Point

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,450,000	INITIAL	\$1,450,000
SQFT	860	PPSF	\$1,687	BEDS	2	BATHS	2
FEES	\$1,422	DOM	92				



142-18 56TH ROAD

Queensboro Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,428,000	INITIAL	\$1,599,000
SQFT	2,200	PPSF	\$649	BEDS	6	BATHS	3
FEES	\$612	DOM	N/A				



22-04 MURRAY ST

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,299,999	INITIAL	\$1,299,999
SQFT	1,962	PPSF	\$663	BEDS	4	BATHS	2
FEES	\$844	DOM	16				



157-34 25TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,388,000
SQFT	1,643	PPSF	\$791	BEDS	4	BATHS	3
FEES	\$817	DOM	20				



149-45 45TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,000	INITIAL	\$1,288,000
SQFT	1,394	PPSF	\$924	BEDS	3	BATHS	1
FEES	\$655	DOM	17				

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75-22 189TH ST

Fresh Meadows

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,000	INITIAL	N/A
SQFT	1,376	PPSF	\$936	BEDS	4	BATHS	3
FEES	\$818	DOM	N/A				

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