

COMPASS

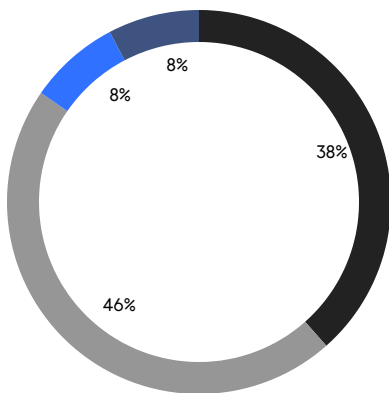
# QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

- NORTHWESTERN QUEENS
- NORTHEASTERN QUEENS
- SOUTHWESTERN QUEENS
- CENTRAL QUEENS



13

CONTRACTS SIGNED  
THIS WEEK

\$21,585,093

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 13 contracts signed this week, made up of 5 condos, and 8 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

**\$1,660,392**

AVERAGE ASKING PRICE

**\$1,488,000**

MEDIAN ASKING PRICE

**\$1,146**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$21,585,093**

TOTAL VOLUME

**49**

AVERAGE DAYS ON MARKET

Unit 6B at 21-30 44th Drive in Long Island City entered contract this week, with a last asking price of \$2,380,000. Built in 2019, this condo unit spans 1,305 square feet with 3 beds and 3 full baths. It features a 522-square-foot private terrace, floor-to-ceiling windows, wide plank oak floors, designer finishes throughout, a chef's kitchen with gas appliances and custom wood cabinetry, a primary bedroom with en-suite bath and oversized walk-in closet, and much more. The building provides a full-time doorman, a fitness center, a residents' lounge, and many other amenities.

Also signed this week was 19 Ingram Street in Forest Hills, with a last asking price of \$1,699,000. Originally built in 1930, this single-family house offers 4 beds and 2.5 baths. It features a brick entrance, hardwood floors, a spacious kitchen with stainless steel appliances, a back yard with stone patio and mature plantings, a central staircase, a basement with washer and dryer and abundant storage space, and much more.

**5**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**8**

TOWNHOUSE DEAL(S)

**\$1,680,419**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$1,647,875**

AVERAGE ASKING PRICE

**\$1,375,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$1,593,500**

MEDIAN ASKING PRICE

**\$1,535**

AVERAGE PPSF

**\$756**

AVERAGE PPSF

**1,122**

AVERAGE SQFT

**2,445**

AVERAGE SQFT



### 21-30 44TH DR #6B

Long Island City

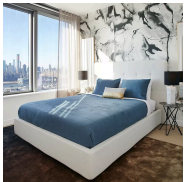
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,380,000	INITIAL	\$2,500,000
SQFT	1,305	PPSF	\$1,824	BEDS	3	BATHS	3
FEES	\$3,247	DOM	40				



### 63-36 253RD ST

Little Neck

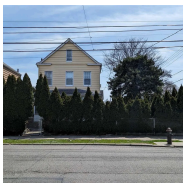
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,380,000	INITIAL	\$2,380,000
SQFT	3,000	PPSF	\$793	BEDS	5	BATHS	5.5
FEES	\$1,156	DOM	22				



### 3 COURT SQUARE #6112

Long Island City

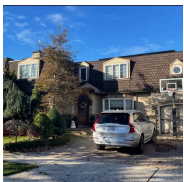
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,053,206	INITIAL	\$2,053,206
SQFT	969	PPSF	\$2,119	BEDS	2	BATHS	2
FEES	\$2,194	DOM	N/A				



### 144-04 HOLLY AVE

Flushing

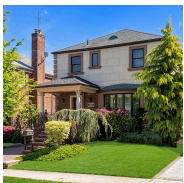
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,798,000	INITIAL	\$1,798,000
SQFT	1,594	PPSF	\$1,128	BEDS	3	BATHS	1.5
FEES	\$691	DOM	49				



### 156-34 89TH ST

Rockwood Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,745,000	INITIAL	\$1,798,000
SQFT	3,060	PPSF	\$570	BEDS	5	BATHS	4
FEES	\$742	DOM	120				



### 81-19 192ND ST

Jamaica Estates

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,699,000	INITIAL	\$1,699,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$859	DOM	19				

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### 44 OVERLOOK ROAD

Little Neck

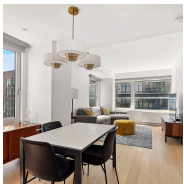
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,488,000	INITIAL	\$1,588,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$1,729	DOM	41				



### 175-51 UNDERHILL AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,999	INITIAL	\$1,399,999
SQFT	1,750	PPSF	\$800	BEDS	3	BATHS	3
FEES	\$750	DOM	17				



### 44-27 PURVES ST #11C

Long Island City

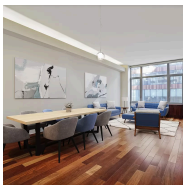
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,375,000	INITIAL	\$1,375,000
SQFT	1,238	PPSF	\$1,111	BEDS	2	BATHS	2
FEES	\$2,329	DOM	46				



### 83-21 124TH PL

Kew Gardens

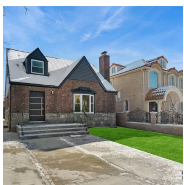
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,375,000	INITIAL	\$1,375,000
SQFT	2,818	PPSF	\$488	BEDS	6	BATHS	3
FEES	\$773	DOM	18				



### 42-51 HUNTER ST #4C

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,298,888	INITIAL	\$1,388,888
SQFT	1,293	PPSF	\$1,005	BEDS	2	BATHS	2
FEES	\$1,985	DOM	108				



### 75-63 181ST ST

Utopia

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,298,000	INITIAL	\$1,398,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$871	DOM	89				

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### 27-09 40TH AVE #6B

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,295,000	INITIAL	\$1,295,000
SQFT	802	PPSF	\$1,615	BEDS	2	BATHS	2
FEES	\$1,124	DOM	12				

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