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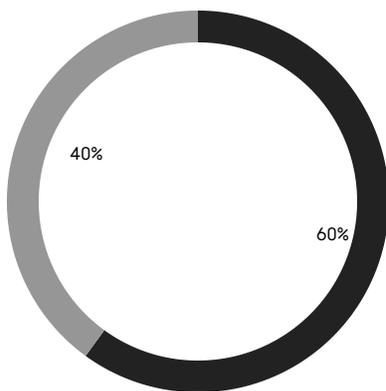
# QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

■ NORTHWESTERN QUEENS  
■ NORTHEASTERN QUEENS



5

CONTRACTS SIGNED  
THIS WEEK

\$7,816,517

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 5 contracts signed this week, made up of 2 condos, and 3 houses. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

**\$1,563,304**

AVERAGE ASKING PRICE

**\$1,475,000**

MEDIAN ASKING PRICE

**\$1,245**

AVERAGE PPSF

**0%**

AVERAGE DISCOUNT

**\$7,816,517**

TOTAL VOLUME

**203**

AVERAGE DAYS ON MARKET

Unit 5901 at 3 Court Square in Long Island City entered contract this week, with a last asking price of \$2,042,517. Built in 2019, this condo unit spans 969 square feet with 2 beds and 2 full baths. It features a direct western exposure and city views, white oak engineered flooring throughout, a chef-inspired kitchen with large island and high-end appliances, an oversized primary bedroom with spa-like en-suite bath and walk-in closet, and much more.

Also signed this week was 32-39 158th Street in Flushing, with a last asking price of \$1,650,000. Originally built in 1925, this single-family house spans 2,832 square feet with 5 beds and 5 full baths. It features a 50-by-100-foot lot, a finished basement, a kitchen with granite countertops and abundant cabinet space, a formal dining room, a two-car garage, well-lit bedrooms, and much more.

**2**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$1,758,759**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$1,433,000**

AVERAGE ASKING PRICE

**\$1,758,759**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$1,399,000**

MEDIAN ASKING PRICE

**\$1,776**

AVERAGE PPSF

**\$890**

AVERAGE PPSF

**996**

AVERAGE SQFT

**1,792**

AVERAGE SQFT



### 3 COURT SQUARE #5901

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,042,517	INITIAL	\$2,042,517
SQFT	969	PPSF	\$2,108	BEDS	2	BATHS	1
FEES	\$2,224	DOM	684				



### 32-39 158TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,650,000	INITIAL	\$1,698,000
SQFT	2,832	PPSF	\$583	BEDS	5	BATHS	5
FEES	\$1,007	DOM	164				



### 40-46 24TH ST #5A

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,475,000	INITIAL	\$1,475,000
SQFT	1,022	PPSF	\$1,444	BEDS	2	BATHS	2
FEES	\$2,002	DOM	122				



### 22-26 43RD ST

Astoria

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,000	INITIAL	\$1,399,000
SQFT	1,240	PPSF	\$1,128	BEDS	3	BATHS	2
FEES	\$619	DOM	35				



### 154-05 24TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,304	PPSF	\$959	BEDS	4	BATHS	3
FEES	\$742	DOM	10				

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