

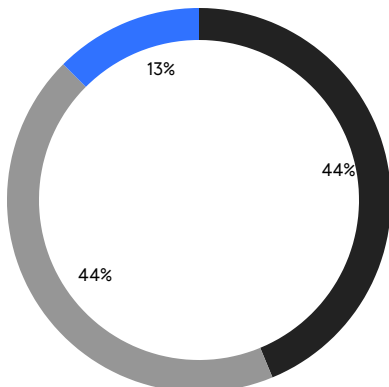
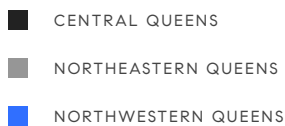
COMPASS

# QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP



16

CONTRACTS SIGNED  
THIS WEEK

\$27,633,513

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 16 contracts signed this week, made up of 8 condos, and 8 houses. The previous week saw 5 deals. For more information or data, please reach out to a Compass agent.

\$1,727,095

AVERAGE ASKING PRICE

\$1,430,000

MEDIAN ASKING PRICE

\$957

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$27,633,513

TOTAL VOLUME

92

AVERAGE DAYS ON MARKET

71-06 Ingram Street in Forest Hills entered contract this week, with a last asking price of \$3,775,000. Originally built in 1925, this single-family house spans 3,820 square feet with 5 beds and 4 full baths. It features a chef's kitchen with large center island and connected dining area, a primary bedroom with en-suite bath and walk-in closet, a fully-finished basement, a sauna and steam shower, and much more.

Also signed this week was Unit PH2B at 78-29 Austin Street in Forest Hills, with a last asking price of \$2,460,250. This new development condo spans 1,778 square feet with 3 bedrooms and 2 full baths. It features a kitchen with high-end appliances and marble slab counters, white oak flooring throughout, pendant and scone lighting, and much more.

8

CONDO DEAL(S)

0

CO-OP DEAL(S)

8

TOWNHOUSE DEAL(S)

\$1,683,690

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,770,500

AVERAGE ASKING PRICE

\$1,498,250

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,335,000

MEDIAN ASKING PRICE

\$1,190

AVERAGE PPSF

\$724

AVERAGE PPSF

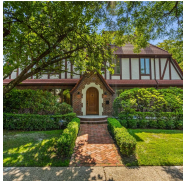
1,421

AVERAGE SQFT

2,502

AVERAGE SQFT





### 71-06 INGRAM ST

Forest Hills

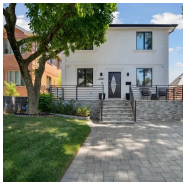
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,775,000	INITIAL	\$3,775,000
SQFT	3,820	PPSF	\$988	BEDS	5	BATHS	5
FEES	\$1,711	DOM	57				



### 78-29 AUSTIN ST #PH2B

Forest Hills

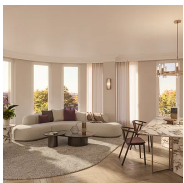
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,460,250	INITIAL	\$2,460,250
SQFT	1,778	PPSF	\$1,384	BEDS	3	BATHS	2.5
FEES	\$3,095	DOM	N/A				



### 75-55 185TH ST

Fresh Meadows

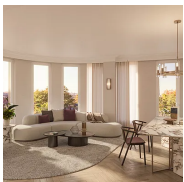
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,445,000	INITIAL	\$2,445,000
SQFT	4,920	PPSF	\$497	BEDS	4	BATHS	3
FEES	\$914	DOM	N/A				



### 78-29 AUSTIN ST #411

Forest Hills

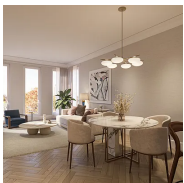
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,123,188	INITIAL	\$2,123,188
SQFT	1,813	PPSF	\$1,172	BEDS	3	BATHS	2.5
FEES	\$2,655	DOM	N/A				



### 78-29 AUSTIN ST #302

Forest Hills

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,730,575	INITIAL	\$1,730,575
SQFT	1,565	PPSF	\$1,106	BEDS	3	BATHS	2
FEES	\$2,175	DOM	N/A				



### 78-29 AUSTIN ST #507

Forest Hills

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,501,500	INITIAL	\$1,501,500
SQFT	1,136	PPSF	\$1,322	BEDS	2	BATHS	2
FEES	\$1,882	DOM	N/A				

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### 21-21 31ST ST #5A

Astoria

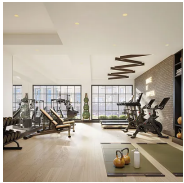
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,495,000	INITIAL	\$1,750,000
SQFT	1,140	PPSF	\$1,312	BEDS	2	BATHS	2
FEES	\$1,874	DOM	260				



### 106-20 70TH AVE #8B

Forest Hills

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,445,000	INITIAL	\$1,445,000
SQFT	1,461	PPSF	\$989	BEDS	3	BATHS	2
FEES	\$750	DOM	70				



### 11-32 31ST AVE #PHD

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,415,000	INITIAL	\$1,415,000
SQFT	1,102	PPSF	\$1,285	BEDS	2	BATHS	2
FEES	\$2,056	DOM	3				



### 162-43 12TH ROAD

Beechhurst

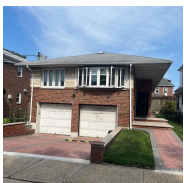
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,380,000	INITIAL	\$1,380,000
SQFT	2,093	PPSF	\$659	BEDS	3	BATHS	3
FEES	\$813	DOM	8				



### 75-07 181ST ST

Utopia

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,388,000
SQFT	1,418	PPSF	\$952	BEDS	4	BATHS	3
FEES	\$943	DOM	142				



### 32-27 170TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,320,000	INITIAL	\$1,380,000
SQFT	1,914	PPSF	\$690	BEDS	4	BATHS	3
FEES	\$1,000	DOM	171				

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### 112-01 QUEENS BLVD #9H

Forest Hills

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,299,000
SQFT	1,372	PPSF	\$947	BEDS	2	BATHS	2
FEES	\$2,549	DOM	13				



### 76-08 171ST ST

Hillcrest

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,298,000	INITIAL	\$1,298,000
SQFT	2,000	PPSF	\$649	BEDS	5	BATHS	3
FEES	\$811	DOM	10				



### 47-40 GLENWOOD ST

Little Neck

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,298,000	INITIAL	\$1,298,000
SQFT	1,958	PPSF	\$663	BEDS	4	BATHS	2
FEES	\$833	DOM	63				



### 36-06 212TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,298,000	INITIAL	\$1,298,000
SQFT	1,890	PPSF	\$687	BEDS	3	BATHS	1
FEES	\$581	DOM	211				

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