

**JULY 24 - 30, 2023**

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 19 contracts signed this week, made up of 7 condos, and 12 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

**\$1,771,468**

Average Asking Price

**\$1,588,000**

Median Asking Price

**\$1,081**

Average PPSF

**2%**

Average Discount

**\$33,657,880**

Total Volume

**186**

Average Days On Market

Unit PH302 at 3 Court Square in Hunters Point entered contract this week, with a last asking price of \$2,840,695. Built in 2019, this penthouse condo unit spans 986 square feet with 2 beds and 2 full baths. It features 360-degree panoramic views of New York City, white oak engineered flooring throughout, a modern kitchen with island, abundant cabinet space, and high-end appliances, a primary bedroom with walk-in closet and en-suite bath, and much more. The building provides a state-of-the-art fitness center, a swimming pool, a sauna, a pet spa, a business center, a lounge and social room, and many other amenities.

Also signed this week was 18 Shore Road in Douglaston, with a last asking price of \$2,699,000. Originally built in 1930, this house spans 3,120 square feet with 3 beds and 3 full baths. It features a raised brick entryway, hardwood floors throughout, high ceilings, a grand staircase, wall scones and recessed lighting, exquisite ceiling and floor moldings, multiple skylights, a kitchen with slab countertops and custom cabinetry, a primary bedroom with two walk-in closets and en-suite bath, a 2-car garage, a dedicated storage floor, an unfinished basement, and much more.

**7**

Condo Deal(s)

**0**

Co-op Deal(s)

**12**

Townhouse Deal(s)

**\$1,827,555**

Average Asking Price

**\$0**

Average Asking Price

**\$1,738,750**

Average Asking Price

**\$1,490,000**

Median Asking Price

**\$0**

Median Asking Price

**\$1,593,500**

Median Asking Price

**\$1,633**

Average PPSF

**N/A**

Average PPSF

**\$695**

Average PPSF

**1,237**

Average SqFt

**N/A**

Average SqFt

**2,574**

Average SqFt



### 3 COURT SQUARE #PH302

Hunters Point

Type	Condo	Status	Contract
SqFt	986	Beds	2
PPSF	\$2,882	Fees	\$2,137

Ask	\$2,840,695
Baths	2
DOM	N/A



### 18 SHORE ROAD

Douglaston

Type	Townhouse	Status	Contract
SqFt	3,120	Beds	3
PPSF	\$865	Fees	\$1,421

Ask	\$2,699,000
Baths	3.5
DOM	1



### 180-23 TUDOR RD

Jamaica Estates

Type	Townhouse	Status	Contract
SqFt	2,770	Beds	3
PPSF	\$831	Fees	N/A

Ask	\$2,300,000
Baths	3
DOM	22



### 41-05 29TH ST #PHA

Astoria

Type	Condo	Status	Contract
SqFt	1,210	Beds	3
PPSF	\$1,866	Fees	\$2,231

Ask	\$2,257,500
Baths	2
DOM	N/A

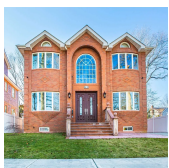


### 136-18 MAPLE AVE #PH3B

Flushing

Type	Condo	Status	Contract
SqFt	1,290	Beds	3
PPSF	\$1,473	Fees	\$1,286

Ask	\$1,899,600
Baths	2.5
DOM	526



### 64-36 214TH ST

Oakland Gardens

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	4
PPSF	N/A	Fees	\$1,266

Ask	\$1,890,000
Baths	5.5
DOM	193

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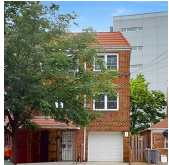


### 34-38 87TH ST

Jackson Heights

Type	Townhouse	Status	Contract
Sqft	2,117	Beds	4
PPSF	\$851	Fees	\$795

Ask	\$1,800,000
Baths	3
DOM	43

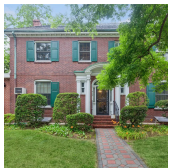


### 30-10 23RD ST

Astoria

Type	Multihouse	Status	Contract
Sqft	2,770	Beds	5
PPSF	\$646	Fees	\$780

Ask	\$1,788,000
Baths	3
DOM	50

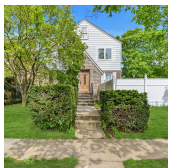


### 81-24 AUSTIN ST

Kew Gardens

Type	Townhouse	Status	Contract
Sqft	3,270	Beds	8
PPSF	\$489	Fees	\$1,462

Ask	\$1,599,000
Baths	2
DOM	38

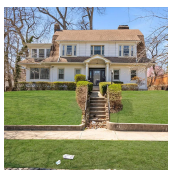


### 69-81 179TH ST

Fresh Meadows

Type	Townhouse	Status	Contract
Sqft	2,800	Beds	6
PPSF	\$568	Fees	\$924

Ask	\$1,588,000
Baths	4
DOM	80

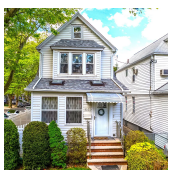


### 86-08 EDGERTON BLVD

Jamaica Estates

Type	Townhouse	Status	Contract
Sqft	2,887	Beds	4
PPSF	\$534	Fees	\$971

Ask	\$1,540,000
Baths	4.5
DOM	100



### 91-01 69TH AVE

Forest Hills

Type	Townhouse	Status	Contract
Sqft	1,892	Beds	3
PPSF	\$793	Fees	\$568

Ask	\$1,499,000
Baths	2.5
DOM	75

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### 33-66 FARRINGTON ST #13A

Flushing

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$1,490,000
<b>Sqft</b>	1,115	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,336	<b>Fees</b>	\$6	<b>DOM</b>	159



### 3 COURT SQUARE #901

Hunters Point

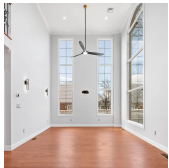
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$1,455,085
<b>Sqft</b>	930	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,565	<b>Fees</b>	\$2,015	<b>DOM</b>	508



### 45-30 PEARSON ST #14F

Hunters Point

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$1,455,000
<b>Sqft</b>	860	<b>Beds</b>	2	<b>Baths</b>	2
<b>PPSF</b>	\$1,692	<b>Fees</b>	\$1,422	<b>DOM</b>	N/A



### 260-14 83RD AVE

Glen Oaks

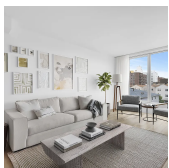
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$1,438,000
<b>Sqft</b>	2,350	<b>Beds</b>	5	<b>Baths</b>	5
<b>PPSF</b>	\$612	<b>Fees</b>	\$422	<b>DOM</b>	141



### 40-65A ITHACA ST

Elmhurst

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$1,399,000
<b>Sqft</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$685	<b>DOM</b>	111



### 133 BEACH 116TH ST #THG

Rockaway Park

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$1,395,000
<b>Sqft</b>	2,265	<b>Beds</b>	3	<b>Baths</b>	4
<b>PPSF</b>	\$616	<b>Fees</b>	\$3,215	<b>DOM</b>	396

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### 20-72 32ND ST

**Type** Townhouse  
**Sqft** 1,755  
**PPSF** \$755

**Status** Contract  
**Beds** 3  
**Fees** \$700

### Astoria

**Ask** \$1,325,000  
**Baths** 2  
**DOM** 529

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