

AUG 7 - 13, 2023

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 7 contracts signed this week, made up of 2 condos, and 5 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$1,632,456

Average Asking Price

\$1,650,000

Median Asking Price

\$965

Average PPSF

1%

Average Discount

\$11,427,192

Total Volume

91

Average Days On Market

Unit 5612 at 3 Court Square in Hunters Point entered contract this week, with a last asking price of \$2,026,483. Built in 2019, this condo unit spans 969 square feet with 2 beds and 2 full baths. It features city skyline views, white oak engineered flooring throughout, a primary bedroom with walk-in closet, a kitchen with island and high-end appliances, and much more. The building provides a state-of-the-art fitness center, a spa and steam room, a lounge and social room, a business center, parking, and many other amenities.

Also signed this week was 39-84 45th Street in Sunnyside, with a last asking price of \$1,850,000. Originally built in 1925, this brick townhouse spans approximately 2,700 square feet with 5 beds and 4 full baths. It features hardwood floors, a fully-gutted basement, a curated backyard with pavers, a large terrace, a spacious dining room, and much more.

2

Condo Deal(s)

0

Co-op Deal(s)

5

Townhouse Deal(s)

\$1,870,652

Average Asking Price

\$0

Average Asking Price

\$1,537,178

Average Asking Price

\$1,870,652

Median Asking Price

\$0

Median Asking Price

\$1,498,000

Median Asking Price

\$1,936

Average PPSF

N/A

Average PPSF

\$577

Average PPSF

967

Average SqFt

N/A

Average SqFt

2,773

Average SqFt



3 COURT SQUARE #5612

Hunters Point

| | | | |
|------|---------|--------|----------|
| Type | Condo | Status | Contract |
| SqFt | 969 | Beds | 2 |
| PPSF | \$2,092 | Fees | \$2,100 |

| | |
|-------|-------------|
| Ask | \$2,026,483 |
| Baths | 2 |
| DOM | N/A |

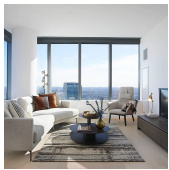


39-84 45TH ST

Sunnyside

| | | | |
|------|-----------|--------|----------|
| Type | Townhouse | Status | Contract |
| SqFt | 2,700 | Beds | 5 |
| PPSF | \$686 | Fees | \$741 |

| | |
|-------|-------------|
| Ask | \$1,850,000 |
| Baths | 4 |
| DOM | 43 |



3 COURT SQUARE #5808

Hunters Point

| | | | |
|------|---------|--------|----------|
| Type | Condo | Status | Contract |
| SqFt | 964 | Beds | 2 |
| PPSF | \$1,779 | Fees | \$2,090 |

| | |
|-------|-------------|
| Ask | \$1,714,821 |
| Baths | 2 |
| DOM | N/A |

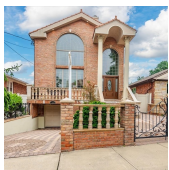


35-31 221ST ST

Bayside

| | | | |
|------|-----------|--------|----------|
| Type | Townhouse | Status | Contract |
| SqFt | 3,855 | Beds | 6 |
| PPSF | \$428 | Fees | \$397 |

| | |
|-------|-------------|
| Ask | \$1,650,000 |
| Baths | 4 |
| DOM | 2 |

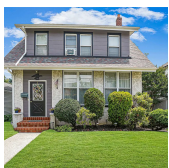


3-19 147TH PL

Whitestone

| | | | |
|------|-----------|--------|----------|
| Type | Townhouse | Status | Contract |
| SqFt | 2,600 | Beds | 4 |
| PPSF | \$615 | Fees | \$1,027 |

| | |
|-------|-------------|
| Ask | \$1,498,000 |
| Baths | 4 |
| DOM | 20 |



29-29 211TH ST

Bayside

| | | | |
|------|-----------|--------|----------|
| Type | Townhouse | Status | Contract |
| SqFt | 2,609 | Beds | 5 |
| PPSF | \$533 | Fees | \$8,296 |

| | |
|-------|-------------|
| Ask | \$1,388,888 |
| Baths | 2.5 |
| DOM | 370 |

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81-20 265TH ST

Type Townhouse
Sqft 2,100
PPSF \$619

Status Contract
Beds 4
Fees \$1,078

Floral Park

Ask \$1,299,000
Baths 4
DOM 20

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