

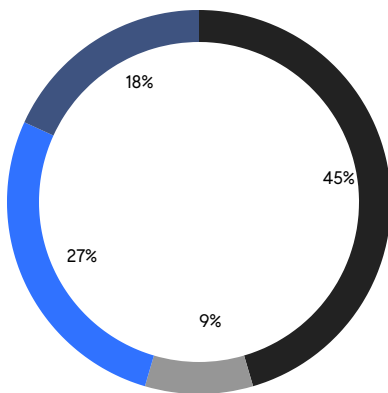
QUEENS WEEKLY LUXURY REPORT



3364 11TH STREET

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHWESTERN QUEENS
- THE ROCKAWAYS
- NORTHEASTERN QUEENS
- CENTRAL QUEENS



11

CONTRACTS SIGNED
THIS WEEK

\$17,133,205

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 11 contracts signed this week, made up of 5 condos, 1 co-op, and 5 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$1,557,565

AVERAGE ASKING PRICE

\$1,348,000

MEDIAN ASKING PRICE

\$1,063

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$17,133,205

TOTAL VOLUME

96

AVERAGE DAYS ON MARKET

Unit PH4 at 11-12 44th Drive in Long Island City entered contract this week, with a last asking price of \$2,995,000. Built in 2018, this penthouse condo spans 1,936 square feet with 3 beds and 2 full baths. It features three terraces, 18-foot ceilings, a spacious living room with fireplace, a primary bedroom with dual closets and en-suite bath, and much more. The building provides parking spaces, a heated rooftop pool, a large fitness center, and many other amenities.

Also signed this week was 448 Beach 144th Street in Neponsit, with a last asking price of \$1,790,000. Built in 1997, this single-family house spans 5,189 square feet with 5 beds and 3 full baths. It features a massive formal living room with abundant windows, high ceilings, a gourmet chef's kitchen with high-end appliances, a large backyard, a primary bedroom with en-suite bath and multiple windows, and much more.

5

CONDO DEAL(S)

1

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$1,700,041

AVERAGE ASKING PRICE

\$1,295,000

AVERAGE ASKING PRICE

\$1,467,600

AVERAGE ASKING PRICE

\$1,295,000

MEDIAN ASKING PRICE

\$1,295,000

MEDIAN ASKING PRICE

\$1,350,000

MEDIAN ASKING PRICE

\$1,476

AVERAGE PPSF

\$714

AVERAGE PPSF

1,145

AVERAGE SQFT

2,075

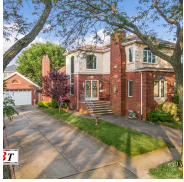
AVERAGE SQFT



11-12 44TH DR #PH4

Long Island City

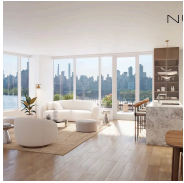
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,995,000	INITIAL	\$3,200,000
SQFT	1,936	PPSF	\$1,548	BEDS	3	BATHS	2
FEES	\$3,246	DOM	218				



448 BEACH 144 ST

Neponsit

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,790,000	INITIAL	N/A
SQFT	2,678	PPSF	\$669	BEDS	3	BATHS	5
FEES	\$1,236	DOM	N/A				



30-55 VERNON BLVD #7H

Astoria

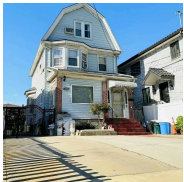
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,682,955	INITIAL	\$1,682,955
SQFT	1,167	PPSF	\$1,443	BEDS	2	BATHS	2
FEES	\$1,816	DOM	146				



132-29 58TH AVE

Queensboro Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,555,000	INITIAL	\$1,625,000
SQFT	2,132	PPSF	\$729	BEDS	2	BATHS	2
FEES	\$916	DOM	250				



42-28 149TH PL

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,350,000
SQFT	1,700	PPSF	\$794	BEDS	6	BATHS	5
FEES	\$566	DOM	45				



37-21 221ST ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,348,000	INITIAL	\$1,348,000
SQFT	1,836	PPSF	\$734	BEDS	3	BATHS	2.5
FEES	\$741	DOM	22				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



27-09 40TH AVE #6A

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,295,000	INITIAL	\$1,295,000
SQFT	855	PPSF	\$1,515	BEDS	2	BATHS	2
FEES	\$1,176	DOM	35				



33-15 80TH ST #41

Jackson Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$1,295,000	INITIAL	\$1,295,000
SQFT	1,750	PPSF	\$740	BEDS	4	BATHS	2.5
FEES	\$1,843	DOM	31				



80-25 GRENFELL ST

Kew Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,295,000	INITIAL	\$1,295,000
SQFT	2,025	PPSF	\$640	BEDS	4	BATHS	3.5
FEES	\$847	DOM	50				



40-46 24TH ST #2C

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,270,000	INITIAL	\$1,260,000
SQFT	912	PPSF	\$1,393	BEDS	2	BATHS	2
FEES	\$1,762	DOM	49				



37-34 33RD ST #3C

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,257,250	INITIAL	\$1,237,250
SQFT	851	PPSF	\$1,478	BEDS	2	BATHS	2
FEES	\$1,773	DOM	111				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.