

COMPASS

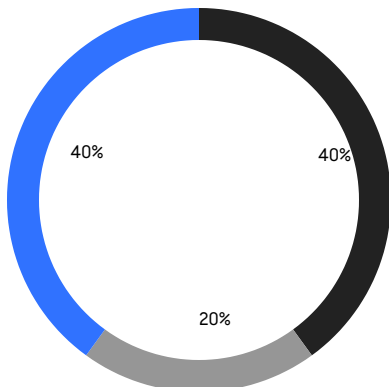
QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHWESTERN QUEENS
- THE ROCKAWAYS
- NORTHEASTERN QUEENS



5

CONTRACTS SIGNED
THIS WEEK

\$7,648,000

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 12 deals. For more information or data, please reach out to a Compass agent.

\$1,529,600	\$1,499,000	\$1,012
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
0%	\$7,648,000	43
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

Unit PHC at 40-46 24th Street in Long Island City entered contract this week, with a last asking price of \$1,700,000. Built in 2024, this condo unit spans 1,152 square feet with 2 beds and 2 full baths. It features high ceilings, a kitchen with stone countertops and custom cabinetry, floor-to-ceiling windows, a primary bedroom with en-suite spa-like bath and walk-in closet, and much more. The building provides door attendants, a private lounge, a fitness center, an outdoor terrace, and many other amenities.

Also signed this week was 136 Beach 136th Street in Belle Harbor, with a last asking price of \$1,700,000. This single-family house spans 2,002 square feet with a possible 5 bed and 4 full bath layout. It features a formal living room with gas fireplace and bay window, high ceilings, hardwood floors, a modern eat-in kitchen, a formal dining room with sitting area, Venetian plaster, a rear enclosed sun room, ocean views, a private driveway, and much more.

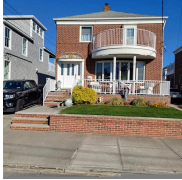
2	0	3
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$1,500,000	\$0	\$1,549,334
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$1,500,000	\$0	\$1,499,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,367		\$775
AVERAGE PPSF		AVERAGE PPSF
1,093		2,001
AVERAGE SQFT		AVERAGE SQFT



40-46 24TH ST #PHC

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,700,000	INITIAL	\$1,700,000
SQFT	1,152	PPSF	\$1,476	BEDS	2	BATHS	2
FEES	\$2,568	DOM	21				



136 BEACH 136TH ST

Belle Harbor

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,700,000	INITIAL	\$1,700,000
SQFT	2,002	PPSF	\$849	BEDS	3	BATHS	1
FEES	\$950	DOM	8				



33-74 169TH ST

Murray Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,499,000	INITIAL	\$1,499,000
SQFT	2,040	PPSF	\$735	BEDS	4	BATHS	1.5
FEES	\$893	DOM	32				



85-67 HOLLIS HILLS TER

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,449,000	INITIAL	\$1,449,000
SQFT	1,959	PPSF	\$740	BEDS	3	BATHS	2.5
FEES	\$1,200	DOM	83				



10-40 46TH ROAD #3D

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,300,000	INITIAL	\$1,250,000
SQFT	1,034	PPSF	\$1,258	BEDS	2	BATHS	2
FEES	\$1,626	DOM	70				

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