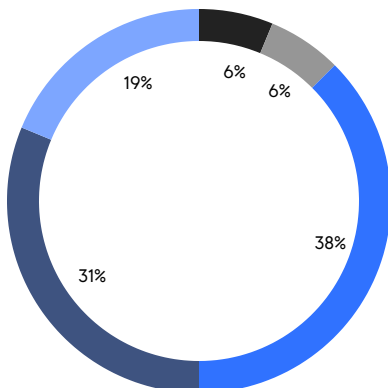
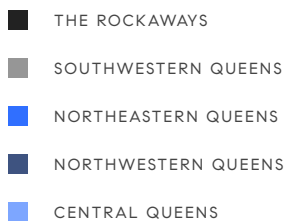


QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP



16

CONTRACTS SIGNED
THIS WEEK

\$29,630,094

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 4 condos, 1 co-op, and 11 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$1,851,881

AVERAGE ASKING PRICE

\$1,599,444

MEDIAN ASKING PRICE

\$953

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$29,630,094

TOTAL VOLUME

155

AVERAGE DAYS ON MARKET

137 Beach 140th St in Belle Harbor entered contract this week, with a last asking price of \$3,750,000. This new single-family house spans 3,749 square feet with 5 beds and 6 full baths. It features direct ocean views, a chef's kitchen with dual sets of high-end appliances, a corner dining area, double-height ceilings, heated wood and marble floors, a swimming pool, a rooftop deck, and much more.

Also signed this week was 158-06 85th Street in Howard Beach, with a last asking price of \$2,900,000. Built in 2008, this house spans 4,725 square feet with 4 beds and 4 full baths. It features a large corner lot, an elaborate exterior and landscaped front yard, an all-floor elevator, high ceilings, custom moldings throughout, a custom chef's kitchen with breakfast nook, a primary bedroom with en-suite bath and walk-in closet, and much more.

4

CONDO DEAL(S)

1

CO-OP DEAL(S)

11

TOWNHOUSE DEAL(S)

\$1,523,302

AVERAGE ASKING PRICE

\$1,299,000

AVERAGE ASKING PRICE

\$2,021,627

AVERAGE ASKING PRICE

\$1,382,500

MEDIAN ASKING PRICE

\$1,299,000

MEDIAN ASKING PRICE

\$1,868,000

MEDIAN ASKING PRICE

\$1,459

AVERAGE PPSF

\$795

AVERAGE PPSF

1,062

AVERAGE SQFT

2,843

AVERAGE SQFT



137 BEACH 140TH ST

Belle Harbor

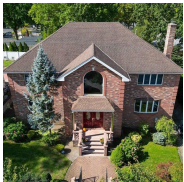
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	N/A
SQFT	3,749	PPSF	\$1,000	BEDS	5	BATHS	6
FEES	\$1,739	DOM	506				



158-06 85TH ST

Howard Beach

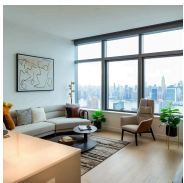
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,900,000	INITIAL	\$2,900,000
SQFT	4,725	PPSF	\$614	BEDS	4	BATHS	4
FEES	\$1,563	DOM	165				



64-16 211TH ST

Oakland Gardens

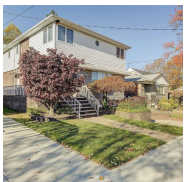
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,788,000	INITIAL	\$2,998,000
SQFT	3,890	PPSF	\$717	BEDS	5	BATHS	5
FEES	\$1,400	DOM	80				



3 COURT SQUARE #6101

Long Island City

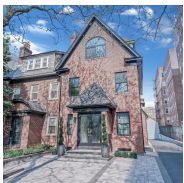
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,053,206	INITIAL	\$2,053,206
SQFT	969	PPSF	\$2,119	BEDS	2	BATHS	2
FEES	\$2,224	DOM	27				



69-18 171ST ST

Flushing Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,938,000	INITIAL	\$1,938,000
SQFT	3,773	PPSF	\$514	BEDS	4	BATHS	3.5
FEES	\$999	DOM	19				



34-51 74TH ST

Jackson Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,899,000	INITIAL	\$1,948,000
SQFT	2,000	PPSF	\$950	BEDS	5	BATHS	3.5
FEES	\$786	DOM	210				

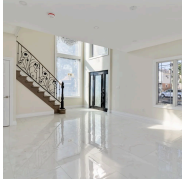
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67-16 179TH ST

Fresh Meadows

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,868,000	INITIAL	\$1,868,000
SQFT	4,284	PPSF	\$436	BEDS	6	BATHS	3
FEES	\$1,001	DOM	142				



259-16 80TH AVE

Floral Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,700,000	INITIAL	\$1,700,000
SQFT	2,600	PPSF	\$654	BEDS	4	BATHS	5
FEES	\$783	DOM	58				



355 KNOLLWOOD AVE

Douglaston

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,498,888	INITIAL	\$1,498,888
SQFT	2,389	PPSF	\$627	BEDS	5	BATHS	2.5
FEES	\$1,574	DOM	342				



11-23 50TH AVE #50

Long Island City

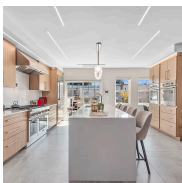
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,395,000	INITIAL	\$1,490,000
SQFT	1,180	PPSF	\$1,183	BEDS	2	BATHS	2
FEES	\$1,793	DOM	548				



2-26 50TH AVE #10E

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,370,000	INITIAL	\$1,370,000
SQFT	993	PPSF	\$1,380	BEDS	2	BATHS	2
FEES	\$1,560	DOM	71				



80-24 PENELOPE AVE

Middle Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,349,000	INITIAL	\$1,499,000
SQFT	1,152	PPSF	\$1,172	BEDS	2	BATHS	2
FEES	\$558	DOM	45				

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270-10 GRAND CENTRAL PKWY #25V

Glen Oaks

TYPE	COOP	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,299,000
SQFT	1,972	PPSF	\$659	BEDS	3	BATHS	3.5
FEES	N/A	DOM	105				



17-05 STEPHEN ST

Ridgewood

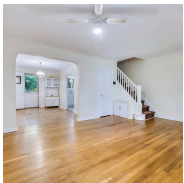
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,279,000	INITIAL	\$1,399,000
SQFT	1,758	PPSF	\$728	BEDS	5	BATHS	2
FEES	\$557	DOM	51				



26-14 28TH ST #4A

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,275,000	INITIAL	\$1,299,000
SQFT	1,105	PPSF	\$1,154	BEDS	2	BATHS	2
FEES	\$1,294	DOM	62				



39-20 46TH ST

Sunnyside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,268,000	INITIAL	\$1,268,000
SQFT	952	PPSF	\$1,332	BEDS	3	BATHS	2
FEES	\$582	DOM	49				

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