

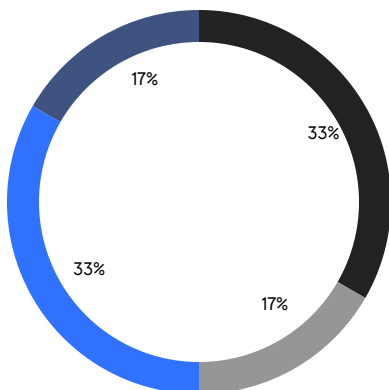
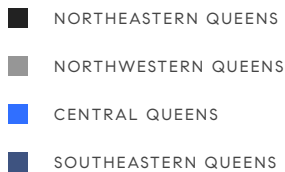
COMPASS

QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP



6

CONTRACTS SIGNED
THIS WEEK

\$9,154,999

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 6 contracts signed this week, made up of 1 condo, and 5 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$1,525,834	\$1,443,500	\$948
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
0%	\$9,154,999	52
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

222 Hollywood Avenue in Douglaston entered contract this week, with a last asking price of \$1,999,999. Originally built in 1930, this single-family house offers 6 beds and 3 full baths. It features high ceilings, hardwood floors, an open floor plan, a large eat-in kitchen, a formal dining room, skyline views, pocket doors, stained glass windows, and much more.

Also signed this week was Unit PHA at 40-46 24th Street in Long Island City, with a last asking price of \$1,670,000. Built in 2024, this penthouse condo spans 1,213 square feet with 2 beds and 2 full baths. It features an expansive terrace, high ceilings, a kitchen with island and stone countertops, floor-to-ceiling windows, a primary bedroom with en-suite spa-like bath and walk-in closet, and much more. The building provides a private lounge, a fitness center, on-site parking, and many other amenities.

1	0	5
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$1,670,000	\$0	\$1,497,000
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$1,670,000	\$0	\$1,388,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,488		\$812
AVERAGE PPSF		AVERAGE PPSF
1,123		1,773
AVERAGE SQFT		AVERAGE SQFT



222 HOLLYWOOD AVE

Douglaston

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,999,999	INITIAL	\$1,999,999
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	4
FEES	\$1,374	DOM	83				



40-46 24TH ST #PHA

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,670,000	INITIAL	\$1,670,000
SQFT	1,123	PPSF	\$1,488	BEDS	2	BATHS	2
FEES	\$2,404	DOM	55				



65-21 CROMWELL CRESCENT

Rego Park

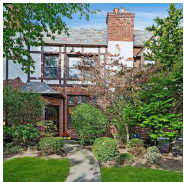
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,499,000	INITIAL	\$1,499,000
SQFT	2,480	PPSF	\$604	BEDS	3	BATHS	3
FEES	\$1,222	DOM	26				



85-20 PALO ALTO ST

Holliswood Jamaica

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,388,000
SQFT	1,810	PPSF	\$767	BEDS	4	BATHS	4
FEES	\$913	DOM	15				



90-07 68TH AVE

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,348,000	INITIAL	\$1,398,000
SQFT	1,580	PPSF	\$854	BEDS	3	BATHS	2.5
FEES	\$849	DOM	94				



45-42 SPRINGFIELD BLVD

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,222	PPSF	\$1,023	BEDS	3	BATHS	3
FEES	\$786	DOM	37				

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