

COMPASS

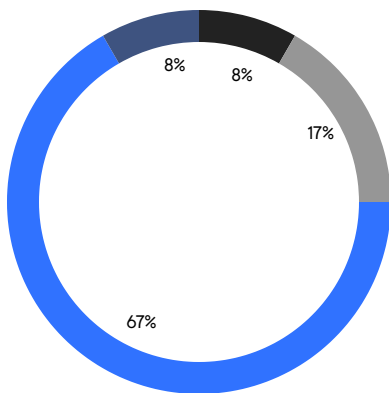
QUEENS WEEKLY LUXURY REPORT



46-30 CENTER BLVD, UNIT PH8

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

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



12

CONTRACTS SIGNED
THIS WEEK

\$19,953,766

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 12 contracts signed this week, made up of 3 condos, and 9 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$1,662,814

AVERAGE ASKING PRICE

\$1,598,500

MEDIAN ASKING PRICE

\$1,106

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$19,953,766

TOTAL VOLUME

157

AVERAGE DAYS ON MARKET

103 Ascan Avenue in Forest Hills entered contract with a last asking price of \$2,388,000. This single-family house spans 3,802 square feet with 5 beds and 4 full baths. It features a recent high-end renovation, a large living room with wood-burning fireplace and adjacent sunroom, an open-concept kitchen and dining room, high ceilings throughout, hardwood floors, and much more.

Also signed this week was Unit 5812 at 3 Court Square in Long Island City, with a last asking price of \$2,037,173. Built in 2019, this condo spans 969 square feet with 2 beds and 2 full baths. It features white oak engineered flooring throughout, a spacious primary bedroom with walk-in closet, a contemporary kitchen with quartz countertops, high-end finishes, and much more.

3

CONDO DEAL(S)

0

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$1,778,960

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,624,099

AVERAGE ASKING PRICE

\$1,979,705

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,498,000

MEDIAN ASKING PRICE

\$1,903

AVERAGE PPSF

\$841

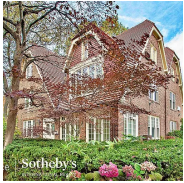
AVERAGE PPSF

928

AVERAGE SQFT

2,327

AVERAGE SQFT



103 ASCAN AVE

Forest Hills

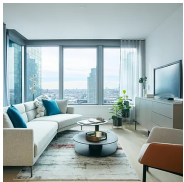
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,388,000	INITIAL	\$2,388,000
SQFT	3,802	PPSF	\$629	BEDS	5	BATHS	4.5
FEES	\$1,338	DOM	N/A				



3 COURT SQUARE #5812

Long Island City

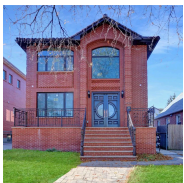
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,037,173	INITIAL	\$2,037,173
SQFT	969	PPSF	\$2,103	BEDS	2	BATHS	2
FEES	\$2,223	DOM	710				



3 COURT SQUARE #6309

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,979,705	INITIAL	\$1,979,705
SQFT	975	PPSF	\$2,031	BEDS	2	BATHS	2
FEES	\$2,238	DOM	N/A				



58-28 218TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,850,000	INITIAL	\$1,850,000
SQFT	1,078	PPSF	\$1,716	BEDS	5	BATHS	4
FEES	\$952	DOM	89				



143-06 ROCKAWAY BEACH BLVD

Neponsit

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,749,000	INITIAL	\$1,875,000
SQFT	4,755	PPSF	\$368	BEDS	4	BATHS	3.5
FEES	\$1,725	DOM	187				



3235 167TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,699,000	INITIAL	\$1,749,900
SQFT	2,480	PPSF	\$685	BEDS	4	BATHS	3.5
FEES	\$1,120	DOM	151				

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240-01 52ND AVE

Alley Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,498,000	INITIAL	\$1,498,000
SQFT	1,750	PPSF	\$856	BEDS	3	BATHS	1.5
FEES	\$1,015	DOM	72				



8 CORNELL LANE

Little Neck

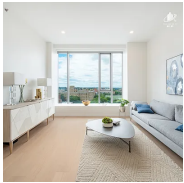
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,448,888	INITIAL	\$1,448,888
SQFT	2,057	PPSF	\$704	BEDS	4	BATHS	3.5
FEES	\$1,202	DOM	101				



82-22 214TH ST

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,438,000	INITIAL	\$1,438,000
SQFT	2,356	PPSF	\$610	BEDS	4	BATHS	2
FEES	\$946	DOM	13				



35-32 LEAVITT ST #12A

Flushing

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,320,000	INITIAL	\$1,320,000
SQFT	839	PPSF	\$1,574	BEDS	2	BATHS	2
FEES	\$1,543	DOM	120				



33-66 161ST ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,000	INITIAL	\$1,288,000
SQFT	1,614	PPSF	\$798	BEDS	4	BATHS	1
FEES	\$1,033	DOM	109				



154-27 24TH ROAD

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,258,000	INITIAL	\$1,258,000
SQFT	1,050	PPSF	\$1,198	BEDS	3	BATHS	2
FEES	\$800	DOM	9				

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