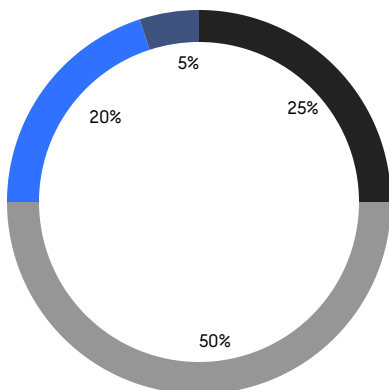
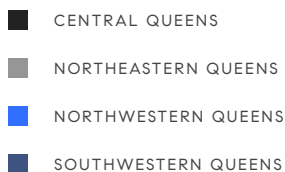


# QUEENS WEEKLY LUXURY REPORT



5-09 48TH AVE, UNIT 3M

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP



20

CONTRACTS SIGNED  
THIS WEEK

\$33,126,000

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 20 contracts signed this week, made up of 6 condos, and 14 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$1,656,300

AVERAGE ASKING PRICE

\$1,505,000

MEDIAN ASKING PRICE

\$919

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$33,126,000

TOTAL VOLUME

137

AVERAGE DAYS ON MARKET

65 Shorthill Road in Forest Hills entered contract this week, with a last asking price of \$2,988,000. Originally built in 1910, this single-family house spans 4,023 square feet with 4 beds and 4 baths. It features new oak hardwood plank floors, a large garden, a two-car garage and paver driveway, recently renovated bathrooms, a finished basement with bar, a sauna, a formal dining room, and much more.

Also signed this week was 110-56 68th Avenue in Forest Hills, with a last asking price of \$2,259,000. This single-family house spans 2,108 square feet with 4 beds and 4 baths. It features a corner 50-by-100-foot lot, a spacious living room with wood-burning fireplace, a large eat-in kitchen, abundant natural lighting, two terraces, a full basement, and much more.

6

CONDO DEAL(S)

0

CO-OP DEAL(S)

14

TOWNHOUSE DEAL(S)

\$1,506,667

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,720,429

AVERAGE ASKING PRICE

\$1,440,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,549,000

MEDIAN ASKING PRICE

\$1,378

AVERAGE PPSF

\$707

AVERAGE PPSF

1,162

AVERAGE SQFT

2,598

AVERAGE SQFT



### 65 SHORTHILL ROAD

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,988,000	INITIAL	\$3,188,000
SQFT	4,023	PPSF	\$743	BEDS	4	BATHS	4
FEES	N/A	DOM	221				



### 110-56 68TH AVE

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,259,000	INITIAL	\$2,399,000
SQFT	2,108	PPSF	\$1,072	BEDS	4	BATHS	3.5
FEES	\$16,746	DOM	159				



### 56-44 220TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,080,000	INITIAL	\$2,080,000
SQFT	2,113	PPSF	\$984	BEDS	5	BATHS	5
FEES	\$833	DOM	53				



### 3 COURT SQUARE WEST #PH202

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,000,000	INITIAL	\$2,768,229
SQFT	986	PPSF	\$2,028	BEDS	2	BATHS	2
FEES	\$2,244	DOM	342				



### 39-21 221ST ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,999,000	INITIAL	\$1,999,000
SQFT	3,284	PPSF	\$609	BEDS	4	BATHS	4
FEES	\$1,413	DOM	25				

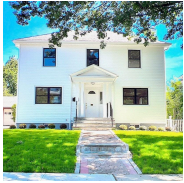


### 73-44 185TH ST

Fresh Meadows

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,998,000	INITIAL	\$1,998,000
SQFT	2,700	PPSF	\$740	BEDS	5	BATHS	4
FEES	\$808	DOM	58				

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### 33-43 159TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,798,000	INITIAL	\$1,980,000
SQFT	1,564	PPSF	\$1,150	BEDS	4	BATHS	5
FEES	\$825	DOM	210				



### 28-19 157TH ST

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,668,000	INITIAL	\$1,668,000
SQFT	3,875	PPSF	\$430	BEDS	4	BATHS	4
FEES	\$1,320	DOM	29				



### 11-30 45TH ROAD #5D

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,595,000	INITIAL	\$1,595,000
SQFT	1,041	PPSF	\$1,533	BEDS	2	BATHS	2
FEES	\$1,647	DOM	15				



### 40-28 COLLEGE POINT BLVD #17F

Flushing

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,580,000	INITIAL	\$1,580,000
SQFT	1,855	PPSF	\$852	BEDS	3	BATHS	3
FEES	\$2,476	DOM	64				



### 34-07 150TH PL

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,430,000	INITIAL	\$1,488,000
SQFT	2,050	PPSF	\$698	BEDS	3	BATHS	3
FEES	\$918	DOM	168				



### 85-36 65TH DR

Rego Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,400,000	INITIAL	\$1,400,000
SQFT	3,048	PPSF	\$460	BEDS	3	BATHS	3
FEES	\$1,104	DOM	43				

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### 75-61 KESSEL ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,388,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$133	DOM	3				



### 107-24 71ST ROAD #12E

Forest Hills

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,300,000	INITIAL	\$1,400,000
SQFT	1,263	PPSF	\$1,030	BEDS	2	BATHS	2
FEES	\$2,134	DOM	598				



### 147-02 29TH AVE

Flushing

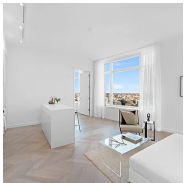
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,290,000	INITIAL	\$1,375,000
SQFT	2,000	PPSF	\$645	BEDS	4	BATHS	3
FEES	\$893	DOM	42				



### 173-11 47TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,000	INITIAL	\$1,288,000
SQFT	2,292	PPSF	\$562	BEDS	3	BATHS	3
FEES	\$748	DOM	20				



### 29-18 41ST AVE #16D

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,285,000	INITIAL	\$1,244,250
SQFT	864	PPSF	\$1,488	BEDS	2	BATHS	2
FEES	\$1,700	DOM	490				



### 31-16 21ST ST #PH1C

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,280,000	INITIAL	\$1,280,000
SQFT	958	PPSF	\$1,337	BEDS	2	BATHS	2
FEES	\$1,270	DOM	N/A				

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33-16 210TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	2,006	PPSF	\$623	BEDS	4	BATHS	2
FEES	\$775	DOM	16				



164-50 87TH ST

Howard Beach

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	2,700	PPSF	\$463	BEDS	3	BATHS	3
FEES	\$891	DOM	30				

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