



COMPASS

Queens Luxury Report

May 25 - 31, 2026, Residential Contracts \$1.25M+

Photo: [22-18 Jackson Avenue, Unit 719](#)

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 16 contracts signed this week, made up of 3 condos, and 13 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$1,614,072

Average Asking Price

\$1,509,500

Median Asking Price

\$856

Average PPSF

1%

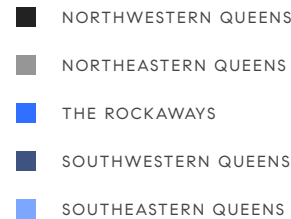
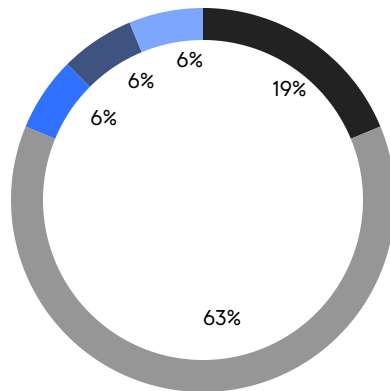
Average Discount

\$25,825,138

Total Volume

54

Average Days On Market



3

Condo Deal(s)

0

Co-op Deal(s)

13

Single-Family Deal(s)

\$1,871,750

Average Asking Price

\$0

Average Asking Price

\$1,554,607

Average Asking Price

\$1,595,000

Median Asking Price

\$0

Median Asking Price

\$1,499,000

Median Asking Price

\$1,464

Average PPSF

\$690

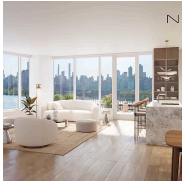
Average PPSF

1,291

Average SqFt

2,343

Average SqFt

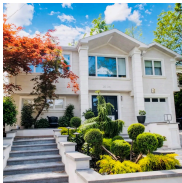


30-45 Vernon Boulevard, Unit PHE

Contract Signed

Astoria

Type	Condo	Price	\$2,620,250	Sq. Ft.	1,868	Beds	3
DOM	113	Initial	\$2,620,250	PPSF	\$1,403	Baths	3

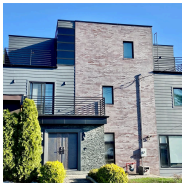


28-26 215th Street

Contract Signed

Bayside

Type	House	Price	\$1,998,000	Sq. Ft.	3,528	Beds	4
DOM	41	Initial	\$2,188,888	PPSF	\$567	Baths	2



49-02 Marathon Parkway

Contract Signed

Little Neck

Type	House	Price	\$1,880,000	Sq. Ft.	2,412	Beds	5
DOM	47	Initial	\$1,880,000	PPSF	\$780	Baths	4



27-15 203rd Street

Contract Signed

Auburndale

Type	House	Price	\$1,768,000	Sq. Ft.	-	Beds	4
DOM	38	Initial	\$1,768,000	PPSF	-	Baths	3



418 Beach 145th Street

Contract Signed

Neponsit

Type	House	Price	\$1,699,000	Sq. Ft.	1,940	Beds	4
DOM	64	Initial	\$1,699,000	PPSF	\$876	Baths	4



218-51 82nd Avenue

Contract Signed

Oakland Gardens

Type	House	Price	\$1,599,000	Sq. Ft.	2,178	Beds	3
DOM	29	Initial	\$1,599,000	PPSF	\$735	Baths	3

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



5-33 48th Avenue, Unit 3A

Long Island City

Contract Signed

Type	Condo	Price	\$1,595,000	Sq. Ft.	1,066	Beds	2
DOM	36	Initial	\$1,595,000	PPSF	\$1,497	Baths	2



76-23 168th Street

Hillcrest

Contract Signed

Type	House	Price	\$1,520,000	Sq. Ft.	1,566	Beds	4
DOM	28	Initial	\$1,520,000	PPSF	\$971	Baths	2



39-11 220th Street

Bayside

Contract Signed

Type	House	Price	\$1,499,000	Sq. Ft.	2,420	Beds	5
DOM	20	Initial	\$1,499,000	PPSF	\$620	Baths	3



53-16 Concord Street

Little Neck

Contract Signed

Type	House	Price	\$1,425,000	Sq. Ft.	2,272	Beds	4
DOM	29	Initial	\$1,425,000	PPSF	\$628	Baths	3



40-21 27th Street, Unit 3W

Long Island City

Contract Signed

Type	Condo	Price	\$1,400,000	Sq. Ft.	939	Beds	2
DOM	57	Initial	\$1,400,000	PPSF	\$1,491	Baths	2



40-22 223rd Street

Bayside

Contract Signed

Type	House	Price	\$1,398,000	Sq. Ft.	1,856	Beds	3
DOM	160	Initial	\$1,560,000	PPSF	\$754	Baths	2

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91-07 161st Avenue

Rockwood Park

Contract Signed

Type	House	Price	\$1,388,888	Sq. Ft.	2,477	Beds	4
DOM	21	Initial	\$1,388,888	PPSF	\$561	Baths	3

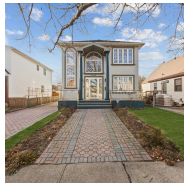


86-33 Palo Alto Street

Holliswood

Contract Signed

Type	House	Price	\$1,388,000	Sq. Ft.	2,940	Beds	4
DOM	8	Initial	\$1,388,000	PPSF	\$473	Baths	2.5



81-32 265th Street

Floral Park

Contract Signed

Type	House	Price	\$1,348,000	Sq. Ft.	2,180	Beds	5
DOM	137	Initial	\$1,348,000	PPSF	\$619	Baths	3



63-20 255th Street

Little Neck

Contract Signed

Type	House	Price	\$1,299,000	Sq. Ft.	-	Beds	3
DOM	36	Initial	\$1,299,000	PPSF	-	Baths	1.5

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