

JULY 10 - 16, 2023

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 14 contracts signed this week, made up of 3 condos, and 11 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

\$1,688,731	\$1,611,500	\$880
Average Asking Price	Median Asking Price	Average PPSF
2%	\$23,642,222	115
Average Discount	Total Volume	Average Days On Market

163-21 Cryders Lane in Beechhurst entered contract this week, with a last asking price of \$2,888,000. Built in 2007, this fully-furnished house spans 3,150 square feet with 3 beds and 3 full baths. It features a 65-by-100-foot lot, high-end finishes, a 2-car garage, an in-ground pool, 24-hour security, an electric gated driveway, a custom kitchen with high-end appliances, a living room with fireplace and vaulted ceilings, and much more.

Also signed this week was 302 Beach 149th Street in Neponsit, with a last asking price of \$2,000,000. Built in 2007, this house offers 4 beds and 4 baths, and features a 60-by-100-foot lot, 10-foot ceilings, oversized windows, a gourmet kitchen with custom cabinetry and high-end appliances, a double-sided fireplace, a wraparound front porch, a fully-landscaped yard, a fully-finished basement, central air and radiant heat, recessed lighting, and much more.

3	0	11
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$1,576,445	\$0	\$1,719,354
Average Asking Price	Average Asking Price	Average Asking Price
\$1,699,334	\$0	\$1,575,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,382	N/A	\$713
Average PPSF	Average PPSF	Average PPSF
1,178	N/A	2,414
Average SqFt	Average SqFt	Average SqFt



163-21 CRYDERS LANE

Beechhurst

Type	Townhouse	Status	Contract
SqFt	3,150	Beds	3
PPSF	\$917	Fees	\$1,156

Ask	\$2,888,000
Baths	3.5
DOM	101



302 BEACH 149TH ST

Neponsit

Type	Townhouse	Status	Contract
SqFt	N/A	Beds	4
PPSF	N/A	Fees	\$744

Ask	\$2,000,000
Baths	4
DOM	79



20 INGRAM ST

Forest Hills Gardens

Type	Townhouse	Status	Contract
SqFt	2,448	Beds	4
PPSF	\$817	Fees	\$1,009

Ask	\$1,999,000
Baths	3.5
DOM	226

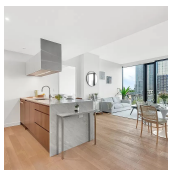


150-64 POWELLS COVE BLVD

Whitestone

Type	Townhouse	Status	Contract
SqFt	3,180	Beds	4
PPSF	\$566	Fees	\$1,376

Ask	\$1,899,000
Baths	3
DOM	291

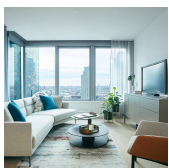


21 44TH DR #3H

Hunters Point

Type	Condo	Status	Contract
SqFt	1,228	Beds	2
PPSF	\$1,450	Fees	\$2,733

Ask	\$1,780,000
Baths	2
DOM	21



3 COURT SQUARE #5508

Hunters Point

Type	Condo	Status	Contract
SqFt	964	Beds	2
PPSF	\$1,763	Fees	\$2,097

Ask	\$1,699,334
Baths	2
DOM	262

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34-22 202ND ST

Type	Townhouse	Status	Contract
Sqft	2,904	Beds	4
PPSF	\$568	Fees	N/A

Bayside

Ask	\$1,648,000
Baths	2
DOM	29

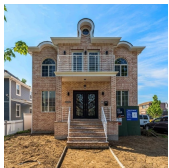


141-22 SOUTH DR

Type	Townhouse	Status	Contract
Sqft	2,100	Beds	3
PPSF	\$750	Fees	\$454

Whitestone

Ask	\$1,575,000
Baths	2.5
DOM	34



192-04 90TH AVE

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	4
PPSF	N/A	Fees	\$433

Hollis

Ask	\$1,499,000
Baths	4
DOM	69

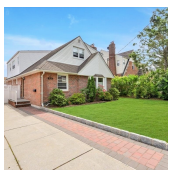


154-21 13TH AVE

Type	Townhouse	Status	Contract
Sqft	2,013	Beds	8
PPSF	\$710	Fees	\$677

Beechhurst

Ask	\$1,430,000
Baths	3
DOM	60

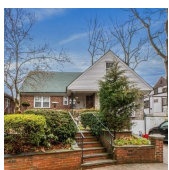


26-23 210TH PL

Type	Townhouse	Status	Contract
Sqft	2,239	Beds	4
PPSF	\$620	Fees	\$946

Bayside

Ask	\$1,388,000
Baths	2.5
DOM	18



80-07 HOLLIS HILLS TER

Type	Townhouse	Status	Contract
Sqft	2,229	Beds	4
PPSF	\$583	Fees	\$971

Oakland Gardens

Ask	\$1,298,888
Baths	3.5
DOM	135

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14-06 157TH ST

Type	Townhouse	Status	Contract
Sqft	1,458	Beds	4
PPSF	\$883	Fees	\$946

Beechhurst

Ask	\$1,288,000
Baths	3
DOM	189



10-40 46TH RD #G1E

Type	Condo	Status	Contract
Sqft	1,340	Beds	2
PPSF	\$933	Fees	\$1,813

Hunters Point

Ask	\$1,250,000
Baths	2.5
DOM	88

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