#### QUEENS LUXURY REPORT

Weekly Report on Residential Contracts \$1.25M and Above

#### SEP 25 - OCT 01, 2023

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 17 contracts signed this week, made up of 3 condos, and 14 houses. The previous week saw 4 deals. For more information or data, please reach out to a Compass agent.

\$1,653,648	\$1,460,000	\$802
Average Asking Price	Median Asking Price	Average PPSF
0%	\$28,112,000	68
Average Discount	Total Volume	Average Days On Market

86-55 Marengo Street in Holliswood entered contract this week, with a last asking price of \$3,095,000. Originally built in 1950, this single-family home spans approximately 4,100 square feet with 4 beds and 3 full baths. It features a stone facade, an attached 2-car garage with paver driveway, a landscaped front and back yard with mature plantings, an outdoor pool and patio, a library and office, a fireplace, recessed lighting, a large kitchen with abundant counter and cabinet space, and much more.

Also signed this week was 150-21 Huron Street in Ozone Park, with a last asking price of \$2,580,000. Built in 2019, this home spans approximately 5,400 square feet with 8 beds and 5 full baths. It features a 6,000-square-foot lot, a stone facade, a covered entrance with staircase, a grand living room with chandelier, a custom kitchen with abundant marble counter space, hardwood and tiled floors, an open media and fitness room, a back patio with landscaping, and much more.

3	0	14
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$1,623,334	\$0	\$1,660,143
Average Asking Price	Average Asking Price	Average Asking Price
\$1,460,000	\$0	\$1,439,500
Median Asking Price	Median Asking Price	Median Asking Price
\$1,379	N/A	\$669
Average PPSF	Average PPSF	Average PPSF
1,173	N/A	2,633
Average SqFt	Average SqFt	Average SqFt

COMPASS

## COMPASS

	86-5	5 MARENGO S	бт		Hollisv	vood
	Туре	Townhouse	Status	Contract	Ask	\$3,095,000
	SqFt	4,100	Beds	4	Baths	3.5
	PPSF	\$755	Fees	\$1,121	DOM	58
	150-2	21 HURON ST			Ozone	Park
	Туре	Townhouse	Status	Contract	Ask	\$2,580,000
	SqFt	5,400	Beds	8	Baths	5
	PPSF	\$478	Fees	\$1,210	DOM	55
There	2 - 4 0	51ST AVE #1	K		Hunte	rs Point
	Туре	Condo	Status	Contract	Ask	\$1,985,000
	SqFt	1,310	Beds	3	Baths	2
	PPSF	\$1,516	Fees	\$2,353	DOM	117
	8 6 - 5 Type SqFt	6 MARENGO S Townhouse 2,500	S T Status Beds	Contract 5	Hollisv Ask Baths	<b>vood</b> \$1,899,000 4.5
and the second	PPSF	\$760	Fees	\$1,006	DOM	56
	4 7 7	43 CROYDON	ROAD		Jamai	ca Estates
	1/3-4					¢1 4 50 000
	Т <i>ү</i> 5 - 4 Туре	Townhouse	Status	Contract	Ask	\$1,650,000
		Townhouse 2,296	Status Beds	Contract 3	Ask Baths	\$1,050,000 2
	Туре					
	Type SqFt PPSF	2,296	Beds	3	Baths DOM	2
	Type SqFt PPSF	2,296 \$719	Beds	3	Baths DOM	2 55
	Type SqFt PPSF 38 IN	2,296 \$719 NGRAM ST	Beds Fees	3 \$837	Baths DOM Forest	2 55 Hills Gardens

compass is a licensea real estate broker and ablaes by Equal Housing Upportunity 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.

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

## COMPASS

	151 B	ЕАСН 137ТН ЅТ			Belle H	larbor	
The state	Туре	Townhouse	Status	Contract	Ask	\$1,499,000	
	Sqft	2,200	Beds	3	Baths	4	
	PPSF	\$682	Fees	N/A	DOM	148	
What I want	611 P.	ARSONS BLVD			Whites	tone	
1	Туре	Townhouse	Status	Contract	Ask	\$1,480,000	
Constant of	Sqft	N/A	Beds	4	Baths	2.5	
	PPSF	N/A	Fees	\$980	DOM	12	
	133-3	6 37TH AVE #9	9 G		Flushir	a	
		Condo	Status	Contract	Ask	\$1,460,000	
	Type Sqft	1,160	Beds	2	Baths	\$1,400,000 2	
	PPSF	\$1,259	Fees	\$1,326	DOM	74	
	TT JI	ψ1, 207	1663	ψ1,3 <u>2</u> 0	DOM	1-	
	5-13	47TH ROAD #3	А		Long I	sland City	
	5 - 1 3 Type	47TH ROAD #3 Condo	A Status	Contract	Long l Ask	sland City \$1,425,000	
	Туре			Contract 2			
	Туре	Condo	Status		Ask	\$1,425,000	
	Type Sqft	Condo 1,048	Status Beds	2	Ask Baths	\$1,425,000 2	
	Type Sqft PPSF	Condo 1,048	Status Beds	2	Ask Baths DOM	\$1,425,000 2	
	Type Sqft PPSF 75-51	Condo 1,048 \$1,360 KESSEL ST	Status Beds Fees	2 \$1,504	Ask Baths DOM Forest	\$1,425,000 2 145 Hills Gardens	
	Type Sqft PPSF 75-51 Type	Condo 1,048 \$1,360 KESSEL ST Townhouse	Status Beds Fees Status	2 \$1,504 Contract	Ask Baths DOM Forest Ask	\$1,425,000 2 145 Hills Gardens \$1,399,000	
	Type Sqft PPSF 75-51 Type Sqft	Condo 1,048 \$1,360 KESSEL ST Townhouse 2,199	Status Beds Fees Status Beds	2 \$1,504 Contract 3	Ask Baths DOM Forest Ask Baths	\$1,425,000 2 145 Hills Gardens \$1,399,000 3.5	
	Type Sqft PPSF 75-51 Type	Condo 1,048 \$1,360 KESSEL ST Townhouse	Status Beds Fees Status	2 \$1,504 Contract	Ask Baths DOM Forest Ask	\$1,425,000 2 145 Hills Gardens \$1,399,000	
	Type Sqft PPSF 75-51 Type Sqft PPSF	Condo 1,048 \$1,360 <b>KESSEL ST</b> Townhouse 2,199 \$637	Status Beds Fees Status Beds	2 \$1,504 Contract 3	Ask Baths DOM Forest Ask Baths DOM	\$1,425,000 2 145 Hills Gardens \$1,399,000 3.5 37	
	Type Sqft PPSF 75-51 Type Sqft PPSF	Condo 1,048 \$1,360 KESSEL ST Townhouse 2,199 \$637 3 209TH ST	Status Beds Fees Status Beds	2 \$1,504 Contract 3 \$815	Ask Baths DOM Forest Ask Baths DOM Baysid	\$1,425,000 2 145 Hills Gardens \$1,399,000 3.5 37	
	Type Sqft PPSF 75-51 Type Sqft PPSF 38-33 Type	Condo 1,048 \$1,360 <b>KESSEL ST</b> Townhouse 2,199 \$637 <b>3 209TH ST</b> Townhouse	Status Beds Fees Status Beds Fees Status	2 \$1,504 Contract 3	Ask Baths DOM Forest Ask Baths DOM Baysid Ask	\$1,425,000 2 145 Hills Gardens \$1,399,000 3.5 37 e \$1,399,000	
	Type Sqft PPSF 75-51 Type Sqft PPSF 38-33 Type Sqft	Condo 1,048 \$1,360 <b>KESSEL ST</b> Townhouse 2,199 \$637 <b>3 209TH ST</b> Townhouse 1,400	Status Beds Fees Status Beds Fees Status Beds	2 \$1,504 Contract 3 \$815 Contract 4	Ask Baths DOM Forest Ask Baths DOM Baysid Ask Baths	\$1,425,000 2 145 Hills Gardens \$1,399,000 3.5 37 e \$1,399,000 3.5	
	Type Sqft PPSF 75-51 Type Sqft PPSF 38-33 Type	Condo 1,048 \$1,360 <b>KESSEL ST</b> Townhouse 2,199 \$637 <b>3 209TH ST</b> Townhouse	Status Beds Fees Status Beds Fees Status	2 \$1,504 Contract 3 \$815 Contract	Ask Baths DOM Forest Ask Baths DOM Baysid Ask	\$1,425,000 2 145 Hills Gardens \$1,399,000 3.5 37 e \$1,399,000	

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.

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

# COMPASS

-75       KESSEL ST         Townhouse       2,199         5       \$636         -02       54TH AVE         Townhouse       1,890         F       \$714         -57       212TH ST         I,858       \$699	Status Beds Fees Status Beds Fees Status Beds Fees	Contract 3 \$815 Contract 4 \$560 Contract 3	Forest Ask Baths DOM Maspe Ask Baths DOM Oaklan Ask Baths	\$1,399,000 3.5 37	
2,199 5636 <b>-02 54TH AVE</b> Townhouse 1,890 <b>F</b> \$714 <b>-57 212TH ST</b> Townhouse 1,858	Beds Fees Status Beds Fees Status Beds	3 \$815 Contract 4 \$560 Contract 3	Baths DOM Maspe Ask Baths DOM Oaklan Ask	3.5 37 th \$1,350,000 2.5 88 nd Gardens \$1,298,000	
F \$636 -02 54TH AVE Townhouse 1,890 F \$714 -57 212TH ST m Townhouse 1,858	Fees Status Beds Fees Status Beds	\$815 Contract 4 \$560 Contract 3	DOM Maspe Ask Baths DOM Oaklan Ask	37 th \$1,350,000 2.5 88 nd Gardens \$1,298,000	
-02 54TH AVE Townhouse 1,890 F \$714 -57 212TH ST F Townhouse 1,858	Status Beds Fees Status Beds	Contract 4 \$560 Contract 3	Maspe Ask Baths DOM Oaklan Ask	th \$1,350,000 2.5 88 nd Gardens \$1,298,000	
<ul> <li>Townhouse         <ol> <li>1,890</li> <li>\$714</li> </ol> </li> <li><b>- 57 212TH ST</b> <ol> <li>Townhouse             <ol> <li>1,858</li> </ol> </li> </ol></li></ul>	Beds Fees Status Beds	4 \$560 Contract 3	Ask Baths DOM Oaklar Ask	\$1,350,000 2.5 88 nd Gardens \$1,298,000	
1,890 F \$714 - 57 212TH ST e Townhouse 1,858	Beds Fees Status Beds	4 \$560 Contract 3	Baths DOM Oaklar Ask	2.5 88 nd Gardens \$1,298,000	
1,890 F \$714 - 57 212TH ST e Townhouse 1,858	Fees Status Beds	4 \$560 Contract 3	Baths DOM Oaklar Ask	2.5 88 nd Gardens \$1,298,000	
F \$714 - <b>57 212TH ST</b> Townhouse 1,858	Status Beds	Contract 3	Oakla Ask	88 nd Gardens \$1,298,000	
e Townhouse 1,858	Beds	3	Ask	\$1,298,000	
1,858	Beds	3			
1,858	Beds	3			
			Datiis	2.5	
		\$946	DOM	69	
-47 222ND ST			Oaklar	nd Gardens	
	•				
2,000 F \$648	Beds Fees	3 \$960	Baths DOM	2 20	
D-15 85TH ST			Rockw	ood Park	
e Townhouse	Status	Contract	Ask	\$1,250,000	
3,371	Beds	4	Baths	2	
<b>F</b> \$371	Fees	\$804	DOM	127	
	<ul> <li>Townhouse</li> <li>2,000</li> <li>\$648</li> <li><b>0-15 85TH ST</b></li> <li>Townhouse</li> <li>3,371</li> </ul>	Townhouse Status 2,000 Beds \$648 Fees 0-15 85TH ST Townhouse Status 3,371 Beds	Townhouse     Status     Contract       2,000     Beds     3       =     \$648     Fees     \$960       0-15     85TH ST       e     Townhouse     Status     Contract       3,371     Beds     4	Townhouse     Status     Contract     Ask       2,000     Beds     3     Baths       \$648     Fees     \$960     DOM       0-15     85TH ST     Rockw       e     Townhouse     Status     Contract     Ask       3,371     Beds     4     Baths	Townhouse       Status       Contract       Ask       \$1,295,000         2,000       Beds       3       Baths       2         \$648       Fees       \$960       DOM       20         0-15       85TH ST       Rockwood Park         a       Townhouse       Status       Contract       Ask       \$1,250,000         3,371       Beds       4       Baths       2

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.

© 2020 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or in part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

#### compass.com