

COMPASS

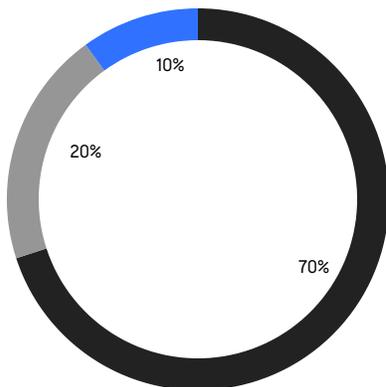
# QUEENS WEEKLY LUXURY REPORT



5 CENTER DRIVE

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

- NORTHEASTERN QUEENS
- NORTHWESTERN QUEENS
- CENTRAL QUEENS



10

CONTRACTS SIGNED  
THIS WEEK

\$21,559,688

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 10 contracts signed this week, made up of 2 condos, and 8 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$2,155,969**

AVERAGE ASKING PRICE

**\$2,141,944**

MEDIAN ASKING PRICE

**\$885**

AVERAGE PPSF

**7%**

AVERAGE DISCOUNT

**\$21,559,688**

TOTAL VOLUME

**230**

AVERAGE DAYS ON MARKET

27-34 Little Neck Boulevard in Bay Terrace entered contract this week, with a last asking price of \$3,080,000. This French-style house spans 4,116 square feet with 5 beds and 4 full baths. It features a fully-finished basement with high ceilings, a spacious attic, a lengthy entry walkway, a kitchen with high-end appliances, radiant floor heating throughout, a landscaped yard with irrigation, and much more.

Also signed this week was 30-53 35th Street in Astoria, with a last asking price of \$2,850,000. Originally built in 1935, this townhouse spans 4,080 square feet with 4 beds and 3 full baths. It features a grand entrance, black casement windows, a custom chef's kitchen with high-end appliances, a roof deck with pergola and seating areas, floating concrete stairs, custom inlaid radiant floors, a two-car garage, and much more.

**2**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**8**

TOWNHOUSE DEAL(S)

**\$1,775,500**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$2,251,086**

AVERAGE ASKING PRICE

**\$1,775,500**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,298,844**

MEDIAN ASKING PRICE

**\$1,584**

AVERAGE PPSF

**\$710**

AVERAGE PPSF

**1,105**

AVERAGE SQFT

**3,142**

AVERAGE SQFT



### 27-34 LITTLE NECK BLVD

Bay Terrace

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,080,000	INITIAL	\$3,380,000
SQFT	4,116	PPSF	\$748	BEDS	5	BATHS	4
FEES	N/A	DOM	208				



### 30-53 35TH ST

Astoria

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,850,000	INITIAL	\$3,300,000
SQFT	4,080	PPSF	\$699	BEDS	4	BATHS	3.5
FEES	\$1,052	DOM	457				



### 71-56 INGRAM ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,648,000	INITIAL	\$2,695,000
SQFT	3,268	PPSF	\$810	BEDS	4	BATHS	4.5
FEES	\$1,800	DOM	182				



### 26-25 211TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,598,800	INITIAL	\$2,598,800
SQFT	3,222	PPSF	\$807	BEDS	5	BATHS	6.5
FEES	\$1,277	DOM	60				



### 45-30 PEARSON ST #PH3C

Hunters Point

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,285,000	INITIAL	\$2,285,000
SQFT	1,351	PPSF	\$1,692	BEDS	3	BATHS	2
FEES	\$2,279	DOM	164				



### 151-06 22ND AVE

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,998,888	INITIAL	\$2,100,000
SQFT	2,600	PPSF	\$769	BEDS	4	BATHS	2.5
FEES	\$901	DOM	537				

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### 303 KNOLLWOOD AVE

Douglaston-little Neck

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,970,000	INITIAL	\$3,125,000
SQFT	3,111	PPSF	\$634	BEDS	4	BATHS	4
FEES	\$1,446	DOM	533				



### 260-14 83RD AVE

Floral Park

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,438,000	INITIAL	\$1,448,000
SQFT	2,350	PPSF	\$616	BEDS	5	BATHS	5
FEES	\$429	DOM	16				



### 159-18 28TH AVE

Flushing

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,425,000	INITIAL	\$1,498,000
SQFT	2,389	PPSF	\$596	BEDS	4	BATHS	3
FEES	\$1,083	DOM	56				



### 136-18 MAPLE AVE #PH3E

Flushing

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,266,000	INITIAL	\$1,266,000
SQFT	858	PPSF	\$1,476	BEDS	2	BATHS	1.5
FEES	\$1,076	DOM	87				

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