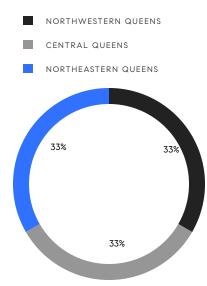
# QUEENS WEEKLY LUXURY REPORT



5 CENTER DRIVE

RESIDENTIAL CONTRACTS \$1.25 MILLION AND UP



12 contracts signed this week

**\$18,795,888** Total contract volume

CONTRACTS \$1.25M AND ABOVE APRIL 22 - 28, 2024

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 12 contracts signed this week, made up of 4 condos, and 8 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

#### \$1,566,324

### \$1,388,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$913

1%

AVERAGE DISCOUNT

\$18,795,888

TOTAL VOLUME

AVERAGE DAYS ON MARKET

76

Unit PH9A at 42-60 Crescent Street in Long Island City entered contract this week, with a last asking price of \$2,350,000. Built in 2016, this penthouse condo unit spans 1,466 square feet with 3 beds and 2 full baths. It features a brick interior, wood floors, large windows, an open kitchen with stainless steel appliances and red oak cabinetry, a 1,144 square-foot terrace, and much more. The building provides on-site parking and bicycle storage, a fitness center, a residents terrace, a lounge area, and many other amenities.

Also signed this week was 184 Ascan Avenue in Forest Hills, with a last asking price of \$2,188,000. Originally built in 1915, this brick single-family house spans 2,640 square feet with 5 beds and 2 full baths. It features a spacious living room with wood-burning fireplace and sunroom, a large formal dining room, an eat-in kitchen with hardwood cabinets and stainless steel appliances, a detached garage, a front patio and garden, abundant storage, hardwood floors throughout, and much more.

4	0	8
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$1,636,250	<b>\$</b> O	\$1,531,361
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$1,422,500	<b>\$</b> O	\$1,388,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,310		\$715
AVERAGE PPSF		AVERAGE PPSF
1,232		2,141
AVERAGE SQFT		AVERAGE SQFT

#### QUEENS LUXURY REPORT

CONTRACTS \$1.25M AND ABOVE APRIL 22 - 28, 2024

	42-60	CRESCENT	ST #PH	19A			Long Isla	and City
	TYPE SQFT FEES	CONDO 1,466 \$1,840	STATUS PPSF DOM	CONTRACT \$1,604 12	ASK BEDS	\$2,350,000 3	INITIAL BATHS	\$2,350,000 2
	184 A	SCAN AVE					Forest H	ills
	TYPE SQFT FEES	TOWNHOUSE 2,640 \$1,440	STATUS PPSF DOM	CONTRACT \$829 44	ASK BEDS	\$2,188,000 5	INITIAL BATHS	\$2,188,000 2
- HOTEL	4 PAR	K END PL					Forest H	ills
Sothetage	TYPE SQFT FEES	TOWNHOUSE 2,560 \$1,172	STATUS PPSF DOM	CONTRACT \$715 9	ASK BEDS	\$1,829,000 4	INITIAL BATHS	\$1,829,000 2.5
and the second	28-19	211TH ST					Bayside	
	TYPE SQFT FEES	TOWNHOUSE 1,991 \$1,046	STATUS PPSF DOM	CONTRACT \$804 14	ASK BEDS	\$1,599,888 4	INITIAL BATHS	\$1,599,888 3
: de	2-17 5	1ST AVE #11	13				Long Isla	and City
	TYPE SQFT FEES	CONDO 1,187 \$1,829	STATUS PPSF DOM	CONTRACT \$1,243 88	ASK BEDS	\$1,475,000 2	INITIAL BATHS	\$1,595,000 2
	34-23	88TH ST					Jackson	Heights
	TYPE SQFT FEES	TOWNHOUSE 2,312 \$741	STATUS PPSF DOM	CONTRACT \$600 42	ASK BEDS	\$1,388,000 5	INITIAL BATHS	\$1,388,000 3

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CONTRACTS \$1.25M AND ABOVE APRIL 22 - 28, 2024

	69-28	FLEET ST					Forest H	ills	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,488,000	
	SQFT	1,760	PPSF	\$789	BEDS	4	BATHS	2.5	
	FEES	\$887	DOM	92					
	37-26	32ND ST #6	Ā				Astoria		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$1,370,000	INITIAL	\$1,370,000	
E A CHUC	SQFT	1,137	PPSF	\$1,205	BEDS	1	BATHS	2	
	FEES	\$1,685	DOM	106					
	37-26	32ND ST #5	A				Astoria		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,350,000	
	SQFT	1,137	PPSF	\$1,188	BEDS	1	BATHS	2	
	FEES	\$1,685	DOM	N/A					
	141-03 15TH AVE							Whitestone	
	141-03	15TH AVE					Whitesto	one	
	141-03 type	15TH AVE TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,290,000		one \$1,390,000	
			STAT U S P P S F	CONTRACT \$645	A S K B E D S	\$1,290,000 4			
	ΤΥΡΕ	TOWNHOUSE					INITIAL	\$1,390,000	
	TYPE SQFT FEES	TOWNHOUSE 2,000	PPSF	\$645			INITIAL	\$1,390,000 3	
	TYPE SQFT FEES	TOWNHOUSE 2,000 \$845	PPSF	\$645		4	INITIAL BATHS Douglast	\$1,390,000 3	
	type sqft fees <b>34 OA</b>	TOWNHOUSE 2,000 \$845 K LANE	PPSF DOM	\$645 233	BEDS	4	INITIAL BATHS Douglast	\$1,390,000 3	
	type sqft fees <b>34 OA</b> type	TOWNHOUSE 2,000 \$845 K LANE TOWNHOUSE	PPSF DOM STATUS	\$645 233 CONTRACT	BEDS	4 \$1,288,000	INITIAL BATHS Douglast	\$1,390,000 3 on \$1,288,000	
	TYPE SQFT FEES <b>34 OA</b> TYPE SQFT FEES	TOWNHOUSE 2,000 \$845 K LANE TOWNHOUSE 1,859	PPSF DOM STATUS PPSF DOM	\$645 233 CONTRACT \$693 21	BEDS	4 \$1,288,000	INITIAL BATHS Douglast	\$1,390,000 3 con \$1,288,000 2.5	
	TYPE SQFT FEES <b>34 OA</b> TYPE SQFT FEES	TOWNHOUSE 2,000 \$845 K LANE TOWNHOUSE 1,859 \$1,140	PPSF DOM STATUS PPSF DOM	\$645 233 CONTRACT \$693 21	BEDS	4 \$1,288,000	INITIAL BATHS Douglast INITIAL BATHS Little Ne	\$1,390,000 3 con \$1,288,000 2.5	
	TYPE SQFT FEES 34 OA TYPE SQFT FEES 251-25	TOWNHOUSE 2,000 \$845 K LANE TOWNHOUSE 1,859 \$1,140	ppsf dom status ppsf dom LL AVE	\$645 233 CONTRACT \$693 21	BEDS ASK BEDS	4 \$1,288,000 3	INITIAL BATHS Douglast INITIAL BATHS Little Ne	\$1,390,000 3 con \$1,288,000 2.5 ck	
	түре sqft fees <b>34 ОА</b> түре sqft fees <b>251-25</b> түре	TOWNHOUSE 2,000 \$845 K LANE TOWNHOUSE 1,859 \$1,140 5 THORNHI TOWNHOUSE	PPSF DOM STATUS PPSF DOM LL AVE STATUS	\$645 233 CONTRACT \$693 21 CONTRACT	BEDS ASK BEDS ASK	4 \$1,288,000 3 \$1,280,000	INITIAL BATHS Douglast INITIAL BATHS Little Ne	\$1,390,000 3 on \$1,288,000 2.5 ck \$1,280,000	

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