

COMPASS

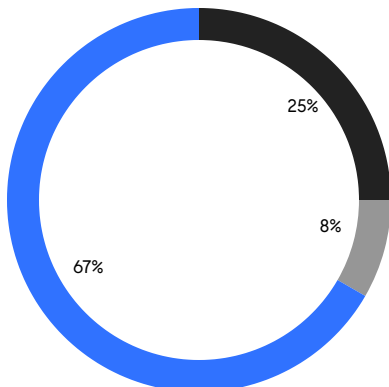
QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHWESTERN QUEENS
- CENTRAL QUEENS
- NORTHEASTERN QUEENS



12

CONTRACTS SIGNED
THIS WEEK

\$17,439,412

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 12 contracts signed this week, made up of 3 condos, and 9 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$1,453,285

AVERAGE ASKING PRICE

\$1,349,000

MEDIAN ASKING PRICE

\$976

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$17,439,412

TOTAL VOLUME

125

AVERAGE DAYS ON MARKET

Unit 6301 at 3 Court Square in Long Island City entered contract this week, with a last asking price of \$2,111,998. Built in 2019, this condo unit spans 969 square feet with 2 beds and 2 full baths. It features white oak engineered flooring, a large living room, an oversized primary bedroom with walk-in closet, a chef-inspired kitchen with top-of-the-line appliance package and quartz countertops and backsplash, and much more. The building provides a state-of-the-art fitness center and swimming pool, a spa with sauna and steam room, a social room and lounge, parking, storage, and many other amenities.

Also signed this week was 19 Ingram Street in Forest Hills, with a last asking price of \$1,699,000. Originally built in 1930, this single-family house offers 4 beds and 2.5 baths. It features a brick entrance, hardwood floors, a spacious kitchen with stainless steel appliances, a back yard with stone patio and mature plantings, a central staircase, a basement with washer and dryer and abundant storage space, and much more.

3

CONDO DEAL(S)

0

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$1,579,250

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,411,296

AVERAGE ASKING PRICE

\$1,350,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,348,000

MEDIAN ASKING PRICE

\$1,445

AVERAGE PPSF

\$742

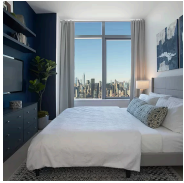
AVERAGE PPSF

1,276

AVERAGE SQFT

1,812

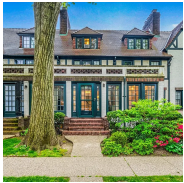
AVERAGE SQFT



3 COURT SQUARE #6301

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,111,998	INITIAL	\$2,111,998
SQFT	969	PPSF	\$2,180	BEDS	2	BATHS	2
FEES	\$2,194	DOM	N/A				



19 INGRAM ST

Forest Hills Gardens

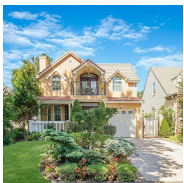
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,699,000	INITIAL	\$1,699,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	N/A	DOM	1				



154-02 33RD AVE

Murray Hill

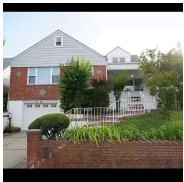
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,680,000	INITIAL	\$1,680,000
SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	3.5
FEES	\$742	DOM	15				



145-43 8TH AVE

Whitestone

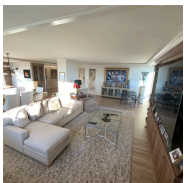
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,499,888	INITIAL	\$1,599,999
SQFT	1,820	PPSF	\$824	BEDS	3	BATHS	2.5
FEES	\$866	DOM	198				



47-40 193RD ST

Auburndale

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,375,888	INITIAL	\$1,658,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$910	DOM	529				



26910 GRAND CENTRAL PKWY #14W

Glen Oaks

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,350,000
SQFT	1,993	PPSF	\$677	BEDS	3	BATHS	3.5
FEES	\$4,067	DOM	153				

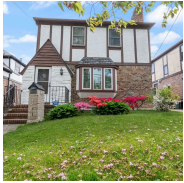
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20-02 43RD ST

Astoria

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,348,000	INITIAL	\$1,378,000
SQFT	2,160	PPSF	\$625	BEDS	3	BATHS	2
FEES	\$691	DOM	194				



29-31 170TH ST

Murray Hill

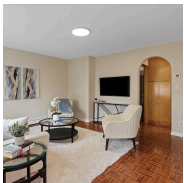
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,888	INITIAL	\$1,320,000
SQFT	1,696	PPSF	\$760	BEDS	4	BATHS	3
FEES	\$816	DOM	14				



175-40 UNDERHILL AVE

Flushing

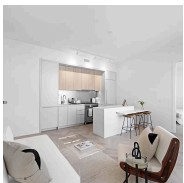
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,280,000	INITIAL	\$1,350,000
SQFT	1,888	PPSF	\$678	BEDS	3	BATHS	3.5
FEES	\$860	DOM	60				



164-04 LITHONIA AVE

Flushing

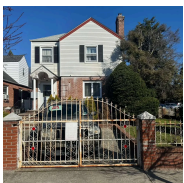
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,280,000	INITIAL	\$1,380,000
SQFT	1,896	PPSF	\$675	BEDS	5	BATHS	3
FEES	\$685	DOM	27				



29-18 41ST AVE #22D

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,275,750	INITIAL	\$1,275,750
SQFT	864	PPSF	\$1,477	BEDS	2	BATHS	2
FEES	\$1,337	DOM	N/A				



184-19 64TH AVE

Fresh Meadows

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,408	PPSF	\$888	BEDS	3	BATHS	2.5
FEES	\$852	DOM	59				

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