

COMPASS

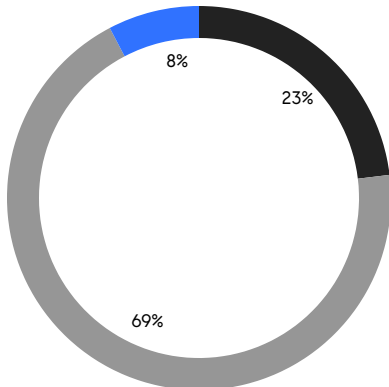
# QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS  
\$1.25 MILLION AND UP

- NORTHWESTERN QUEENS
- NORTHEASTERN QUEENS
- CENTRAL QUEENS



13

CONTRACTS SIGNED  
THIS WEEK

\$18,340,682

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 13 contracts signed this week, made up of 4 condos, and 9 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

**\$1,410,822**

AVERAGE ASKING PRICE

**\$1,358,000**

MEDIAN ASKING PRICE

**\$951**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$18,340,682**

TOTAL VOLUME

**76**

AVERAGE DAYS ON MARKET

Unit 5909 at 3 Court Square in Long Island City entered contract this week, with a last asking price of \$1,909,794. Built in 2019, this condo unit spans 975 square feet with 2 beds and 2 full baths. It features white oak flooring throughout, a spacious living room, an oversized primary bedroom with a wall of closets, a contemporary L-shaped kitchen with high-end appliances, and much more. The building provides a state-of-the-art fitness center and pool, a spa with sauna and steam room, a business center, storage, and many other amenities.

Also signed this week was Unit 20D at 45-30 Pearson Street in Long Island City, with a last asking price of \$1,665,000. Built in 2023, this condo unit spans 873 square feet with 2 beds and 2 full baths. It features white oak engineered flooring, multi-zone heating and cooling, an open living room, dining room, and kitchen, a private 18-foot balcony, a kitchen with eat-in island and high-end appliances, and much more. The building provides a fitness center and outdoor yoga space, game and work lounges, a 24-hour doorman, and many other amenities.

**4**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**9**

TOWNHOUSE DEAL(S)

**\$1,568,949**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$1,340,544**

AVERAGE ASKING PRICE

**\$1,525,500**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$1,350,000**

MEDIAN ASKING PRICE

**\$1,650**

AVERAGE PPSF

**\$640**

AVERAGE PPSF

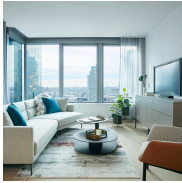
**962**

AVERAGE SQFT

**2,528**

AVERAGE SQFT

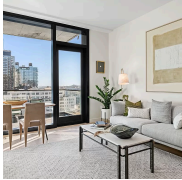




### 3 COURT SQUARE #5909

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,909,794	INITIAL	\$1,909,794
SQFT	975	PPSF	\$1,959	BEDS	2	BATHS	2
FEES	\$2,193	DOM	N/A				



### 45-30 PEARSON ST #20D

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,665,000	INITIAL	N/A
SQFT	873	PPSF	\$1,908	BEDS	2	BATHS	2
FEES	\$1,489	DOM	N/A				



### 155-11 14TH AVE

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,418,000	INITIAL	\$1,688,000
SQFT	7,000	PPSF	\$203	BEDS	3	BATHS	2.5
FEES	\$979	DOM	73				



### 255 PARK LANE

Douglaston

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,000	INITIAL	\$1,448,000
SQFT	2,417	PPSF	\$579	BEDS	4	BATHS	3.5
FEES	\$1,378	DOM	51				



### 65-26 170TH ST

Flushing Heights

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,388,000	INITIAL	\$1,388,000
SQFT	2,600	PPSF	\$534	BEDS	5	BATHS	4
FEES	\$1,071	DOM	20				



### 35-32 LEAVITT ST #11A

Flushing

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,386,000	INITIAL	\$1,320,000
SQFT	911	PPSF	\$1,522	BEDS	2	BATHS	2
FEES	\$1,675	DOM	130				

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### 217-39 PECK AVE

Oakland Gardens

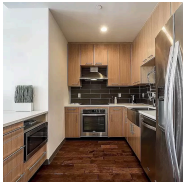
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,358,000	INITIAL	\$1,358,000
SQFT	1,850	PPSF	\$734	BEDS	3	BATHS	2
FEES	\$901	DOM	42				



### 82-32 215TH ST

Oakland Gardens

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,350,000
SQFT	1,900	PPSF	\$711	BEDS	2	BATHS	2
FEES	\$877	DOM	30				



### 42-60 CRESCENT ST #3C

Long Island City

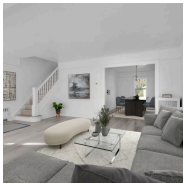
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,315,000	INITIAL	\$1,325,000
SQFT	1,088	PPSF	\$1,209	BEDS	2	BATHS	2
FEES	\$783	DOM	173				



### 78-06 160TH ST

Hillcrest

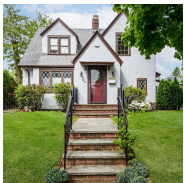
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,298,000	INITIAL	\$1,498,000
SQFT	1,890	PPSF	\$687	BEDS	5	BATHS	4.5
FEES	\$731	DOM	121				



### 72-15 KESSEL ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,290,000	INITIAL	\$1,290,000
SQFT	1,560	PPSF	\$827	BEDS	3	BATHS	1.5
FEES	\$322	DOM	25				



### 46-28 245TH ST

Douglaston

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,288,888	INITIAL	\$1,288,888
SQFT	1,527	PPSF	\$844	BEDS	3	BATHS	2.5
FEES	\$857	DOM	20				

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### 84-41 250TH ST

Bellerose Manor

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,275,000	INITIAL	\$1,299,000
SQFT	2,000	PPSF	\$638	BEDS	4	BATHS	4
FEES	\$541	DOM	142				

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