

DEC 27, 2021 - JAN 2, 2022

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

|                      |                     |                        |
|----------------------|---------------------|------------------------|
| <b>\$1,812,450</b>   | <b>\$1,725,000</b>  | <b>\$1,496</b>         |
| Average Asking Price | Median Asking Price | Average PPSF           |
| <b>1%</b>            | <b>\$7,249,800</b>  | <b>179</b>             |
| Average Discount     | Total Volume        | Average Days On Market |

Unit PHA at 5 Court Square in Hunters Point entered contract this week, with a last asking price of \$2,650,000. Built in 2020, this penthouse condo spans 1,635 square feet with 3 beds and 3 baths. It features high ceilings, floor-to-ceiling windows, an open layout, a spiral staircase, a two large private terraces, a kitchen with custom cabinetry, high-end appliances, and slab countertops, a primate bedroom with oversized windows, hardwood flooring throughout, and much more.

Also signed this week was Unit PHD at Prime LIC, located at 22-43 Jackson Avenue in Hunters Point, with a last asking price of \$2,650,000. Built in 2021, this penthouse condo spans 1,184 square feet with 3 beds and 3 baths. It features panoramic skyline views, 504 square feet of private outdoor space, 10-foot ceilings, floor-to-ceiling windows with thermal insulation, wide-plank white oak flooring, high-end appliances, LED under-cabinet lighting, veined quartz countertops and backsplash, radiant heated floors, and much more. The building offers a full-time attended lobby, a live-in super, a state-of-the-art fitness center, a furnished outdoor terrace, and many other amenities.

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>4</b>             | <b>0</b>             | <b>0</b>             |
| Condo Deal(s)        | Co-op Deal(s)        | Townhouse Deal(s)    |
| <b>\$1,812,450</b>   | <b>\$0</b>           | <b>\$0</b>           |
| Average Asking Price | Average Asking Price | Average Asking Price |
| <b>\$1,725,000</b>   | <b>\$0</b>           | <b>\$0</b>           |
| Median Asking Price  | Median Asking Price  | Median Asking Price  |
| <b>\$1,496</b>       | <b>N/A</b>           | <b>\$0</b>           |
| Average PPSF         | Average PPSF         | Average PPSF         |
| <b>1,203</b>         | <b>N/A</b>           | <b>0</b>             |
| Average SqFt         | Average SqFt         | Average SqFt         |



**5 CT SQ #PHA**

**Hunters Point**

|             |         |               |          |              |             |
|-------------|---------|---------------|----------|--------------|-------------|
| <b>Type</b> | Condo   | <b>Status</b> | Contract | <b>Ask</b>   | \$2,650,000 |
| <b>SqFt</b> | 1,635   | <b>Beds</b>   | 3        | <b>Baths</b> | 3           |
| <b>PPSF</b> | \$1,621 | <b>Fees</b>   | \$3,681  | <b>DOM</b>   | N/A         |



**PRIME LIC (22-43 JACKSON AVE) #PHD**

**Hunters Point**

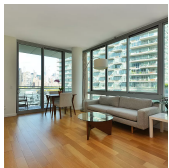
|             |         |               |          |              |             |
|-------------|---------|---------------|----------|--------------|-------------|
| <b>Type</b> | Condo   | <b>Status</b> | Contract | <b>Ask</b>   | \$1,875,000 |
| <b>SqFt</b> | 1,184   | <b>Beds</b>   | 3        | <b>Baths</b> | 3           |
| <b>PPSF</b> | \$1,584 | <b>Fees</b>   | \$1,635  | <b>DOM</b>   | 30          |



**CORTE (21 44 DR) #3C**

**Hunters Point**

|             |         |               |          |              |             |
|-------------|---------|---------------|----------|--------------|-------------|
| <b>Type</b> | Condo   | <b>Status</b> | Contract | <b>Ask</b>   | \$1,575,000 |
| <b>SqFt</b> | 1,215   | <b>Beds</b>   | 2        | <b>Baths</b> | 2           |
| <b>PPSF</b> | \$1,297 | <b>Fees</b>   | \$2,452  | <b>DOM</b>   | 73          |



**THE VIEW (46-30 CTR BLVD) #803**

**Hunters Point**

|             |         |               |          |              |             |
|-------------|---------|---------------|----------|--------------|-------------|
| <b>Type</b> | Condo   | <b>Status</b> | Contract | <b>Ask</b>   | \$1,149,800 |
| <b>SqFt</b> | 777     | <b>Beds</b>   | 1        | <b>Baths</b> | 1           |
| <b>PPSF</b> | \$1,480 | <b>Fees</b>   | \$731    | <b>DOM</b>   | 434         |

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