

MAY 8 - 14, 2023

The Queens luxury real estate market, defined as all properties priced \$1M and above, saw 13 contracts signed this week, made up of 2 condos, and 11 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$1,510,077	\$1,498,000	\$674
Average Asking Price	Median Asking Price	Average PPSF
1%	\$19,630,999	93
Average Discount	Total Volume	Average Days On Market

33-49 156th Street in Murray Hill entered contract this week, with a last asking price of \$1,890,000. Built in 1920, this single-family house spans 2,044 square feet with 4 beds and 2 full baths. It features a large, landscaped yard with stone patio, a private driveway, hardwood floors, exquisite historic details, wood paneling, a basement, and much more.

Also signed this week was Unit 3DE at 2-26 50th Avenue in Hunters Point, with a last asking price of \$1,795,000. Built in 2010, this combined condo unit spans 1,391 square feet with 3 beds and 2 full baths. It features a 571-square-foot private terrace, an open kitchen with high-end appliances, a spacious primary bedroom with terrace access and a spa-inspired en-suite bath, and much more. The building provides a full-time doorman, a fitness center, a roof deck, parking, and many other amenities.

2	0	11
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$1,522,500	\$0	\$1,507,819
Average Asking Price	Average Asking Price	Average Asking Price
\$1,522,500	\$0	\$1,498,000
Median Asking Price	Median Asking Price	Median Asking Price
\$1,314	N/A	\$547
Average PPSF	Average PPSF	Average PPSF
1,164	N/A	3,037
Average SqFt	Average SqFt	Average SqFt



33-49 156TH ST

Murray Hill

Type	Townhouse	Status	Contract	Ask	\$1,890,000
SqFt	2,044	Beds	4	Baths	2.5
PPSF	\$925	Fees	\$1,192	DOM	29



2-26 50TH AVE #3DE

Hunters Point

Type	Condo	Status	Contract	Ask	\$1,795,000
SqFt	1,391	Beds	3	Baths	2
PPSF	\$1,291	Fees	\$1,558	DOM	787



158-40 90TH ST

Rockwood Park

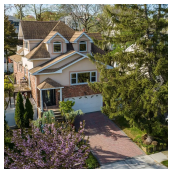
Type	Townhouse	Status	Contract	Ask	\$1,675,000
SqFt	3,800	Beds	5	Baths	3.5
PPSF	\$441	Fees	\$864	DOM	15



28-45 209TH PL

Bayside

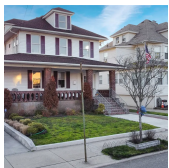
Type	Townhouse	Status	Contract	Ask	\$1,599,000
SqFt	2,688	Beds	3	Baths	2.5
PPSF	\$595	Fees	\$1,033	DOM	34



217-68 CORBETT ROAD

Bayside

Type	Townhouse	Status	Contract	Ask	\$1,558,000
SqFt	3,799	Beds	5	Baths	4
PPSF	\$392	Fees	\$1,119	DOM	125



169 BEACH 124TH ST

Rockaway Park

Type	Townhouse	Status	Contract	Ask	\$1,499,999
SqFt	2,493	Beds	6	Baths	5.5
PPSF	\$602	Fees	\$624	DOM	36

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



120-19 NORTH CONDUIT AVE

South Ozone Park

Type	Townhouse	Status	Contract
Sqft	5,439	Beds	5
PPSF	\$275	Fees	\$727

Ask	\$1,498,000
Baths	2.5
DOM	49

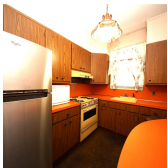


32-11 156TH ST

Murray Hill

Type	Townhouse	Status	Contract
Sqft	2,601	Beds	5
PPSF	\$561	Fees	\$982

Ask	\$1,458,000
Baths	3
DOM	16

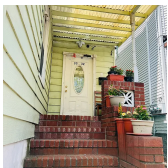


32-22 82ND ST

Jackson Heights

Type	Townhouse	Status	Contract
Sqft	2,240	Beds	7
PPSF	\$620	Fees	\$941

Ask	\$1,388,000
Baths	3
DOM	19

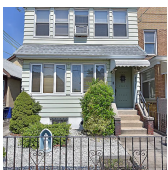


33-32 99TH ST

Corona

Type	Townhouse	Status	Contract
Sqft	2,364	Beds	9
PPSF	\$584	Fees	\$584

Ask	\$1,380,000
Baths	4
DOM	24

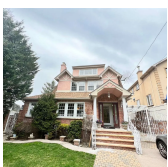


43-11 21ST AVE

Astoria

Type	Townhouse	Status	Contract
Sqft	2,900	Beds	4
PPSF	\$466	Fees	\$732

Ask	\$1,350,000
Baths	2
DOM	16



254-21 40TH AVE

Little Neck

Type	Townhouse	Status	Contract
Sqft	N/A	Beds	3
PPSF	N/A	Fees	\$802

Ask	\$1,290,000
Baths	3
DOM	28

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



5-49 BORDEN AVE #3F

Type	Condo	Status	Contract
Sqft	936	Beds	2
PPSF	\$1,336	Fees	\$957

Hunters Point

Ask	\$1,250,000
Baths	2
DOM	27

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.