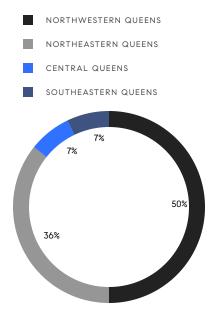
QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS \$1.25 MILLION AND UP



14 CONTRACTS SIGNED THIS WEEK

\$26,716,059

CONTRACTS \$1.25M AND ABOVE JUNE 10 - 16, 2024

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 14 contracts signed this week, made up of 6 condos, and 8 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$1,908,290

\$1,674,500

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$1.234

1%

AVERAGE DISCOUNT

\$26,716,059

TOTAL VOLUME

AVERAGE DAYS ON MARKET

96

Unit PH208 at 3 Court Square in Long Island City entered contract this week, with a last asking price of \$3,050,000. Built in 2019, this penthouse condo unit spans 1,325 square feet with 3 beds and 2 full baths. It features high ceilings, panoramic city and river views with a southwestern exposure, white oak engineered flooring, a chef-inspired kitchen with high-end appliances, and much more. The building provides a state-of-the-art fitness center and swimming pool, a spa area with steam room and sauna, a bicycle room, storage, and many other amenities.

Also signed this week was Unit 5911 at 3 Court Square in Long Island City, with a last asking price of \$2,890,464. This condo unit spans 1,326 square feet with 3 beds and 2 full baths. It features a living room with large wall-style windows, a primary bedroom with walk-in closet and en-suite bath, a chef-inspired kitchen with high-end appliances and quartz slab countertops and backsplash, panoramic views, and much more.

6	0	8
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$2,340,344	\$ O	\$1,584,250
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$2,654,299	\$ O	\$1,523,500
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,830		\$722
AVERAGE PPSF		AVERAGE PPSF
1,310		2,553
AVERAGE SQFT		AVERAGE SQFT

QUEENS LUXURY REPORT

CONTRACTS \$1.25M AND ABOVE JUNE 10 - 16, 2024

	3 COU	RT SQUAR	Long Island City							
Nation seture	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,050,000	INITIAL	\$3,050,000		
	SQFT	1,325	PPSF	\$2,302	BEDS	3	BATHS	2.5		
	FEES	\$2,980	DOM	N/A		•				
		<i>•-,•••••••••••••</i>								
	3 COU	RT SQUAR		Long Island City						
							Ũ	-		
Lectification and in and	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$2,890,464	INITIAL	\$2,890,464		
	SQFT	1,326	PPSF	\$2,180	BEDS	3	BATHS	2.5		
	FEES	\$2,983	DOM	12						
	3 COU	RT SQUAR	E #5811				Long Isla	and City		
		001100	0.7.1.7.1.0	CONTRACT		AA AAA 700		NI / A		
La latitude portes websi an	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$2,882,709	INITIAL			
	SQFT	1,326	PPSF	\$2,174	BEDS	3	BATHS	2		
	FEES	N/A	DOM	N/A						
	5-41 47TH ROAD #1A							Long Island City		
0 1	5-41 47	7TH ROAD	#1A				Long Isla	and City		
				CONTRACT	ASK	\$2 425 888	-			
	ТҮРЕ	CONDO	STATUS	CONTRACT	A S K B E D S	\$2,425,888 3	INITIAL	\$2,425,888		
				CONTRACT \$1,207 31	ASK BEDS	\$2,425,888 3	-			
	TYPE SQFT FEES	CONDO 2,010	STATUS PPSF DOM	\$1,207			INITIAL BATHS	\$2,425,888		
	type sqft fees 147-32	CONDO 2,010 \$2,063 69TH ROA	STATUS PPSF DOM	\$1,207 31	BEDS	3	INITIAL BATHS	\$2,425,888 3 dens Hills		
	TYPE SQFT FEES	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE	STATUS PPSF DOM	\$1,207 31 CONTRACT			INITIAL BATHS Kew Gar	\$2,425,888 3 dens Hills \$2,100,000		
	type sqft fees 147-32	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE 2,367	STATUS PPSF DOM	\$1,207 31 CONTRACT \$929	BEDS	3	INITIAL BATHS	\$2,425,888 3 dens Hills		
	түре sqft fees 147-32 түре	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE	STATUS PPSF DOM D STATUS	\$1,207 31 CONTRACT	BEDS	3 \$2,199,999	INITIAL BATHS Kew Gar	\$2,425,888 3 dens Hills \$2,100,000		
	type sqft fees 147-32 type sqft fees	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE 2,367	STATUS PPSF DOM D STATUS PPSF	\$1,207 31 CONTRACT \$929	BEDS	3 \$2,199,999	INITIAL BATHS Kew Gar	\$2,425,888 3 dens Hills \$2,100,000 4		
	TYPE SQFT FEES 147-32 TYPE SQFT FEES 70-26	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE 2,367 \$1,160 169TH ST	STATUS PPSF DOM D STATUS PPSF DOM	\$1,207 31 CONTRACT \$929 151	BEDS ASK BEDS	3 \$2,199,999 7	INITIAL BATHS Kew Gar INITIAL BATHS Hillcrest	\$2,425,888 3 dens Hills \$2,100,000 4		
	TYPE SQFT FEES 147-32 TYPE SQFT FEES 70-26 TYPE	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE 2,367 \$1,160 169TH ST TOWNHOUSE	STATUS PPSF DOM STATUS PPSF DOM	\$1,207 31 CONTRACT \$929 151 CONTRACT	BEDS ASK BEDS	3 \$2,199,999 7 \$1,788,000	INITIAL BATHS Kew Gar INITIAL BATHS Hillcrest INITIAL	\$2,425,888 3 dens Hills \$2,100,000 4 \$1,788,000		
	TYPE SQFT FEES 147-32 TYPE SQFT FEES 70-26 TYPE SQFT	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE 2,367 \$1,160 169TH ST TOWNHOUSE 2,744	STATUS PPSF DOM D STATUS PPSF DOM	\$1,207 31 CONTRACT \$929 151 CONTRACT \$652	BEDS ASK BEDS	3 \$2,199,999 7	INITIAL BATHS Kew Gar INITIAL BATHS Hillcrest	\$2,425,888 3 dens Hills \$2,100,000 4		
	TYPE SQFT FEES 147-32 TYPE SQFT FEES 70-26 TYPE	CONDO 2,010 \$2,063 69TH ROA TOWNHOUSE 2,367 \$1,160 169TH ST TOWNHOUSE	STATUS PPSF DOM STATUS PPSF DOM	\$1,207 31 CONTRACT \$929 151 CONTRACT	BEDS ASK BEDS	3 \$2,199,999 7 \$1,788,000	INITIAL BATHS Kew Gar INITIAL BATHS Hillcrest INITIAL	\$2,425,888 3 dens Hills \$2,100,000 4 \$1,788,000		

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CONTRACTS \$1.25M AND ABOVE JUNE 10 - 16, 2024

	141-52	73RD AVE					Kew Gar	dens Hills
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,699,999	INITIAL	\$1,699,999
	SQFT	2,917	PPSF	\$583	BEDS	3	BATHS	4
	FEES	\$1,006	DOM	27				
0	25-11	DITMARS B	LVD				Astoria	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,649,000	INITIAL	\$1,649,000
	SQFT	1,300	PPSF	\$1,269	BEDS	3	BATHS	2
	FEES	\$850	DOM	16				
	61-25	UTOPIA PK	XWY				Fresh Me	eadows
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,398,000	INITIAL	\$1,398,000
	SQFT	4,000	PPSF	\$350	BEDS	6	BATHS	1
Aler.	FEES	N/A	DOM	31				
				,			Long Island City	
	4630 (CENTER BL	VD #20	7			Long Isla	and City
	4630 (type	CENTER BL condo	VD #20' status		ASK	\$1,398,000	-	and City \$1,398,000
					ASK BEDS	\$1,398,000 1	-	
	ТҮРЕ	CONDO	STATUS	CONTRACT			INITIAL	\$1,398,000
	TYPE SQFT FEES	CONDO 746	STATUS PPSF DOM	CONTRACT \$1,874			INITIAL	\$1,398,000
	TYPE SQFT FEES	CONDO 746 \$1,280	STATUS PPSF DOM	CONTRACT \$1,874 246			INITIAL BATHS Astoria	\$1,398,000
	type sqft fees 37-26	CONDO 746 \$1,280 32ND ST #7	STATUS PPSF DOM	CONTRACT \$1,874 246	BEDS	1	INITIAL BATHS Astoria	\$1,398,000 1
	type sqft fees 37-26 type	CONDO 746 \$1,280 32ND ST #7 CONDO	STATUS PPSF DOM ZA STATUS	CONTRACT \$1,874 246 CONTRACT	BEDS	1 \$1,395,000	INITIAL BATHS Astoria	\$1,398,000 1 \$1,395,000
	type sqft fees 37-26 type sqft fees	CONDO 746 \$1,280 32ND ST #7 CONDO 1,123	STATUS PPSF DOM ZA STATUS PPSF DOM	CONTRACT \$1,874 246 CONTRACT \$1,243	BEDS	1 \$1,395,000	INITIAL BATHS Astoria	\$1,398,000 1 \$1,395,000
	type sqft fees 37-26 type sqft fees	CONDO 746 \$1,280 32ND ST #7 CONDO 1,123 \$1,685	STATUS PPSF DOM ZA STATUS PPSF DOM	CONTRACT \$1,874 246 CONTRACT \$1,243 N/A	BEDS	1 \$1,395,000	INITIAL BATHS Astoria INITIAL BATHS Corona	\$1,398,000 1 \$1,395,000
	TYPE SQFT FEES 37-26 TYPE SQFT FEES 108-35	CONDO 746 \$1,280 32ND ST #7 CONDO 1,123 \$1,685 5 38TH AVE	STATUS PPSF DOM ZA STATUS PPSF DOM	CONTRACT \$1,874 246 CONTRACT \$1,243 N/A	BEDS ASK BEDS	1 \$1,395,000 1	INITIAL BATHS Astoria INITIAL BATHS Corona	\$1,398,000 1 \$1,395,000 2
	TYPE SQFT FEES 37-26 TYPE SQFT FEES 108-35 TYPE	CONDO 746 \$1,280 32ND ST #7 CONDO 1,123 \$1,685 5 38TH AVE TOWNHOUSE	STATUS PPSF DOM ZA STATUS PPSF DOM	CONTRACT \$1,874 246 CONTRACT \$1,243 N/A	BEDS ASK BEDS ASK	1 \$1,395,000 1 \$1,390,000	INITIAL BATHS Astoria INITIAL BATHS Corona INITIAL	\$1,398,000 1 \$1,395,000 2 \$1,650,000

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CONTRACTS \$1.25M AND ABOVE JUNE 10 - 16, 2024

 134-40 224TH ST Lau							aurelton	
T Y P E S Q F T	TOWNHOUSE N/A	STAT U S P P S F	CONTRACT N/A	ASK BEDS	\$1,299,000 7	INITIAL BATHS	\$1,495,000 4.5	
FEES	N/A N/A	DOM	131	BEDS	/	BAINS	4.5	
 48-20	211TH ST					Bayside		
48-20 type	211TH ST TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	Bayside	\$1,250,000	
		STAT U S PPSF	CONTRACT \$802	ASK BEDS	\$1,250,000 3	2	\$1,250,000 2	
ТҮРЕ	TOWNHOUSE					INITIAL		

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