

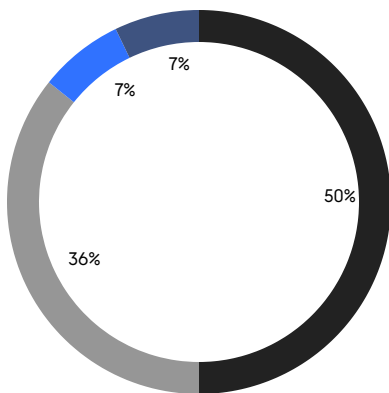
QUEENS WEEKLY LUXURY REPORT



3 COURT SQUARE, UNIT PH202

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

- NORTHWESTERN QUEENS
- NORTHEASTERN QUEENS
- CENTRAL QUEENS
- SOUTHEASTERN QUEENS



14

CONTRACTS SIGNED
THIS WEEK

\$26,716,059

TOTAL CONTRACT VOLUME

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

AVERAGE ASKING PRICE

\$1,674,500

MEDIAN ASKING PRICE

\$1,234

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$26,716,059

TOTAL VOLUME

96

AVERAGE DAYS ON MARKET

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

CONDO DEAL(S)

0

CO-OP DEAL(S)

8

TOWNHOUSE DEAL(S)

\$2,340,344

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,584,250

AVERAGE ASKING PRICE

\$2,654,299

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,523,500

MEDIAN ASKING PRICE

\$1,830

AVERAGE PPSF

\$722

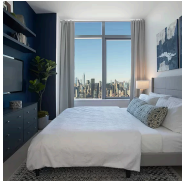
AVERAGE PPSF

1,310

AVERAGE SQFT

2,553

AVERAGE SQFT



3 COURT SQUARE #PH208

Long Island City

TYPE	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				



3 COURT SQUARE #5911

Long Island City

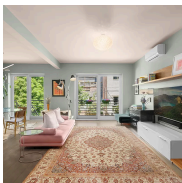
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,890,464	INITIAL	\$2,890,464
SQFT	1,326	PPSF	\$2,180	BEDS	3	BATHS	2.5
FEES	\$2,983	DOM	12				



3 COURT SQUARE #5811

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,882,709	INITIAL	N/A
SQFT	1,326	PPSF	\$2,174	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



5-41 47TH ROAD #1A

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,425,888	INITIAL	\$2,425,888
SQFT	2,010	PPSF	\$1,207	BEDS	3	BATHS	3
FEES	\$2,063	DOM	31				



147-32 69TH ROAD

Kew Gardens Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,199,999	INITIAL	\$2,100,000
SQFT	2,367	PPSF	\$929	BEDS	7	BATHS	4
FEES	\$1,160	DOM	151				



70-26 169TH ST

Hillcrest

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,788,000	INITIAL	\$1,788,000
SQFT	2,744	PPSF	\$652	BEDS	4	BATHS	3.5
FEES	\$1,112	DOM	21				

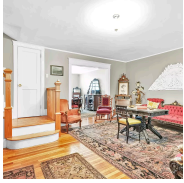
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141-52 73RD AVE

Kew Gardens Hills

TYPE	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				



25-11 DITMARS BLVD

Astoria

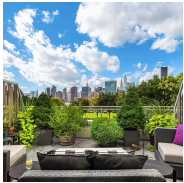
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,649,000	INITIAL	\$1,649,000
SQFT	1,300	PPSF	\$1,269	BEDS	3	BATHS	2
FEES	\$850	DOM	16				



61-25 UTOPIA PKWY

Fresh Meadows

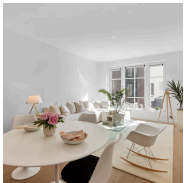
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,398,000	INITIAL	\$1,398,000
SQFT	4,000	PPSF	\$350	BEDS	6	BATHS	1
FEES	N/A	DOM	31				



4630 CENTER BLVD #207

Long Island City

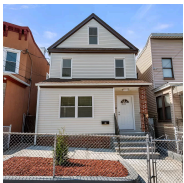
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,398,000	INITIAL	\$1,398,000
SQFT	746	PPSF	\$1,874	BEDS	1	BATHS	1
FEES	\$1,280	DOM	246				



37-26 32ND ST #7A

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,395,000	INITIAL	\$1,395,000
SQFT	1,123	PPSF	\$1,243	BEDS	1	BATHS	2
FEES	\$1,685	DOM	N/A				



108-35 38TH AVE

Corona

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,390,000	INITIAL	\$1,650,000
SQFT	2,981	PPSF	\$467	BEDS	7	BATHS	4
FEES	\$691	DOM	375				

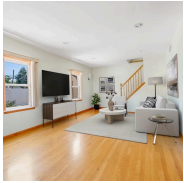
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134-40 224TH ST

Laurelton

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,495,000
SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	4.5
FEES	N/A	DOM	131				



48-20 211TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,250,000	INITIAL	\$1,250,000
SQFT	1,558	PPSF	\$802	BEDS	3	BATHS	2
FEES	\$733	DOM	9				

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