

COMPASS

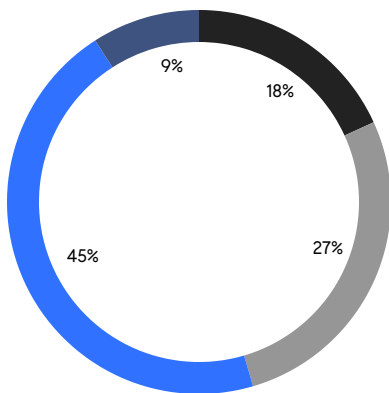
QUEENS WEEKLY LUXURY REPORT



46-30 CENTER BLVD, UNIT 1204

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

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



11

CONTRACTS SIGNED
THIS WEEK

\$17,679,000

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 11 contracts signed this week, made up of 2 condos, 1 co-op, and 8 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$1,607,182	\$1,399,000	\$916
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
0%	\$17,679,000	43
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

152 Whitson Street in Forest Hills entered contract this week, with a last asking price of \$2,499,000. Originally built in 1950, this single-family house spans approximately 4,100 square feet with 5 beds and 2 full baths. It features a custom kitchen with high-end appliances and quartz countertops, solid white oak floors throughout, a formal dining room with wood-burning fireplace, a primary bedroom with cathedral ceilings, a spa-like en-suite bath, and walk-in closet, a basement with high ceilings, a private backyard, and much more.

Also signed this week was Unit 1611 at 3 Court Square in Long Island City, with a last asking price of \$1,862,500. Built in 2019, this condo unit spans 1,272 square feet with 2 beds and 2 full baths. It features wall-style windows, high ceilings, engineered hardwood flooring, a private balcony, a primary bedroom with en-suite bath and walk-in closet, an open kitchen, living room, and dining room, and much more. The building provides a state-of-the-art fitness center and pool, a spa with sauna and steam room, parking, a bicycle room, storage, and many other amenities.

2	1	8
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$1,783,000	\$1,299,000	\$1,601,750
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$1,783,000	\$1,299,000	\$1,434,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$1,698		\$693
AVERAGE PPSF		AVERAGE PPSF
1,037		2,462
AVERAGE SQFT		AVERAGE SQFT



152 WHITSON ST

Forest Hills

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,499,000	INITIAL	\$2,688,000
SQFT	4,100	PPSF	\$610	BEDS	5	BATHS	2
FEES	\$1,894	DOM	18				



3 COURT SQUARE #1611

Long Island City

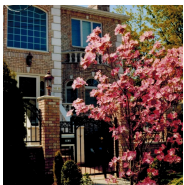
TYPE	CONDO	STATUS	CONTRACT	ASK	\$2,286,000	INITIAL	\$2,380,000
SQFT	1,272	PPSF	\$1,798	BEDS	2	BATHS	2
FEES	\$2,643	DOM	102				



32-26 162ND ST

Murray Hill

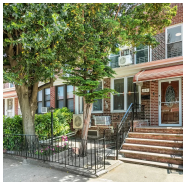
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,829,000	INITIAL	\$1,829,000
SQFT	3,200	PPSF	\$572	BEDS	5	BATHS	4.5
FEES	\$968	DOM	89				



149-04 7TH AVE

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,580,000	INITIAL	\$1,580,000
SQFT	2,451	PPSF	\$645	BEDS	3	BATHS	3.5
FEES	\$923	DOM	4				



23-31 35TH ST

Astoria

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,469,000	INITIAL	\$1,469,000
SQFT	2,072	PPSF	\$709	BEDS	4	BATHS	2.5
FEES	\$650	DOM	49				



75-52 195TH ST

Fresh Meadows

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,000	INITIAL	\$1,399,000
SQFT	1,600	PPSF	\$874	BEDS	4	BATHS	2
FEES	\$843	DOM	20				

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13-01 146TH PL

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,398,000	INITIAL	\$1,398,000
SQFT	1,935	PPSF	\$722	BEDS	5	BATHS	3.5
FEEES	\$816	DOM	33				



145-50 7TH AVE

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,340,000	INITIAL	\$1,340,000
SQFT	1,876	PPSF	\$714	BEDS	4	BATHS	2
FEEES	\$1,033	DOM	76				



187-24 WEXFORD TERRACE

Jamaica Estates

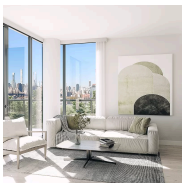
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,300,000	INITIAL	\$1,300,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEEES	\$681	DOM	28				



34-48 81ST ST #41

Jackson Heights

TYPE	COOP	STATUS	CONTRACT	ASK	\$1,299,000	INITIAL	\$1,299,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEEES	\$1,100	DOM	40				



27-09 40TH AVE #5B

Astoria

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,280,000	INITIAL	\$1,280,000
SQFT	802	PPSF	\$1,597	BEDS	2	BATHS	2
FEEES	\$1,124	DOM	7				

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