

COMPASS

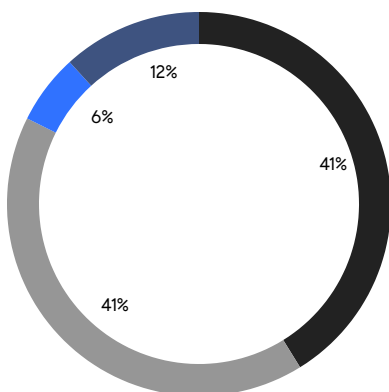
QUEENS WEEKLY LUXURY REPORT



46-30 CENTER BLVD, UNIT 1204

RESIDENTIAL CONTRACTS
\$1.25 MILLION AND UP

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



17

CONTRACTS SIGNED
THIS WEEK

\$25,264,089

TOTAL CONTRACT VOLUME

The Queens luxury real estate market, defined as all properties priced \$1.25M and above, saw 17 contracts signed this week, made up of 6 condos, and 11 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$1,486,123

AVERAGE ASKING PRICE

\$1,399,998

MEDIAN ASKING PRICE

\$938

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$25,264,089

TOTAL VOLUME

119

AVERAGE DAYS ON MARKET

11-04 Malba Drive in Whitestone entered contract this week, with a last asking price of \$2,495,000. Built in 2004, this single-family house spans approximately 5,000 square feet with 4 beds and 4 full baths. It features high ceilings, a family room with fireplace, floor-to-ceiling windows, a primary bedroom with en-suite bath, elevator, and private terrace, a yard and private garden, and much more.

Also signed this week was Unit 4002 at 3 Court Square in Long Island City, with a last asking price of \$1,790,000. Built in 2019, this condo unit spans 985 square feet with 2 beds and 2 full baths. It features modern features and finishes, large wall-style windows, and much more. The building provides a state-of-the-art fitness center and swimming pool, a lounge and social room, parking, bicycle and private storage, and many other amenities.

6

CONDO DEAL(S)

0

CO-OP DEAL(S)

11

TOWNHOUSE DEAL(S)

\$1,435,849

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$1,513,546

AVERAGE ASKING PRICE

\$1,350,621

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$1,400,000

MEDIAN ASKING PRICE

\$1,344

AVERAGE PPSF

\$716

AVERAGE PPSF

1,090

AVERAGE SQFT

2,328

AVERAGE SQFT



11-04 MALBA DR

Whitestone

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$2,495,000	INITIAL	\$2,495,000
SQFT	5,000	PPSF	\$499	BEDS	4	BATHS	4
FEES	\$1,618	DOM	17				



3 COURT SQUARE #4002

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,790,000	INITIAL	\$1,895,000
SQFT	985	PPSF	\$1,818	BEDS	2	BATHS	2
FEES	\$2,282	DOM	122				



49-35 ANNADALE LANE

Little Neck

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,648,000	INITIAL	\$1,648,000
SQFT	3,000	PPSF	\$549	BEDS	4	BATHS	2
FEES	\$1,045	DOM	72				



14-42 164TH ST

Beechhurst

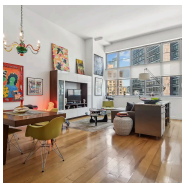
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,488,000	INITIAL	\$1,488,000
SQFT	1,248	PPSF	\$1,192	BEDS	3	BATHS	2.5
FEES	\$815	DOM	14				



181-34 MIDLAND PKWY

Jamaica Estates

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,475,000	INITIAL	\$1,599,000
SQFT	1,872	PPSF	\$788	BEDS	3	BATHS	3.5
FEES	\$1,145	DOM	678				



27-28 THOMSON AVE #416

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,450,000	INITIAL	\$1,550,000
SQFT	1,324	PPSF	\$1,096	BEDS	1	BATHS	1.5
FEES	\$1,517	DOM	264				

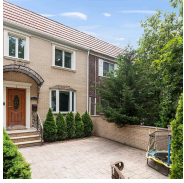
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33-54 210TH ST

Bayside

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,450,000	INITIAL	\$1,450,000
SQFT	1,592	PPSF	\$911	BEDS	4	BATHS	2.5
FEES	\$878	DOM	34				



99-26 64TH AVE

Rego Park

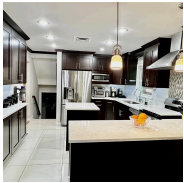
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,400,000	INITIAL	\$1,400,000
SQFT	1,530	PPSF	\$916	BEDS	3	BATHS	2.5
FEES	\$766	DOM	42				



70-16 FLEET ST

Forest Hills

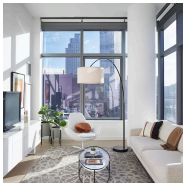
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,399,998	INITIAL	\$1,399,998
SQFT	1,750	PPSF	\$800	BEDS	3	BATHS	1.5
FEES	\$827	DOM	47				



64-41 210TH ST

Oakland Gardens

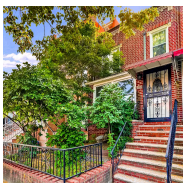
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,389,999	INITIAL	\$1,389,999
SQFT	2,300	PPSF	\$604	BEDS	4	BATHS	3.5
FEES	\$803	DOM	50				



3 COURT SQUARE #403

Long Island City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,351,242	INITIAL	\$1,351,242
SQFT	1,026	PPSF	\$1,317	BEDS	2	BATHS	2
FEES	\$2,223	DOM	343				



25-25 37TH ST

Astoria

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,350,000
SQFT	2,214	PPSF	\$610	BEDS	3	BATHS	2
FEES	\$667	DOM	28				

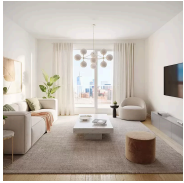
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35-40 30TH ST #5F

Astoria

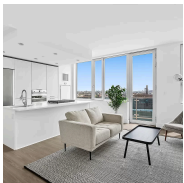
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,350,000	INITIAL	\$1,595,000
SQFT	1,250	PPSF	\$1,080	BEDS	2	BATHS	2
FEES	\$1,275	DOM	66				



37-34 33RD ST #7A

Long Island City

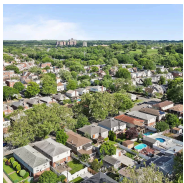
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,343,850	INITIAL	\$1,343,850
SQFT	905	PPSF	\$1,485	BEDS	2	BATHS	2
FEES	\$2,054	DOM	N/A				



5-19 BORDEN AVE #10K

Long Island City

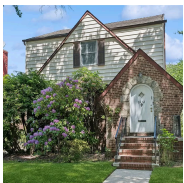
TYPE	CONDO	STATUS	CONTRACT	ASK	\$1,330,000	INITIAL	\$1,330,000
SQFT	1,050	PPSF	\$1,267	BEDS	2	BATHS	2
FEES	\$1,482	DOM	35				



47-12 167TH ST

Auburndale

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,295,000	INITIAL	\$1,395,000
SQFT	2,700	PPSF	\$480	BEDS	6	BATHS	3
FEES	\$878	DOM	42				



69-63 181ST ST

Fresh Meadows

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$1,258,000	INITIAL	\$1,368,000
SQFT	2,400	PPSF	\$525	BEDS	4	BATHS	2.5
FEES	\$774	DOM	49				

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