

QUEENS HARBOUR

Comprehensive Analysis,

November 2024



Sta-tus	Lot #	Address	List price	Sq Ft Heated	LP/Sq Ft	Sold date	Sold price	SP/Sq Ft	DTS
ACT	89	3605 FAIR OAKS PL	\$1,490,000	3,713	\$401				
ACT	88	3607 FAIR OAKS PL	\$1,799,000	2,339	\$769				
ACT	45	3576 FAIR OAKS WAY	\$3,999,000	3,727	\$1,073				
PND	35	3596 FAIR OAKS LN	\$2,495,000	3,416	\$730				
SLD	101	3520 FAIR OAKS LN	\$1,699,000	2,902	\$585	7/26/2024	\$1,550,000	\$534	256
SLD	12	3525 FAIR OAKS LN	\$1,600,000	2,482	\$645	3/29/2024	\$1,600,000	\$645	1
SLD	98	3526 FAIR OAKS LN	\$1,675,000	2,634	\$636	9/17/2024	\$1,625,000	\$617	44
SLD	13	3527 FAIR OAKS LN	\$2,595,000	4,154	\$625	3/15/2024	\$2,547,500	\$613	162
SLD	93	3536 FAIR OAKS LN	\$1,545,000	2,921	\$529	9/20/2024	\$1,425,000	\$488	192
SLD	90	3542 FAIR OAKS LN	\$2,695,000	3,134	\$860	12/13/2023	\$2,695,000	\$860	146
SLD	25	3551 FAIR OAKS LN	\$2,395,000	2,966	\$807	8/1/2024	\$2,300,000	\$775	152
SLD	31	3563 FAIR OAKS LN	\$1,595,000	3,544	\$450	9/20/2024	\$1,350,000	\$381	297
SLD	41	3584 FAIR OAKS LN	\$2,550,000	2,959	\$862	6/28/2024	\$2,300,000	\$777	113
SLD	38	3590 FAIR OAKS LN	\$2,695,000	3,957	\$681	1/26/2024	\$2,500,000	\$632	231
SLD	88	3607 FAIR OAKS PL	\$1,549,000	2,339	\$662	12/14/2023	\$1,650,000	\$705	55
SLD	47	3572 FAIR OAKS WAY	\$3,999,000	3,052	\$1,310	2/28/2024	\$3,900,000	\$1,278	26

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