

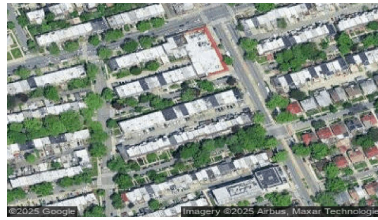


## Home Pricing Report For

### 14126 70th Ave, Flushing, NY 11367

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#### Property Overview



- Address: 14126 70th Ave, Flushing, NY 11367
  - Days on Market: 4
  - Pricing: \$1,150,000
  - Specifications: 2 bedrooms, 3 bathrooms, approximately 2608.00 sq ft
  - Lot Size: 2000.00 sq ft
  - Current Annual Tax: \$9,192.84
  - Assessed Value: \$68,340
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#### Current Market Trends in Flushing

Buyer Preferences: Buyers tend to prefer homes built around 1960 with spacious lots averaging 21452 sq ft.

Pricing Trends: The average price of comparable homes is approximately \$860,000. Homes typically have an average size of 1019 sq ft and a lot size of 21452 sq ft.

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## Comparable Properties (Last 6 Months)

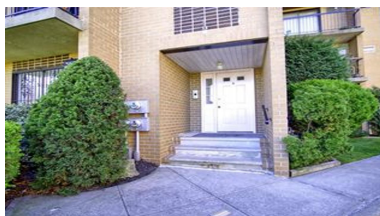
Address	Sale Price	Square Footage	Bedrooms	Bathrooms	Distance (miles)	Sold Date
14126 70th Ave, Flushing, NY 11367	\$1,150,000	2608.00 sq ft	2	3.0	--	--
71-06 Sutton Place #1, Fresh Meadows, NY 11365	\$655,000	1319.00 sq ft	2	3.0	0.79	02-11-2025
75-32 Parsons Boulevard #A1, Flushing, NY 11366	\$590,000	1300.00 sq ft	2	3.0	0.68	12-04-2023
14763 Hoover Ave, Jamaica, NY 11435	\$610,000	976.00 sq ft	2	3.0	1.20	03-13-2023
141-28 Union Turnpike, Flushing, NY 11367	\$860,000	--	2	3.0	0.87	12-15-2022
7666 Austin St APT 1H, Flushing, NY 11375	\$260,000	0.00 sq ft	1	3.0	1.17	11-22-2022
71-11 163th Street #1, Fresh Meadows, NY 11365	\$699,000	1500.00 sq ft	2	3.0	--	07-29-2022



[View Listing](#)

- Address: 71-06 Sutton Place #1, Fresh Meadows, NY 11365

- Initial Asking Price: \$637,400
- Sale Price: \$655,000
- Distance from Subject Property: 0.79 miles
- Specifications: 2 bedrooms, 3.0 bathrooms
- Square Footage: 1319.00 sq ft
- Lot Size: --
- Year Built: 1988
- Sale Date: 02-11-2025
- Assessed Value: \$643,750



[View Listing](#)

- Address: 75-32 Parsons Boulevard #A1, Flushing, NY 11366

- Initial Asking Price: \$607,900
- Sale Price: \$590,000

- Distance from Subject Property: 0.68 miles
- Specifications: 2 bedrooms, 3.0 bathrooms
- Square Footage: 1300.00 sq ft
- Lot Size: 59459.40 sq ft
- Year Built: 1988
- Sale Date: 12-04-2023
- Assessed Value: \$712,263



[View Listing](#)

- Address: 14763 Hoover Ave, Jamaica, NY 11435
- Initial Asking Price: \$697,300
- Sale Price: \$610,000
- Distance from Subject Property: 1.20 miles
- Specifications: 2 bedrooms, 3.0 bathrooms
- Square Footage: 976.00 sq ft
- Lot Size: 1598.00 sq ft
- Year Built: 1930
- Sale Date: 03-13-2023
- Assessed Value: \$668,000



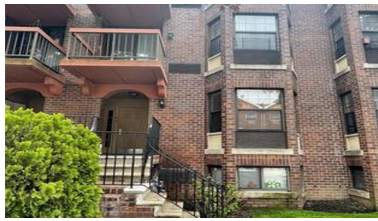
[View Listing](#)

- Address: 141-28 Union Turnpike, Flushing, NY 11367
- Initial Asking Price: \$950,800
- Sale Price: \$860,000
- Distance from Subject Property: 0.87 miles
- Specifications: 2 bedrooms, 3.0 bathrooms
- Square Footage: --
- Lot Size: 3299.00 sq ft
- Year Built: 1940
- Sale Date: 12-15-2022
- Assessed Value: \$842,000



[View Listing](#)

- Address: 7666 Austin St APT 1H, Flushing, NY 11375
- Initial Asking Price: --
- Sale Price: \$260,000
- Distance from Subject Property: 1.17 miles
- Specifications: 1 bedrooms, 3.0 bathrooms
- Square Footage: 0.00 sq ft
- Lot Size: --
- Year Built: 1931
- Sale Date: 11-22-2022
- Assessed Value: \$12,037,000



[View Listing](#)

- Address: 71-11 163th Street #1, Fresh Meadows, NY 11365

- Initial Asking Price: \$758,000

- Sale Price: \$699,000

- Distance from Subject Property: -- miles

- Specifications: 2 bedrooms, 3.0 bathrooms

- Square Footage: 1500.00 sq ft

- Lot Size: --

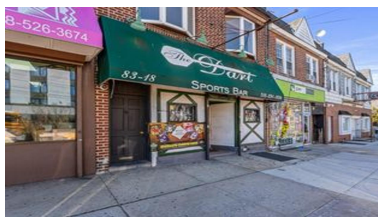
- Year Built: 1983

- Sale Date: 07-29-2022

- Assessed Value: --

## Comparable Properties Currently on the Market

Address	Current price	Square Footage	Bedrooms	Bathrooms	Distance (miles)	Days on Market
14126 70th Ave, Flushing, NY 11367	\$1,150,000	2608.00 sq ft	1	2.0	--	--
83-18 Parsons Boulevard, Jamaica, NY 11431	\$1,249,000	2280.00 sq ft	1	3.0	1.26	7



[View Listing](#)

- Address: 83-18 Parsons Boulevard, Jamaica, NY 11431

- Initial List Date: 03-23-2025

- Days on Market: 7

- Initial List Price: \$1,249,000
- Current Price: \$1,249,000
- Distance from Subject Property: 1.26 miles
- Specifications: 1 bedrooms, 3.0 bathrooms
- Square Footage: 2280.00 sq ft
- Lot Size: --
- Year Built: 1949
- Assessed Value: \$952,000

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## Suggested Offer Pricing Strategy

Based on the recent sales, the asking price of \$1,150,000 appears to be aligned with the high-end of similar properties, particularly due to its larger square footage (2608 sq ft) and the number of bathrooms. However, considering the current on-market property priced at \$1,249,000 with less square footage, a competitive offering between \$1,100,000 and \$1,150,000 could attract interest while still reflecting the property's value.

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## Additional Considerations

Consider the property's location and neighborhood amenities, as these can significantly impact its long-term value. Additionally, assess the condition of the property and any potential renovation costs that may arise.

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## Disclaimer

This report is based on publicly available data and market trends. It is intended for informational purposes only and does not constitute professional real estate advice. Buyers should consult a licensed real estate attorney or professional for specific guidance.

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## Ready to Explore More Options?

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