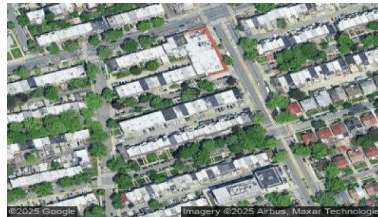




Home Pricing Report For

14126 70th Ave, Flushing, NY 11367

Property Overview



- Address: 14126 70th Ave, Flushing, NY 11367
 - Specifications: 2 bedrooms, 3 bathrooms, approximately 2608 sq ft
 - Lot Size: 2000 sq ft
 - Current Annual Tax: \$9,192.84
 - Assessed Value: \$68,340
 - Estimated Property Pricing: \$610,000 - \$1,150,000 (based on comparables)
-

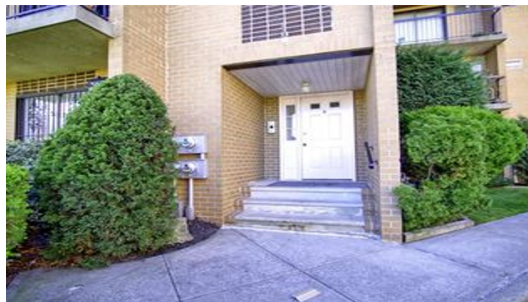
Comparable Properties (Last 6 Months)

Address	Sale Price	Square Footage	Bedrooms	Bathrooms	Distance (miles)	Sold Date
14126 70th Ave, Flushing, NY 11367	1150000	2608	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



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Property Details	
Address:	71-06 Sutton Place #1, Fresh Meadows, NY 11365
Initial Asking Price:	\$637,400
Sale Price:	\$655,000
Distance from Main 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



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Property Details	
Address:	75-32 Parsons Boulevard #A1, Flushing, NY 11366
Initial Asking Price:	\$607,900
Sale Price:	\$590,000
Distance from Main 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

 no photos

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Property Details	
Address:	14763 Hoover Ave, Jamaica, NY 11435
Initial Asking Price:	\$697,300
Sale Price:	\$610,000
Distance from Main 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



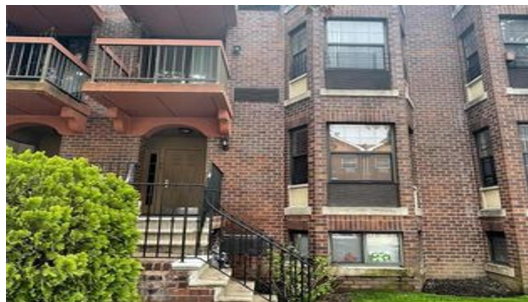
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Property Details	
Address:	141-28 Union Turnpike, Flushing, NY 11367
Initial Asking Price:	\$950,800
Sale Price:	\$860,000
Distance from Main Property:	0.87 miles
Specifications:	2 bedrooms, 3.0 bathrooms
Square Footage:	--
Lot Size:	3299.00 sq ft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



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Property Details	
Address:	7666 Austin St APT 1H, Flushing, NY 11375
Initial Asking Price:	--
Sale Price:	\$260,000
Distance from Main 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



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Property Details	
Address:	71-11 163th Street #1, Fresh Meadows, NY 11365
Initial Asking Price:	\$758,000
Sale Price:	\$699,000
Distance from Main 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	1150000	2608	1	2.0	--	--
112-01 Queens Boulevard #8F, Forest Hills, NY 11375	\$653,000	--	1	2.0	0.96	117
83-18 Parsons Boulevard, Jamaica, NY 11431	\$1,249,000	2280.00 sq ft	1	3.0	1.26	8
(undisclosed Address), Fresh Meadows, NY 11365	\$2,200,000	--	--	2.0	--	129



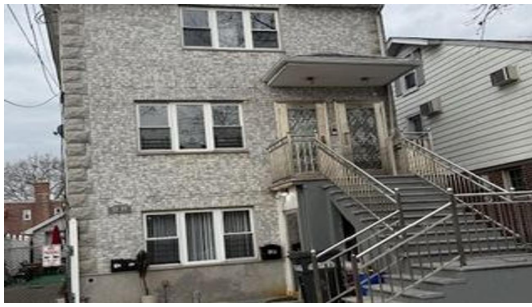
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Property Details	
Address:	112-01 Queens Boulevard #8F, Forest Hills, NY 11375
Initial List Date:	12-03-2024
Days on Market:	117
Initial List Price:	\$647,100
Current Price:	\$653,000
Distance from Main Property:	0.96 miles
Specifications:	1 bedrooms, 2.0 bathrooms
Square Footage:	--
Lot Size:	--
Year Built:	1991
Assessed Value:	\$103,370



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Property Details	
Address:	83-18 Parsons Boulevard, Jamaica, NY 11431
Initial List Date:	03-22-2025
Days on Market:	8
Initial List Price:	\$1,249,000
Current Price:	\$1,249,000
Distance from Main 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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Property Details	
Address:	(undisclosed Address), Fresh Meadows, NY 11365
Initial List Date:	11-21-2024
Days on Market:	129
Initial List Price:	\$2,048,000
Current Price:	\$2,200,000
Distance from Main Property:	-- miles
Specifications:	-- bedrooms, 2.0 bathrooms
Square Footage:	--
Lot Size:	3000.00 sq ft
Year Built:	2006
Assessed Value:	--

Recommended Pricing Strategy

Based on the data, a range near \$1,150,000 to \$1,250,000 appears justified. The exact match with a comparable sale at 2,608 sqft and 2 beds/3 baths points to a solid baseline at \$1,150,000. Given current inventory and demand, pricing slightly higher (around \$1,200,000 to \$1,250,000) could be advantageous if the market is tight, while setting a price closer to \$1,150,000 may attract faster offers in a more competitive supply environment.

Additional Considerations

Consider the current market conditions and comparable property sales in your area to set a competitive price. Additionally, evaluate the property's unique features, such as upgrades or location advantages, that could enhance its appeal to potential buyers.

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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