



COMPASS

Queens Market Insights

NOVEMBER 2021

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November 2021

NEIGHBORHOOD MAP

NORTHWESTERN QUEENS

- Astoria Heights
- Astoria
- Blissville
- Hunters Point
- Sunnyside

NORTHEASTERN QUEENS

- Auburndale
- Bay Terrace
- Bayside
- Bellerose
- College Point
- Douglaston-Little Neck
- Floral Park
- Flushing Meadows/Corona Park
- Flushing
- Fresh Meadows
- Glen Oaks
- Hillcrest
- Kew Gardens Hills
- Malba
- Murray Hill
- Oakland Gardens
- Pomonok
- Utopia
- Whitestone

CENTRAL QUEENS

- Briarwood
- Corona
- East Elmhurst
- Forest Hills Gardens
- Forest Hills
- Glendale
- Jackson Heights
- Kew Gardens
- Maspeth
- Middle Village
- Rego Park
- Ridgewood
- Woodside

SOUTHWESTERN QUEENS

- Howard Beach
- Ozone Park
- Richmond Hill
- South Ozone Park
- Woodhaven

SOUTHEASTERN QUEENS

- Cambria Heights
- Hollis
- Holliswood
- Jamaica Estates
- Jamaica Hills
- Jamaica
- Laurelton
- Queens Village
- Rochdale
- Rosedale
- Springfield Gardens
- St. Albans

THE ROCKAWAYS

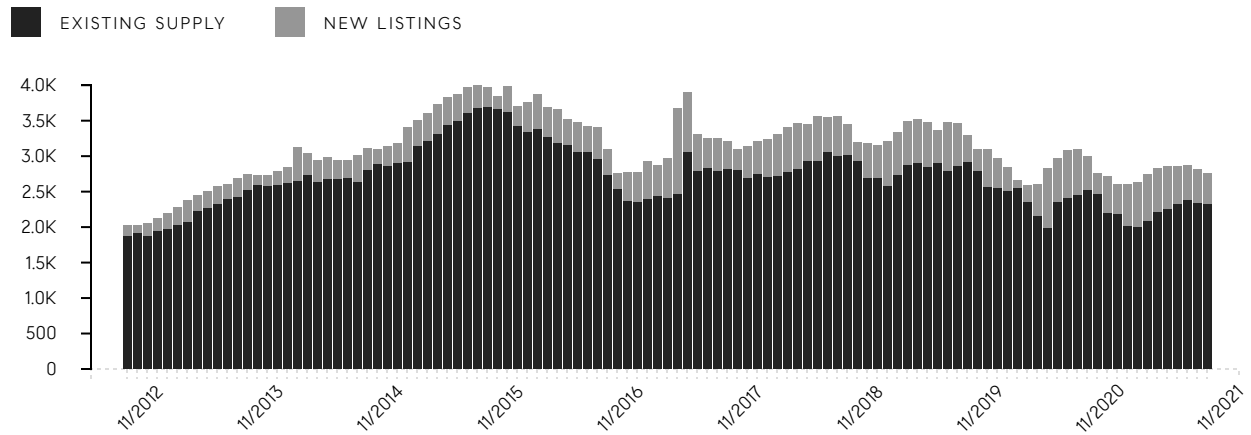
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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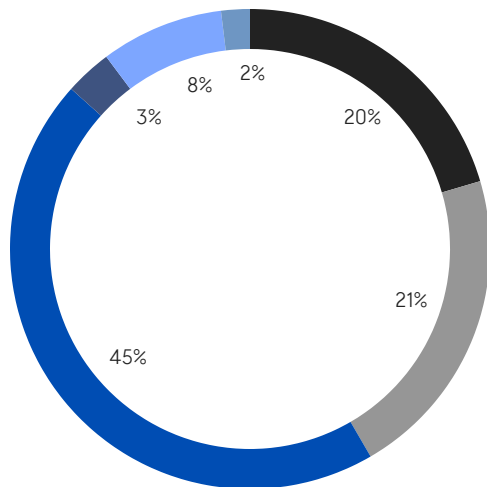
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INVENTORY

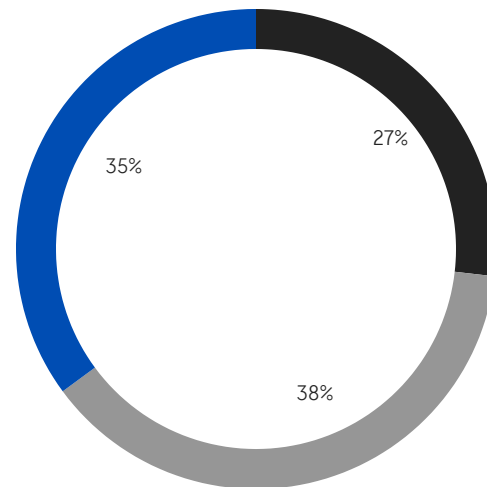
Total Inventory



By Neighborhood



By Type



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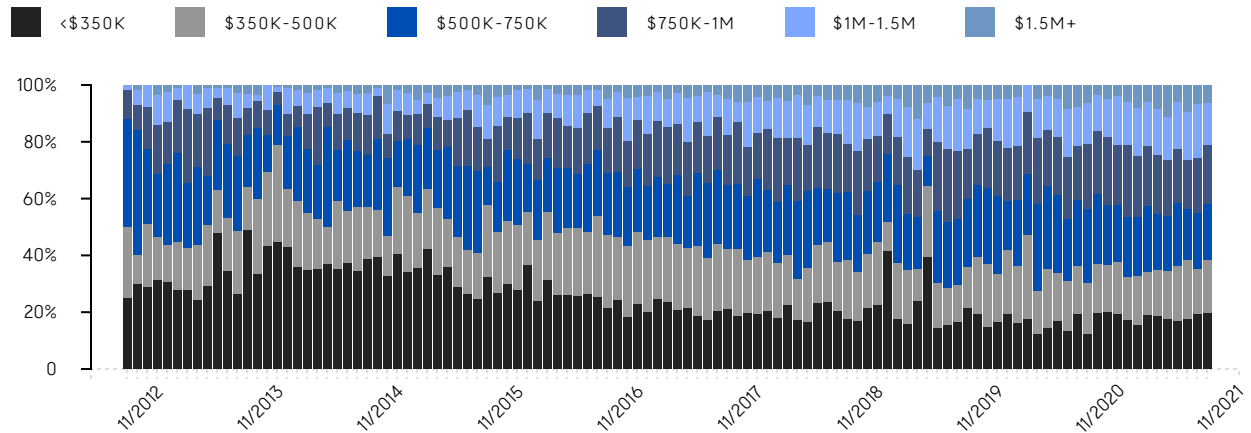


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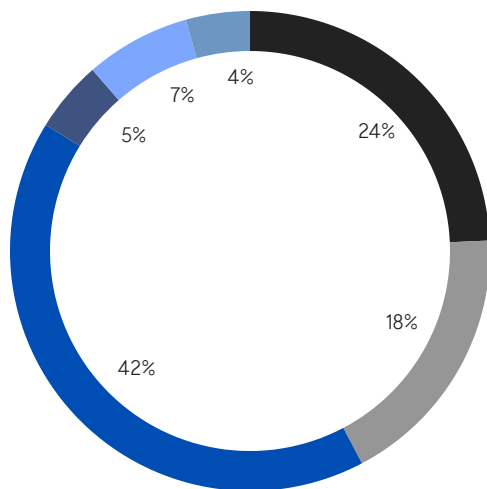
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CONTRACTS SIGNED

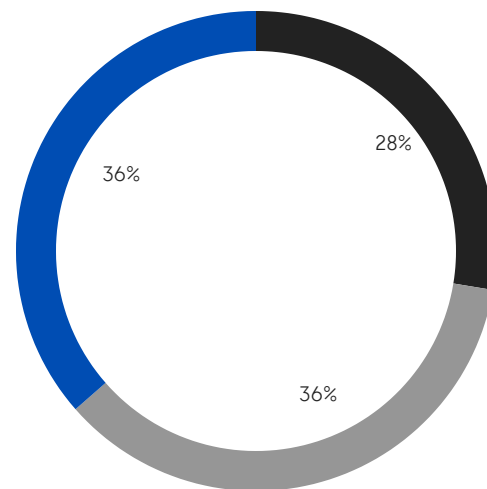
Market Share By Price (Last Ask)



By Neighborhood



By Type



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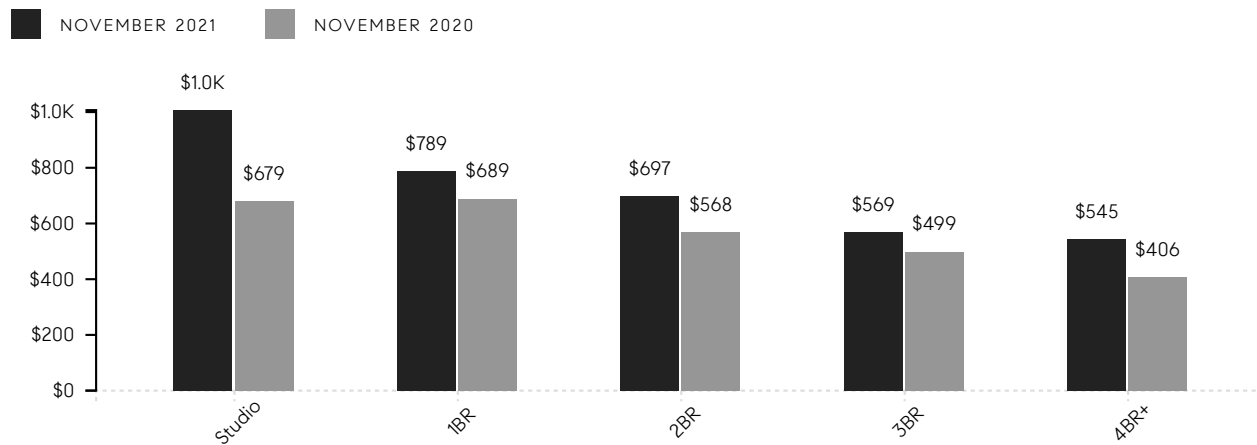
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OVERALL

| | NOV 2021 | OCT 2021 | % CHANGE | NOV 2020 | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE | \$788,504 | \$687,996 | 14.6% | \$698,949 | 12.8% |
| MEDIAN SALE PRICE | \$698,500 | \$650,000 | 7.5% | \$660,000 | 5.8% |
| AVERAGE PRICE PER SQUARE FOOT | \$675 | \$600 | 12.5% | \$530 | 27.4% |
| AVERAGE DAYS ON MARKET | 120 | 138 | -13.0% | 116 | 3.4% |
| AVERAGE DISCOUNT | 2% | 6% | | 6% | |
| INVENTORY | 2,765 | 2,821 | -2.0% | 3,003 | -7.9% |
| CONTRACTS SIGNED | 395 | 403 | -2.0% | 357 | 10.6% |

Average Price Per Square Foot



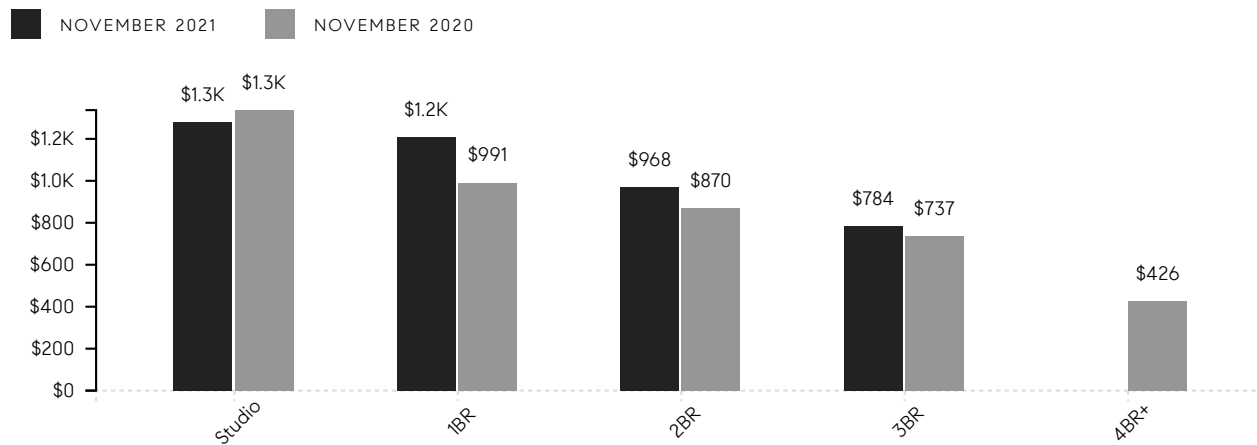
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CONDOS

| | NOV 2021 | OCT 2021 | % CHANGE | NOV 2020 | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE | \$858,053 | \$786,717 | 9.1% | \$723,343 | 18.6% |
| MEDIAN SALE PRICE | \$765,000 | \$685,195 | 11.6% | \$638,000 | 19.9% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,083 | \$1,005 | 7.8% | \$931 | 16.3% |
| AVERAGE DAYS ON MARKET | 147 | 160 | -8.1% | 168 | -12.5% |
| AVERAGE DISCOUNT | 2% | 6% | | 4% | |
| INVENTORY | 693 | 734 | -5.6% | 741 | -6.5% |
| CONTRACTS SIGNED | 109 | 88 | 23.9% | 97 | 12.4% |

Average Price Per Square Foot



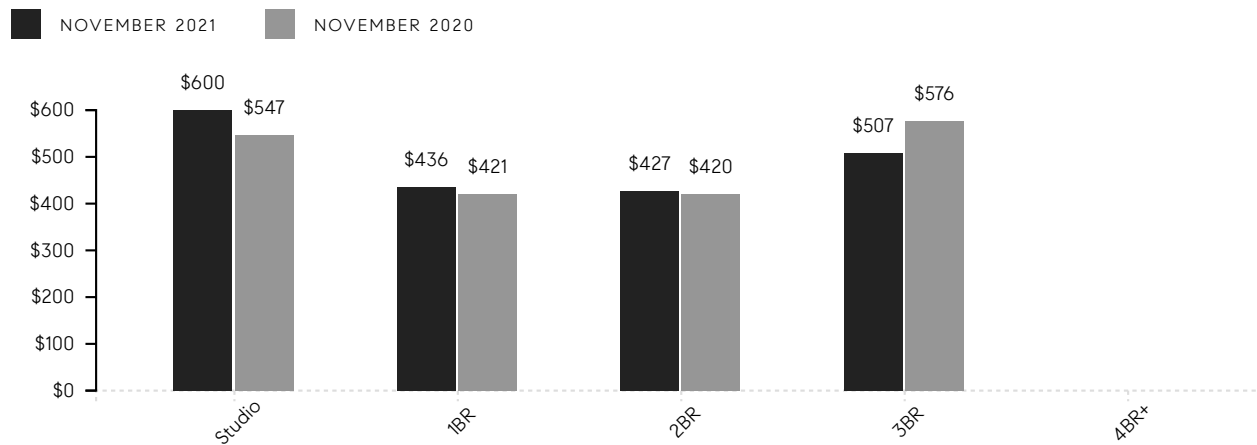
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CO-OPS

| | NOV 2021 | OCT 2021 | % CHANGE | NOV 2020 | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE | \$391,196 | \$365,505 | 7.0% | \$368,321 | 6.2% |
| MEDIAN SALE PRICE | \$369,944 | \$328,000 | 12.8% | \$329,500 | 12.3% |
| AVERAGE PRICE PER SQUARE FOOT | \$446 | \$449 | -0.7% | \$439 | 1.6% |
| AVERAGE DAYS ON MARKET | 133 | 158 | -15.8% | 102 | 30.4% |
| AVERAGE DISCOUNT | 3% | 6% | | 5% | |
| INVENTORY | 1,102 | 1,119 | -1.5% | 1,097 | 0.5% |
| CONTRACTS SIGNED | 142 | 147 | -3.4% | 121 | 17.4% |

Average Price Per Square Foot



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HOUSES

| | NOV 2021 | OCT 2021 | % CHANGE | NOV 2020 | % CHANGE |
|-------------------------------|-------------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE | \$1,089,975 | \$874,353 | 24.7% | \$806,848 | 35.1% |
| MEDIAN SALE PRICE | \$988,000 | \$850,000 | 16.2% | \$755,000 | 30.9% |
| AVERAGE PRICE PER SQUARE FOOT | \$549 | \$486 | 13.0% | \$437 | 25.6% |
| AVERAGE DAYS ON MARKET | 93 | 103 | -9.7% | 111 | -16.2% |
| AVERAGE DISCOUNT | 2% | 7% | | 7% | |
| INVENTORY | 970 | 968 | 0.2% | 1,165 | -16.7% |
| CONTRACTS SIGNED | 144 | 168 | -14.3% | 139 | 3.6% |



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