

COMPASS

# Queens Market Insights

DECEMBER 2022

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## December 2022

### 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

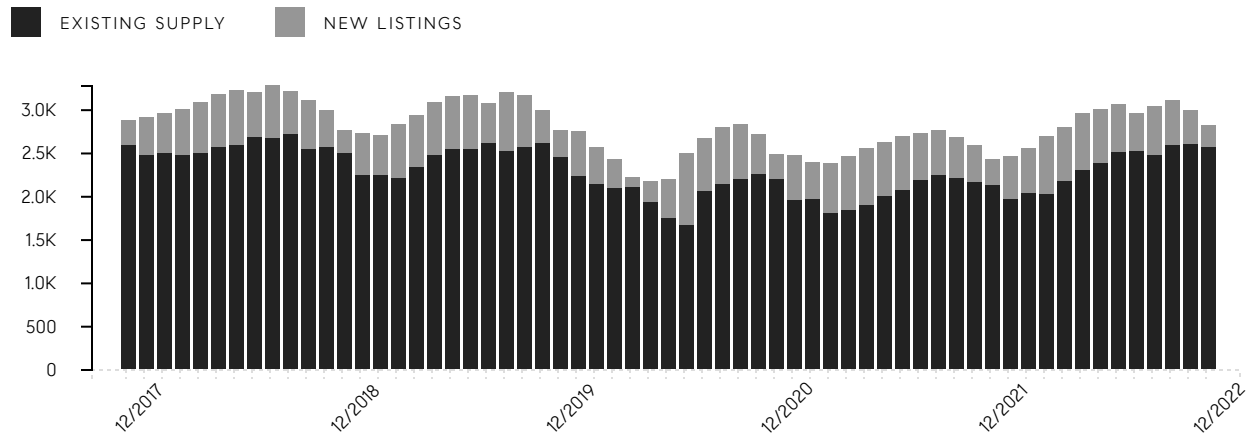


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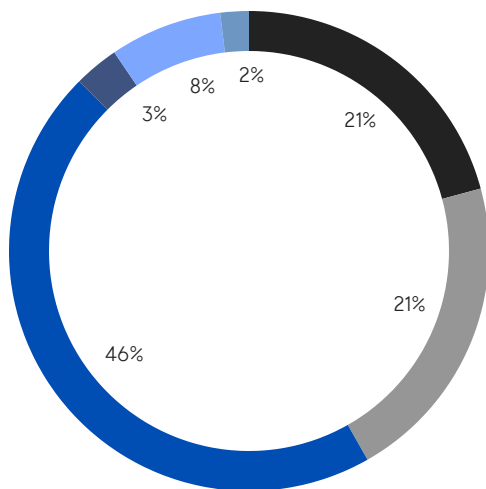
## December 2022

### INVENTORY

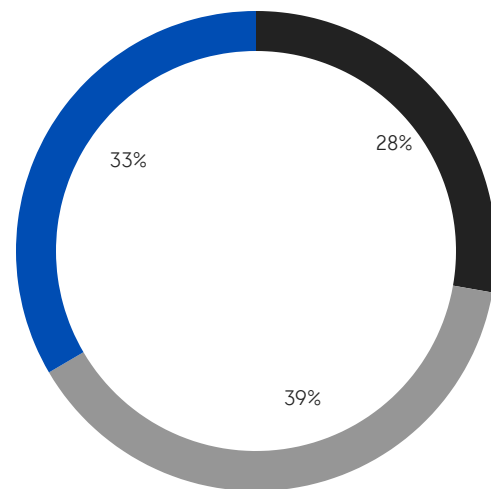
#### Total Inventory



#### By Neighborhood



#### By Type



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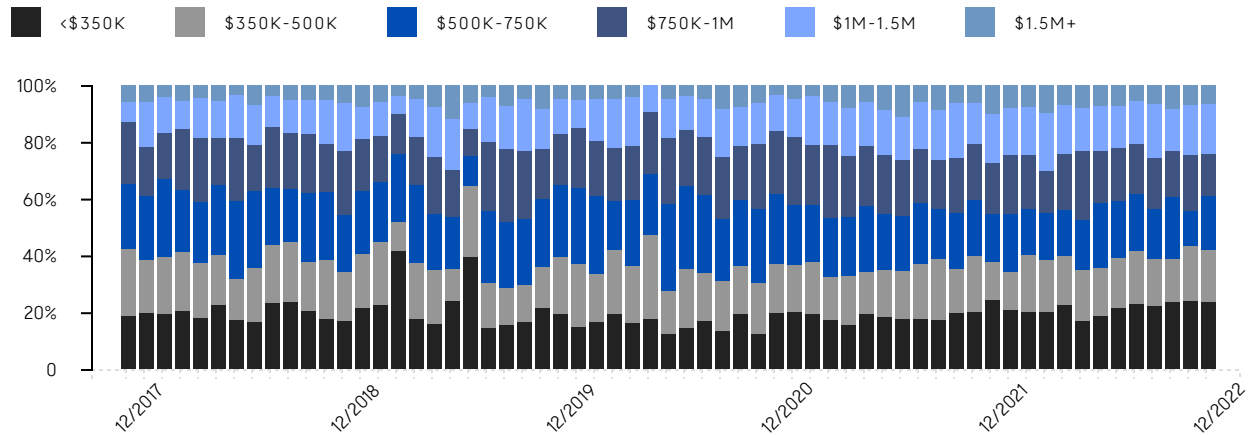


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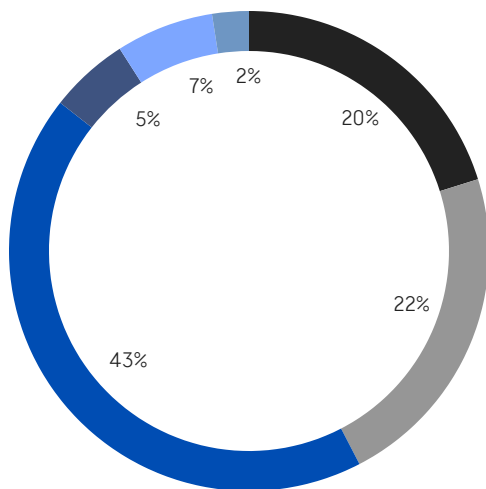
## December 2022

CONTRACTS SIGNED

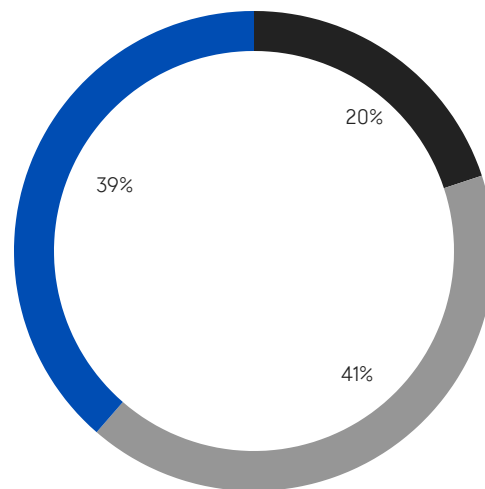
### Market Share By Price (Last Ask)



### By Neighborhood



### By Type



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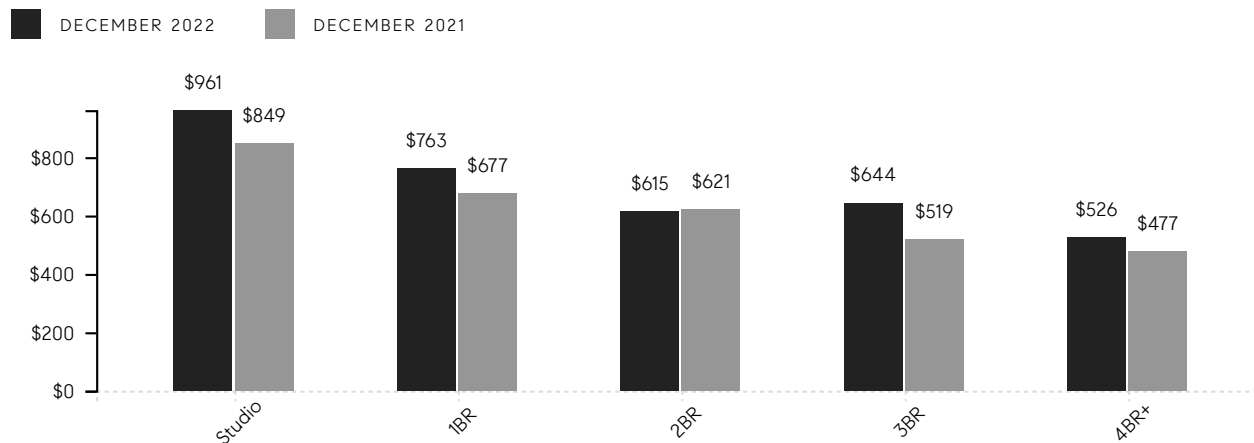
# Queens Market Insights

## December 2022

### OVERALL

	DEC 2022	NOV 2022	% CHANGE	DEC 2021	% CHANGE
AVERAGE SALE PRICE	\$762,418	\$726,384	5.0%	\$733,057	4.0%
MEDIAN SALE PRICE	\$702,000	\$680,000	3.2%	\$671,500	4.5%
AVERAGE PRICE PER SQUARE FOOT	\$647	\$594	8.9%	\$592	9.3%
AVERAGE DAYS ON MARKET	120	112	7.1%	127	-5.5%
AVERAGE DISCOUNT	3%	6%		5%	
INVENTORY	2,818	2,983	-5.5%	2,420	16.4%
CONTRACTS SIGNED	246	293	-16.0%	345	-28.7%

### Average Price Per Square Foot



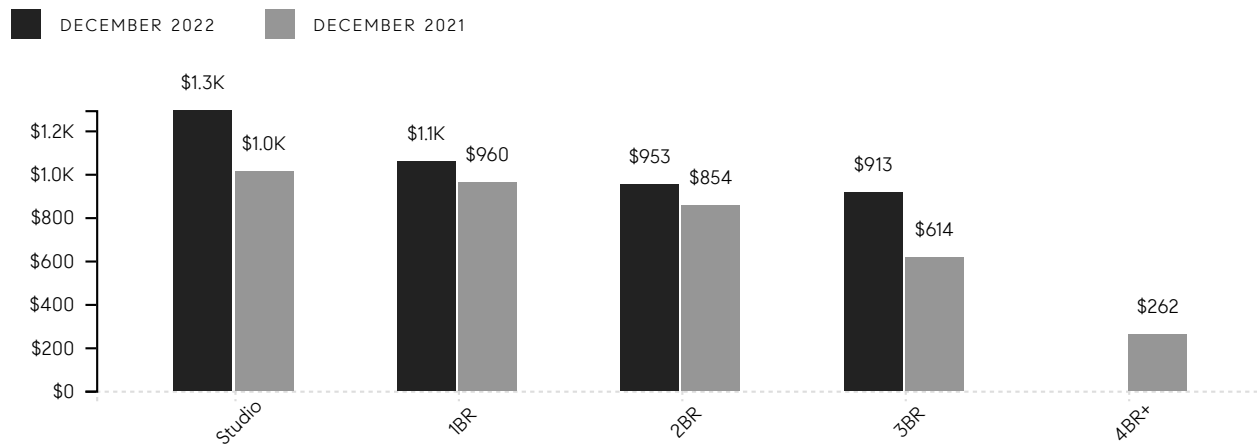
# Queens Market Insights

## December 2022

### CONDOS

	DEC 2022	NOV 2022	% CHANGE	DEC 2021	% CHANGE
AVERAGE SALE PRICE	\$841,270	\$714,175	17.8%	\$672,022	25.2%
MEDIAN SALE PRICE	\$742,500	\$634,369	17.0%	\$600,000	23.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,014	\$928	9.3%	\$902	12.4%
AVERAGE DAYS ON MARKET	127	107	18.7%	148	-14.2%
AVERAGE DISCOUNT	3%	4%		5%	
INVENTORY	680	709	-4.1%	605	12.4%
CONTRACTS SIGNED	49	52	-5.8%	97	-49.5%

### Average Price Per Square Foot





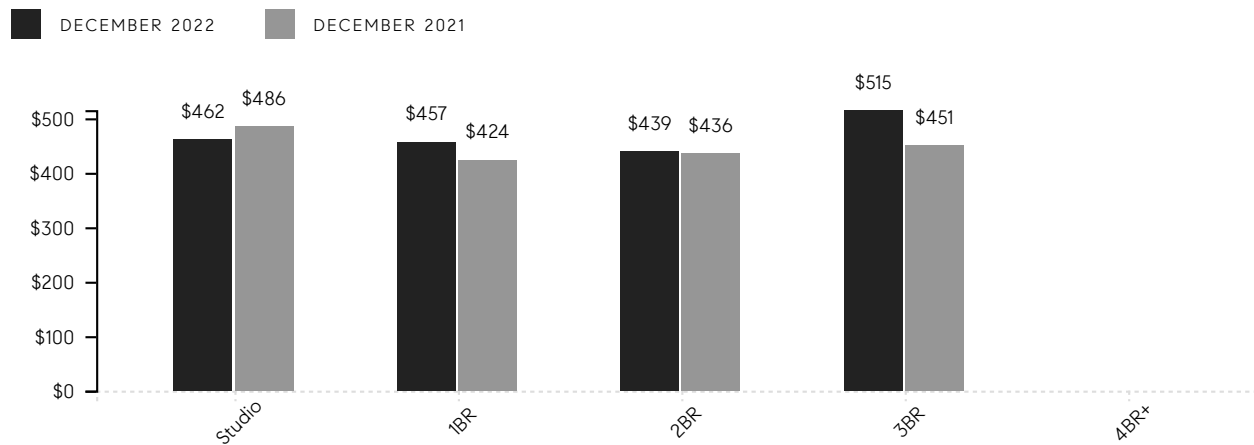
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## December 2022

### CO-OPS

	DEC 2022	NOV 2022	% CHANGE	DEC 2021	% CHANGE
AVERAGE SALE PRICE	\$389,288	\$347,662	12.0%	\$360,784	7.9%
MEDIAN SALE PRICE	\$339,000	\$320,000	5.9%	\$331,500	2.3%
AVERAGE PRICE PER SQUARE FOOT	\$452	\$416	8.7%	\$433	4.4%
AVERAGE DAYS ON MARKET	143	138	3.6%	127	12.6%
AVERAGE DISCOUNT	3%	6%		5%	
INVENTORY	1,005	1,085	-7.4%	1,019	-1.4%
CONTRACTS SIGNED	102	126	-19.0%	131	-22.1%

### Average Price Per Square Foot



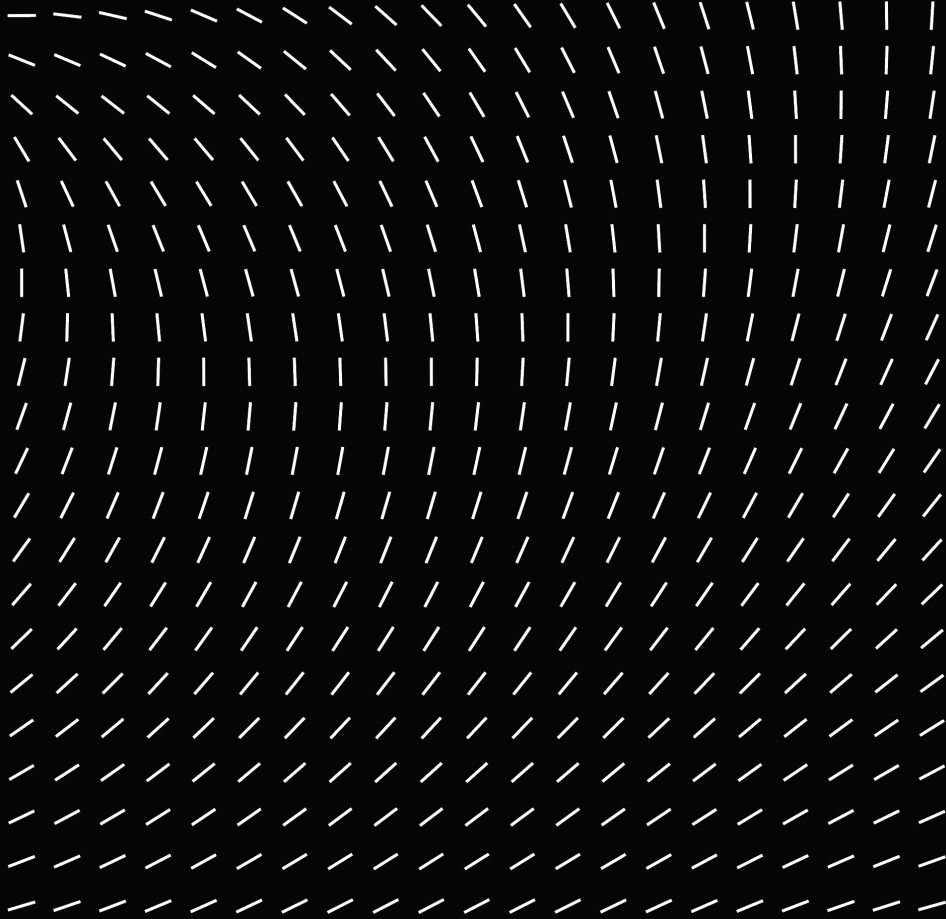
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### HOUSES

	DEC 2022	NOV 2022	% CHANGE	DEC 2021	% CHANGE
AVERAGE SALE PRICE	\$1,024,699	\$928,053	10.4%	\$909,394	12.7%
MEDIAN SALE PRICE	\$960,000	\$871,500	10.2%	\$850,000	12.9%
AVERAGE PRICE PER SQUARE FOOT	\$564	\$540	4.4%	\$494	14.2%
AVERAGE DAYS ON MARKET	93	82	13.4%	115	-19.1%
AVERAGE DISCOUNT	4%	7%		5%	
INVENTORY	1,133	1,189	-4.7%	796	42.3%
CONTRACTS SIGNED	95	115	-17.4%	117	-18.8%





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