

COMPASS

# Queens Market Insights

FEBRUARY 2023

21-27 33rd St, Unit 5G (Photo: Allyson Lubow)

# Queens Market Insights

## February 2023

### 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

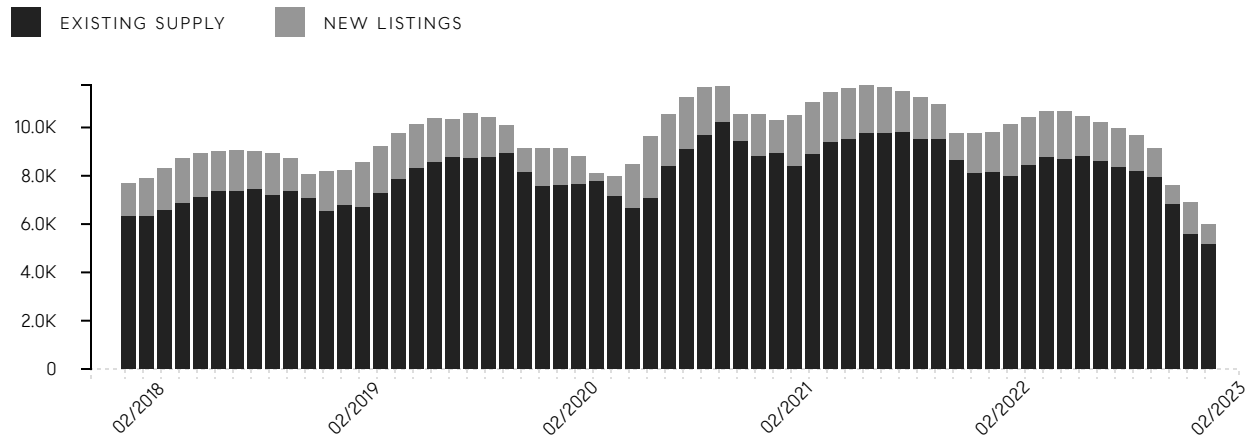
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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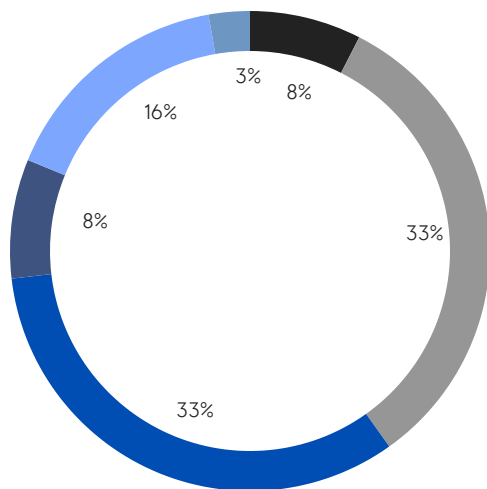
## February 2023

### INVENTORY

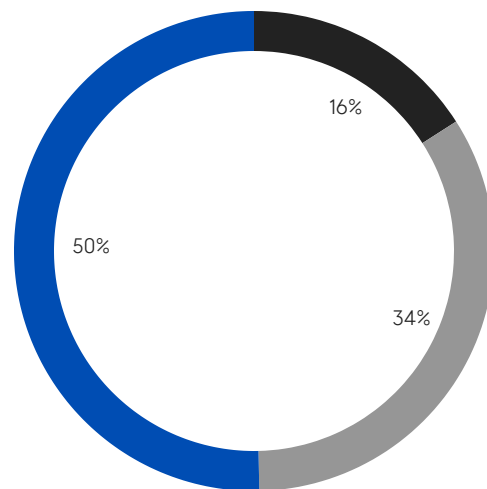
#### Total Inventory



#### By Neighborhood



#### By Type



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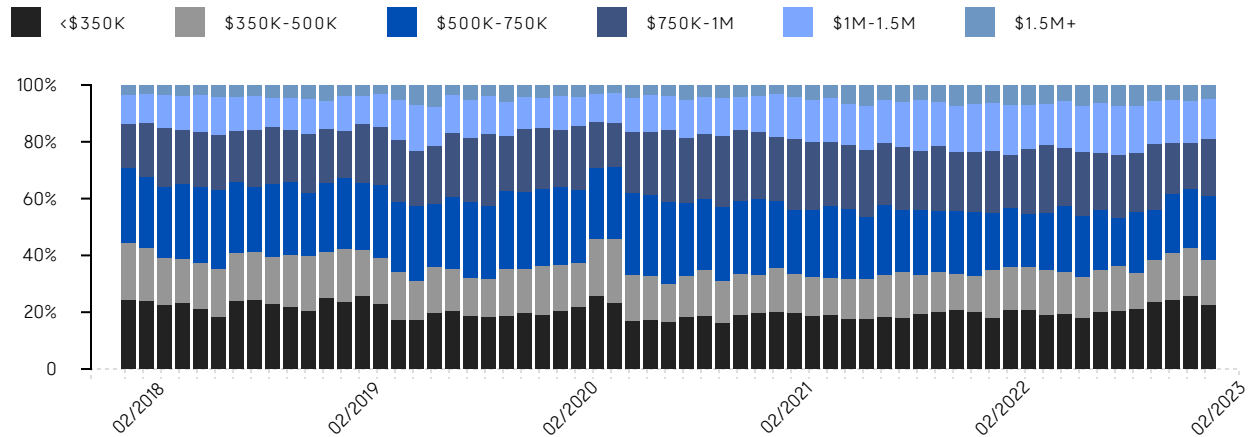


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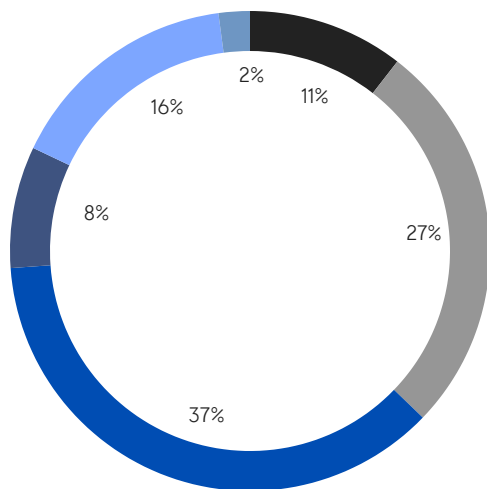
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CONTRACTS SIGNED

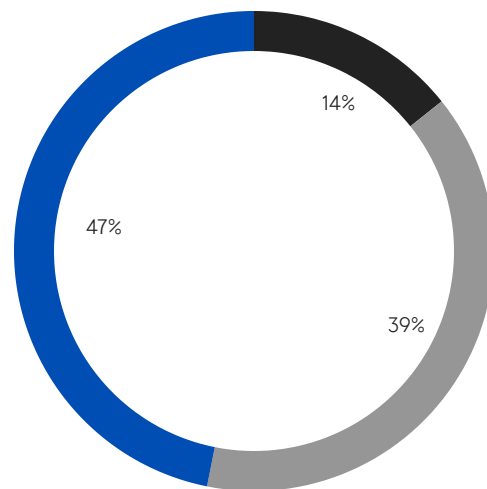
### Market Share By Price (Last Ask)



### By Neighborhood



### By Type



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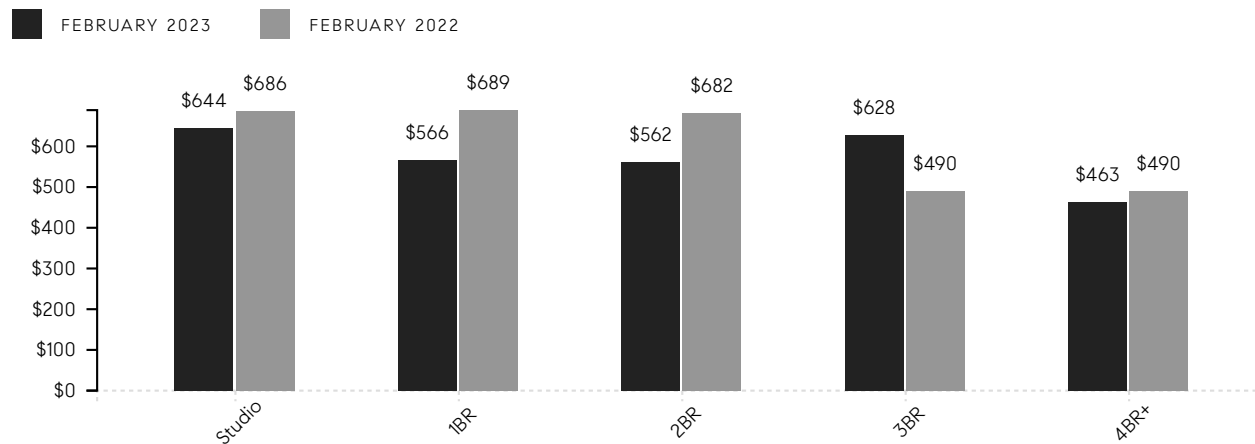
# Queens Market Insights

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### OVERALL

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$698,817	\$715,889	-2.4%	\$739,302	-5.5%
MEDIAN SALE PRICE	\$625,000	\$667,977	-6.4%	\$675,000	-7.4%
AVERAGE PRICE PER SQUARE FOOT	\$557	\$544	2.4%	\$591	-5.8%
AVERAGE DAYS ON MARKET	116	107	8.4%	112	3.6%
AVERAGE DISCOUNT	7%	7%		5%	
INVENTORY	6,006	6,915	-13.1%	9,784	-38.6%
CONTRACTS SIGNED	924	869	6.3%	1,231	-24.9%

### Average Price Per Square Foot



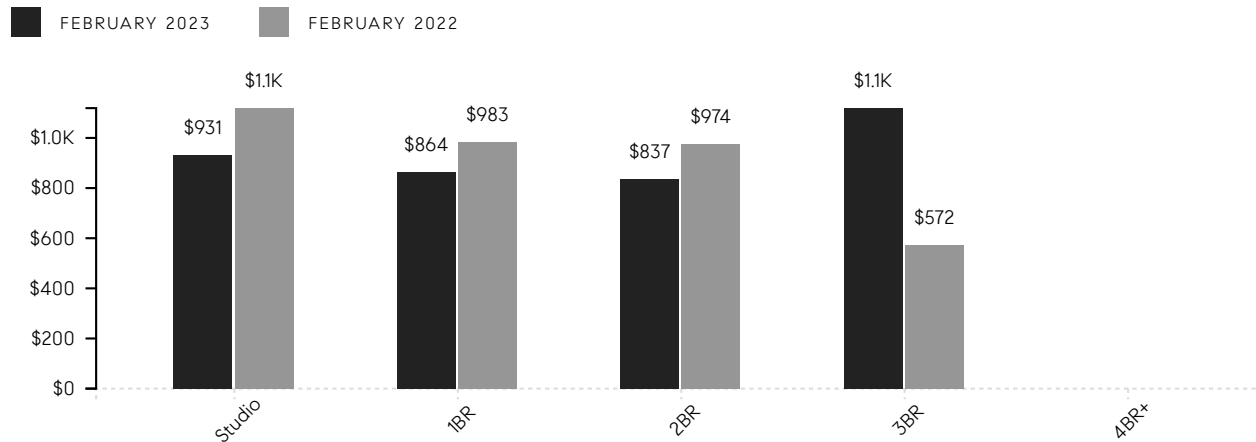
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### CONDOS

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$749,118	\$707,983	5.8%	\$739,824	1.3%
MEDIAN SALE PRICE	\$590,000	\$610,000	-3.3%	\$620,000	-4.8%
AVERAGE PRICE PER SQUARE FOOT	\$914	\$862	6.0%	\$953	-4.1%
AVERAGE DAYS ON MARKET	158	107	47.7%	123	28.5%
AVERAGE DISCOUNT	7%	6%		4%	
INVENTORY	1,121	1,238	-9.5%	1,672	-33.0%
CONTRACTS SIGNED	132	132	0.0%	202	-34.7%

### Average Price Per Square Foot



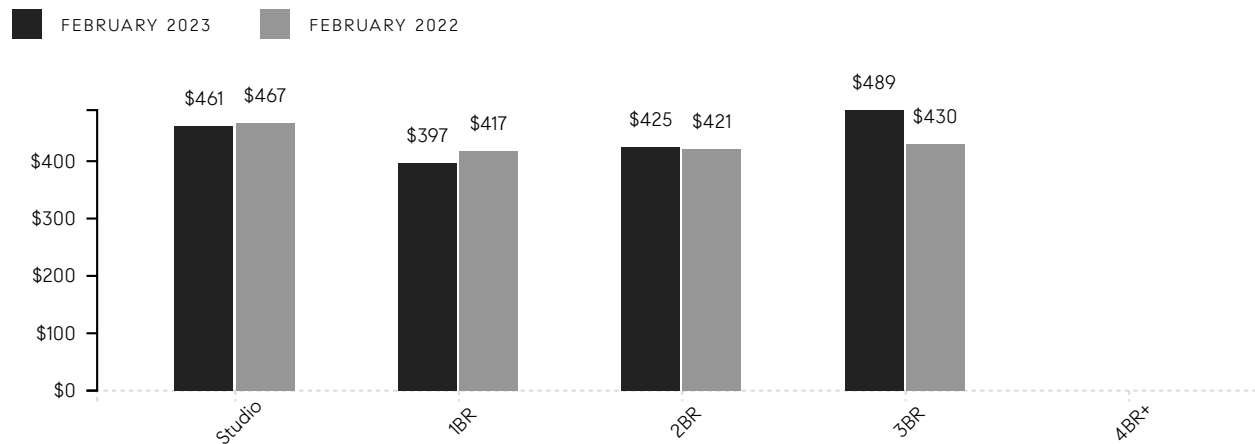
# Queens Market Insights

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### CO-OPS

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$340,442	\$335,421	1.5%	\$345,884	-1.6%
MEDIAN SALE PRICE	\$309,000	\$315,000	-1.9%	\$315,000	-1.9%
AVERAGE PRICE PER SQUARE FOOT	\$419	\$403	4.0%	\$424	-1.2%
AVERAGE DAYS ON MARKET	135	129	4.7%	123	9.8%
AVERAGE DISCOUNT	6%	7%		5%	
INVENTORY	2,068	2,405	-14.0%	3,597	-42.5%
CONTRACTS SIGNED	359	343	4.7%	402	-10.7%

### Average Price Per Square Foot



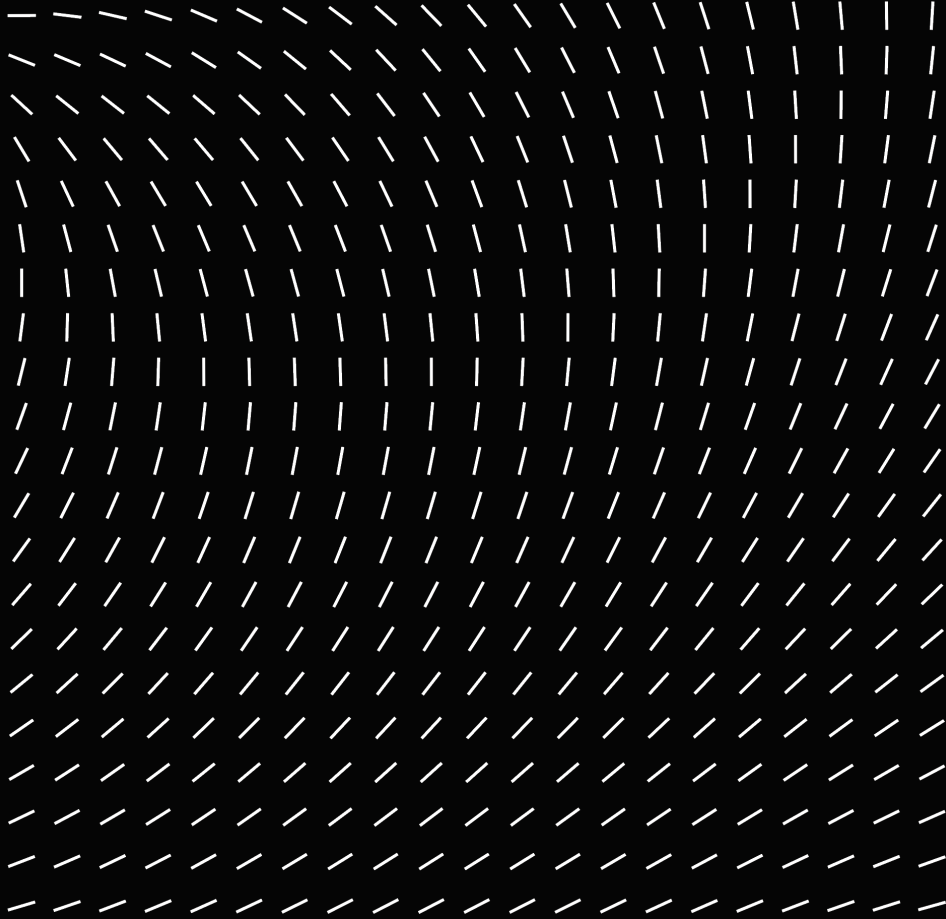
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### HOUSES

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$936,511	\$923,330	1.4%	\$930,811	0.6%
MEDIAN SALE PRICE	\$888,000	\$870,000	2.1%	\$880,000	0.9%
AVERAGE PRICE PER SQUARE FOOT	\$498	\$505	-1.4%	\$493	1.0%
AVERAGE DAYS ON MARKET	86	84	2.4%	97	-11.3%
AVERAGE DISCOUNT	8%	7%		6%	
INVENTORY	2,760	3,272	-15.6%	4,515	-38.9%
CONTRACTS SIGNED	433	394	9.9%	627	-30.9%





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