

COMPASS

Queens Market Insights

APRIL 2023

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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

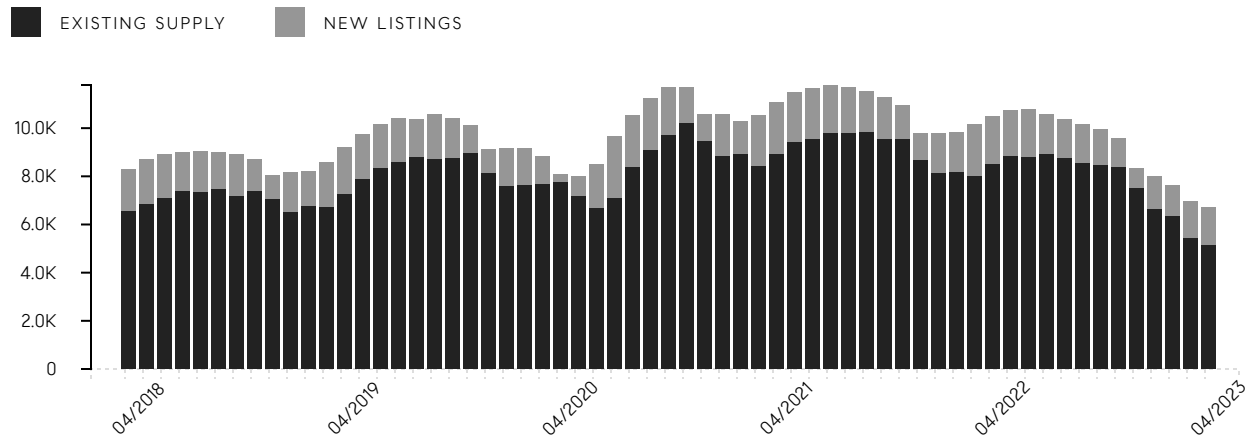
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

Queens Market Insights

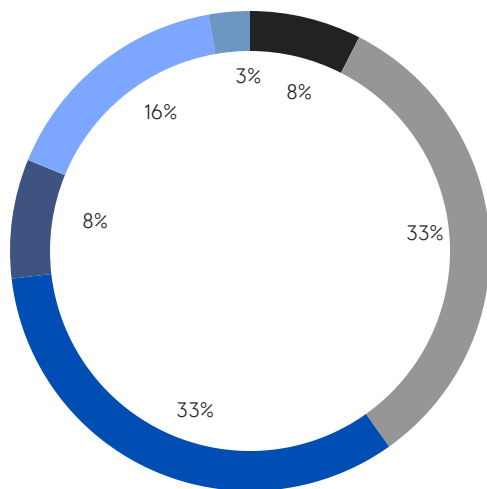
April 2023

INVENTORY

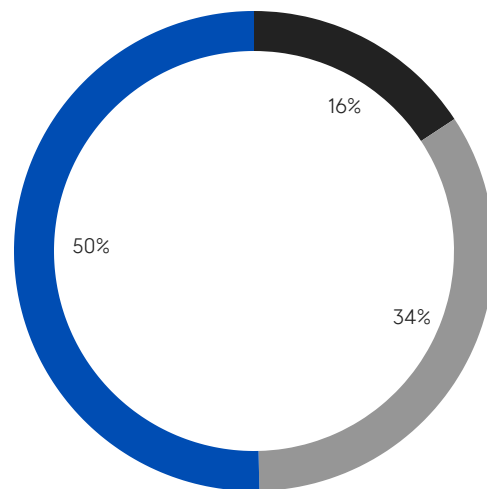
Total Inventory



By Neighborhood



By Type



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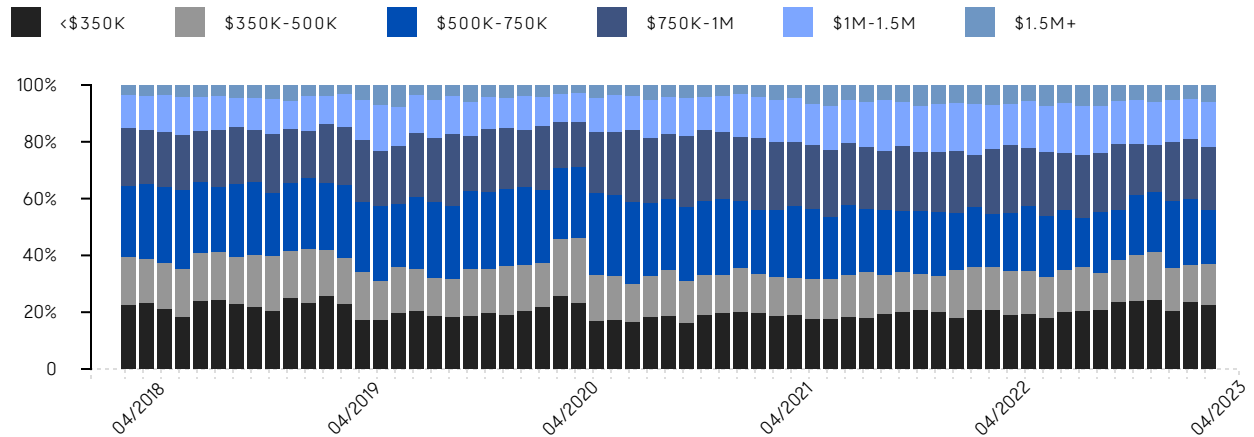


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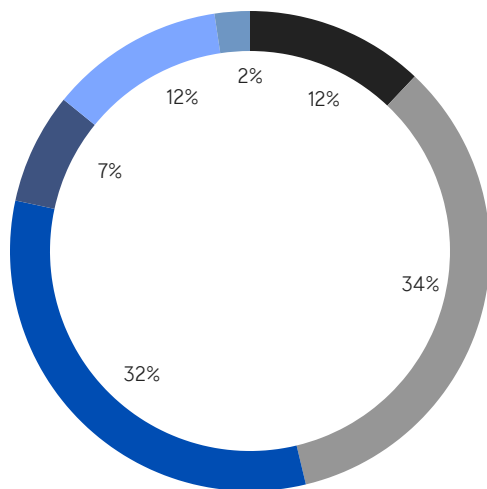
April 2023

CONTRACTS SIGNED

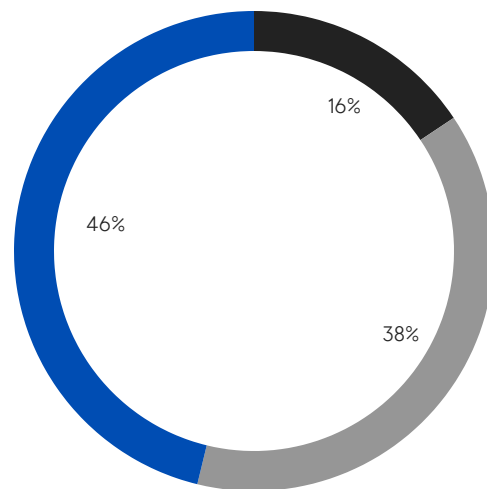
Market Share By Price (Last Ask)



By Neighborhood



By Type



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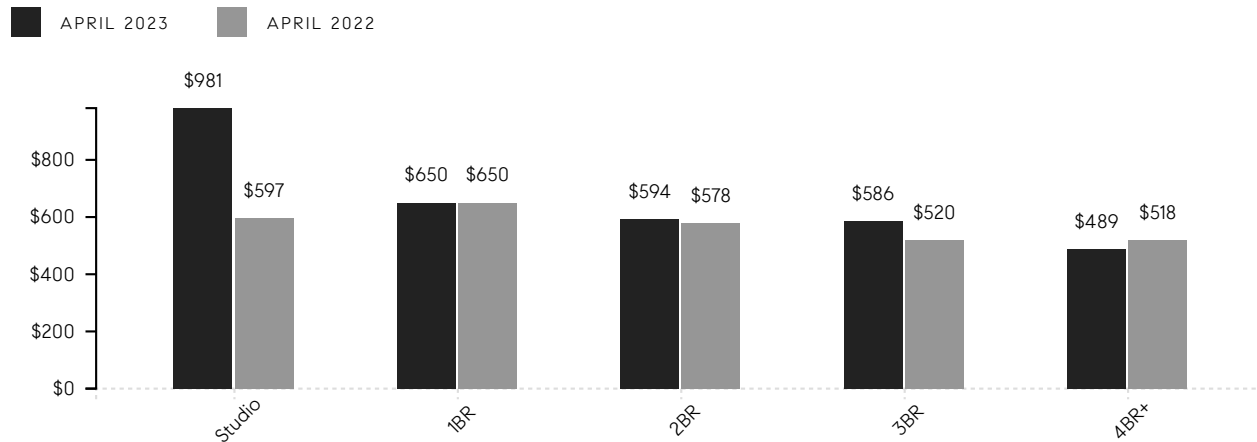
Queens Market Insights

April 2023

OVERALL

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$699,621	\$683,917	2.3%	\$713,432	-1.9%
MEDIAN SALE PRICE	\$636,000	\$614,400	3.5%	\$646,079	-1.6%
AVERAGE PRICE PER SQUARE FOOT	\$593	\$583	1.7%	\$573	3.5%
AVERAGE DAYS ON MARKET	124	124	0.0%	115	7.8%
AVERAGE DISCOUNT	6%	7%		5%	
INVENTORY	6,705	6,986	-4.0%	10,473	-36.0%
CONTRACTS SIGNED	1,106	1,253	-11.7%	1,503	-26.4%

Average Price Per Square Foot



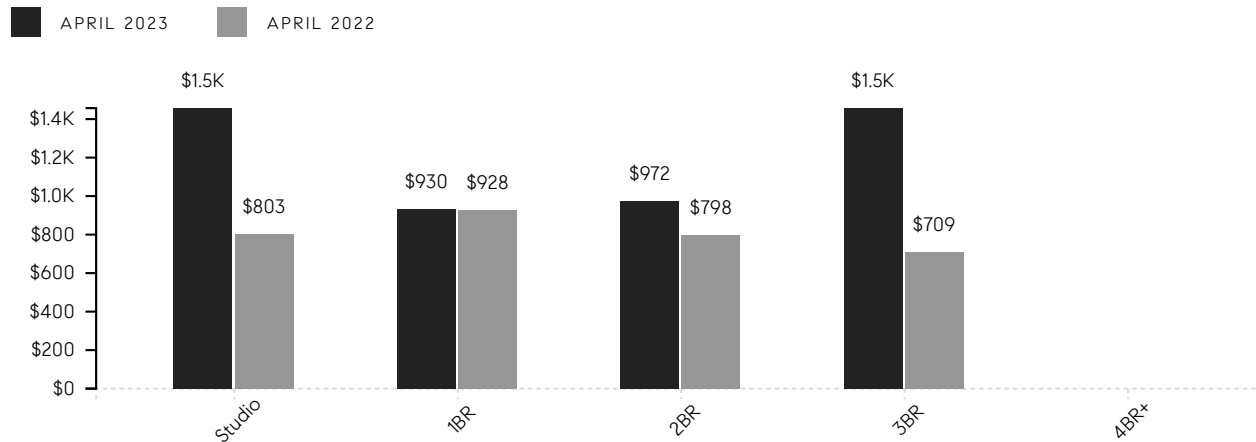
Queens Market Insights

April 2023

CONDOS

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$736,515	\$726,144	1.4%	\$674,605	9.2%
MEDIAN SALE PRICE	\$602,929	\$610,475	-1.2%	\$610,950	-1.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,004	\$951	5.6%	\$856	17.3%
AVERAGE DAYS ON MARKET	143	140	2.1%	117	22.2%
AVERAGE DISCOUNT	4%	5%		4%	
INVENTORY	1,268	1,243	2.0%	1,693	-25.1%
CONTRACTS SIGNED	173	170	1.8%	251	-31.1%

Average Price Per Square Foot



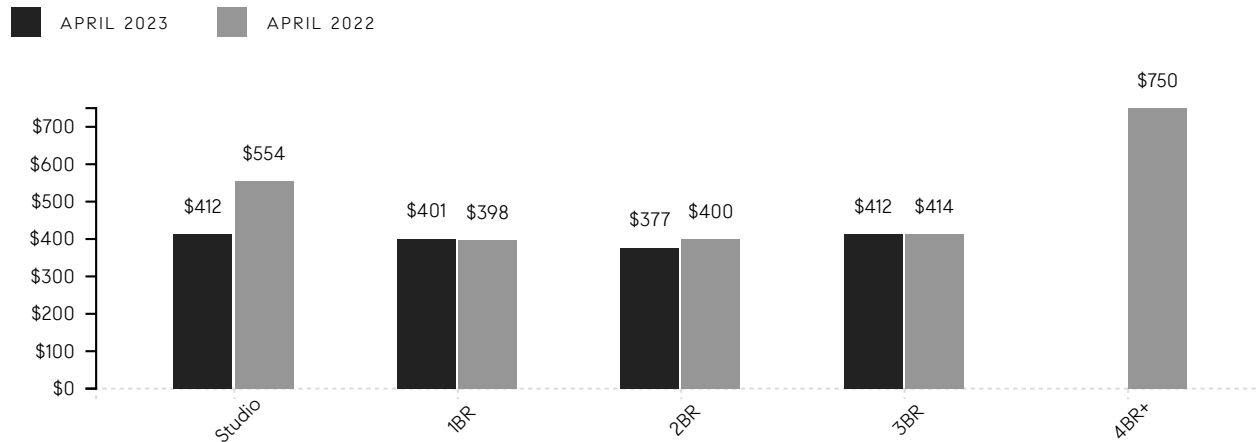
Queens Market Insights

April 2023

CO-OPS

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$333,908	\$333,101	0.2%	\$343,034	-2.7%
MEDIAN SALE PRICE	\$315,000	\$317,000	-0.6%	\$320,000	-1.6%
AVERAGE PRICE PER SQUARE FOOT	\$392	\$400	-2.0%	\$411	-4.6%
AVERAGE DAYS ON MARKET	147	143	2.8%	129	14.0%
AVERAGE DISCOUNT	6%	7%		6%	
INVENTORY	2,306	2,460	-6.3%	3,858	-40.2%
CONTRACTS SIGNED	422	470	-10.2%	555	-24.0%

Average Price Per Square Foot

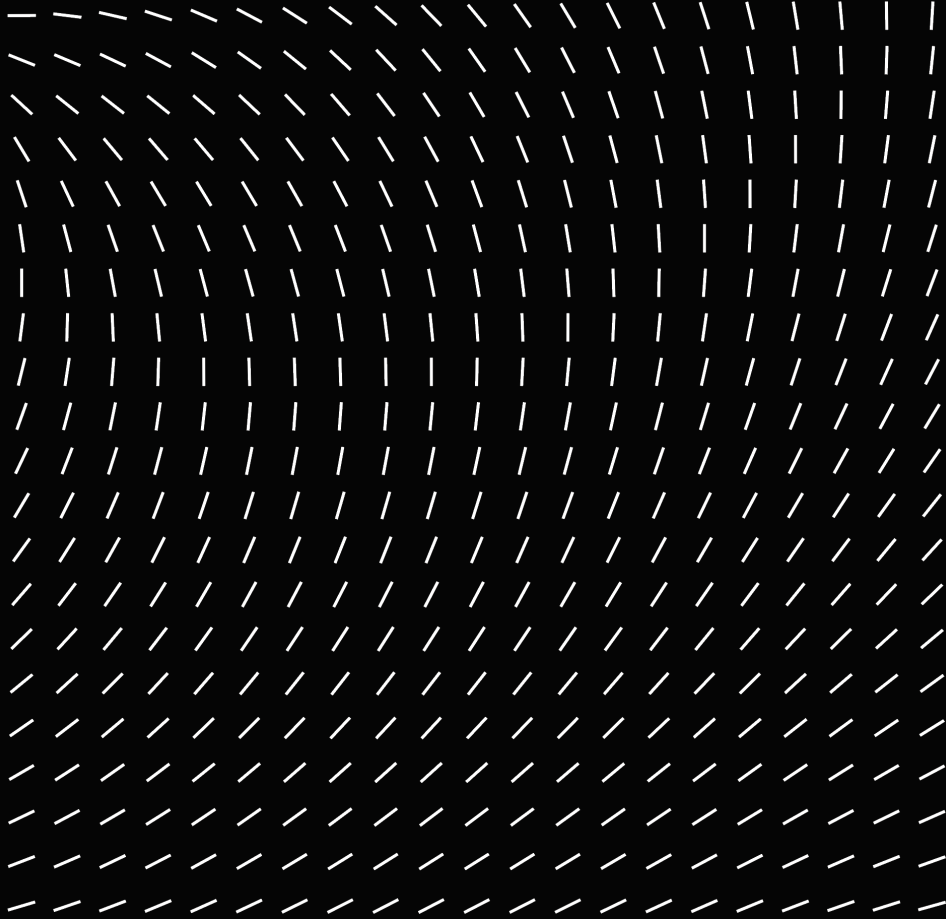


Queens Market Insights

April 2023

HOUSES

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$911,349	\$880,032	3.6%	\$924,472	-1.4%
MEDIAN SALE PRICE	\$838,500	\$840,000	-0.2%	\$855,000	-1.9%
AVERAGE PRICE PER SQUARE FOOT	\$527	\$490	7.6%	\$509	3.5%
AVERAGE DAYS ON MARKET	102	97	5.2%	98	4.1%
AVERAGE DISCOUNT	6%	8%		5%	
INVENTORY	3,103	3,282	-5.5%	4,922	-37.0%
CONTRACTS SIGNED	511	613	-16.6%	697	-26.7%



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