



COMPASS

Queens
Market Insights
OCTOBER 2021

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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

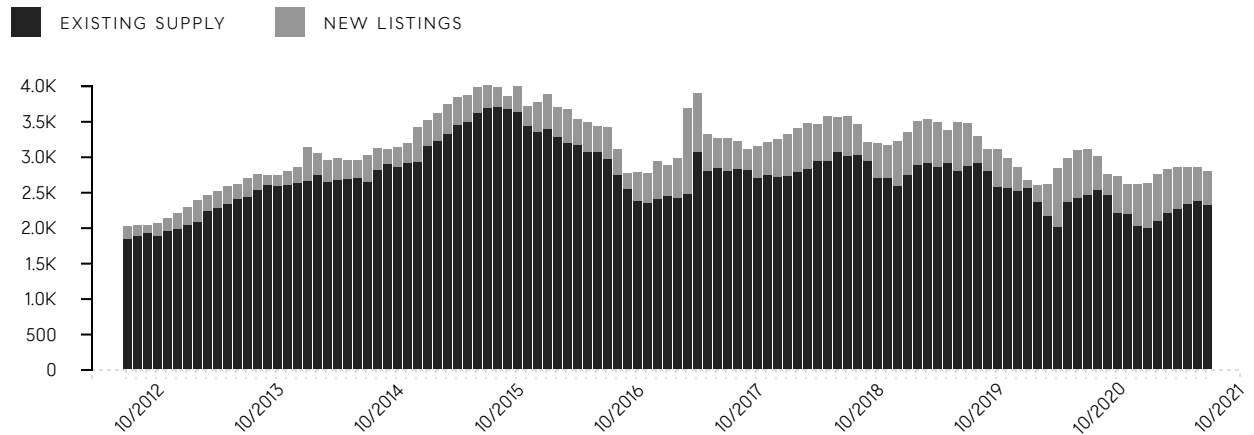
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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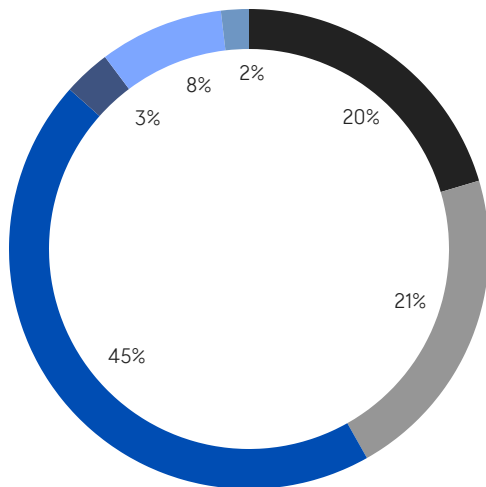
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INVENTORY

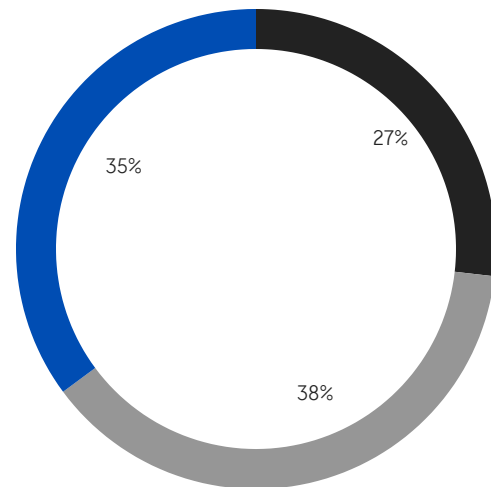
Total Inventory



By Neighborhood



By Type



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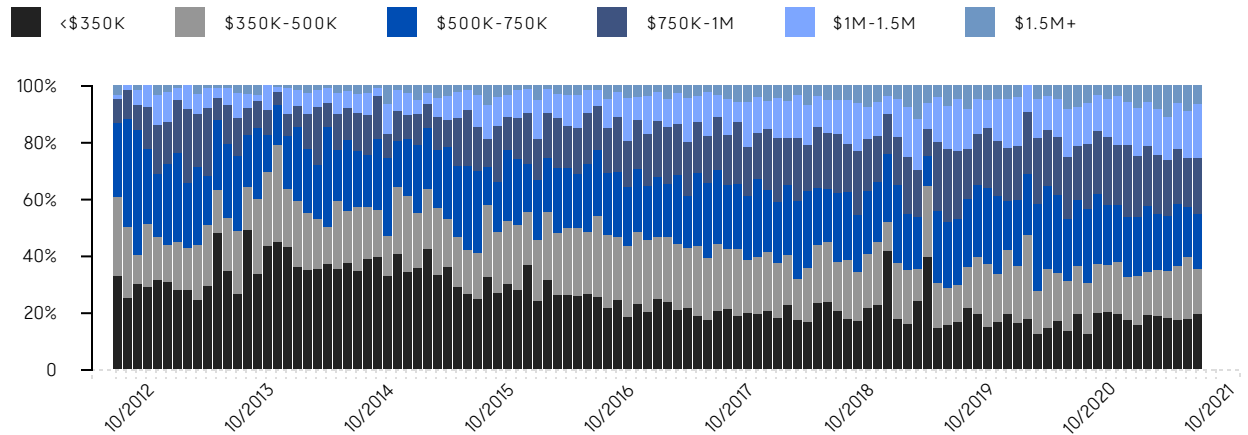


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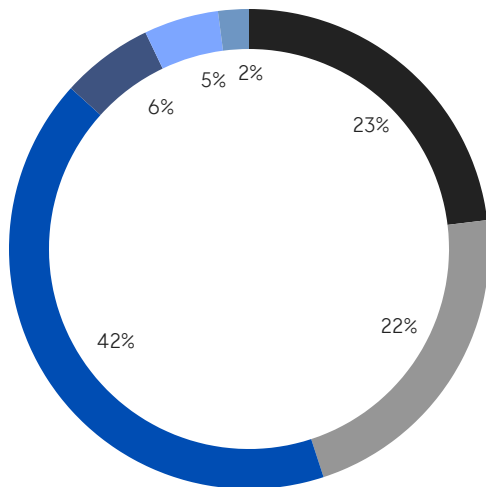
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CONTRACTS SIGNED

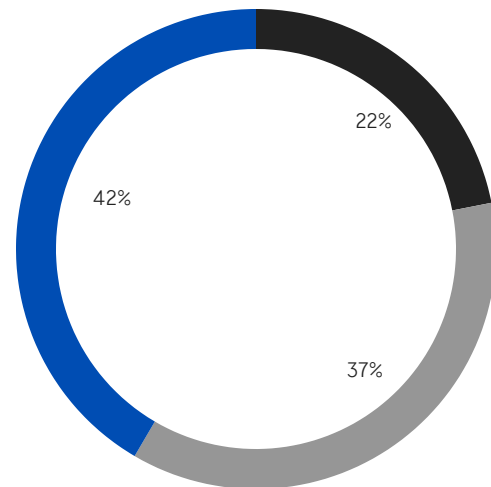
Market Share By Price (Last Ask)



By Neighborhood



By Type



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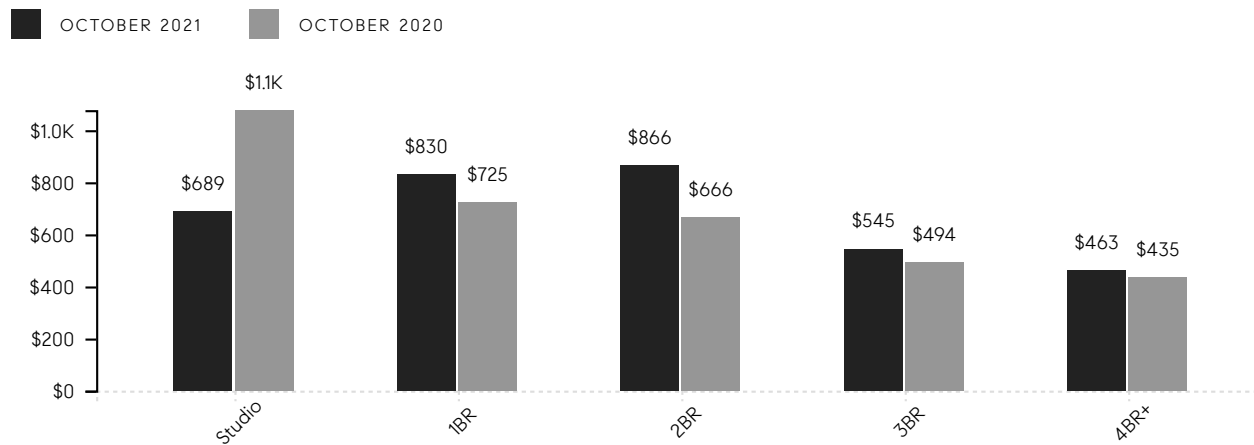
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OVERALL

	OCT 2021	SEP 2021	% CHANGE	OCT 2020	% CHANGE
AVERAGE SALE PRICE	\$721,695	\$744,646	-3.1%	\$695,385	3.8%
MEDIAN SALE PRICE	\$675,000	\$697,857	-3.3%	\$657,000	2.7%
AVERAGE PRICE PER SQUARE FOOT	\$729	\$667	9.3%	\$589	23.8%
AVERAGE DAYS ON MARKET	138	132	4.5%	122	13.1%
AVERAGE DISCOUNT	4%	5%		6%	
INVENTORY	2,788	2,846	-2.0%	3,102	-10.1%
CONTRACTS SIGNED	397	372	6.7%	487	-18.5%

Average Price Per Square Foot



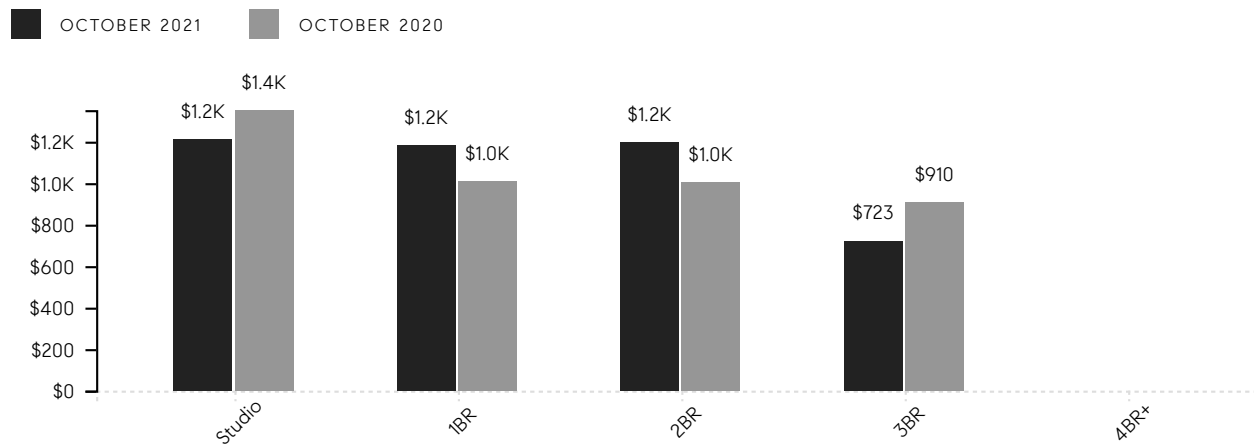
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CONDOS

	OCT 2021	SEP 2021	% CHANGE	OCT 2020	% CHANGE
AVERAGE SALE PRICE	\$909,377	\$772,320	17.7%	\$719,926	26.3%
MEDIAN SALE PRICE	\$809,907	\$678,000	19.5%	\$680,000	19.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,184	\$1,052	12.5%	\$1,038	14.1%
AVERAGE DAYS ON MARKET	186	161	15.5%	163	14.1%
AVERAGE DISCOUNT	3%	5%		7%	
INVENTORY	721	739	-2.4%	759	-5.0%
CONTRACTS SIGNED	87	97	-10.3%	141	-38.3%

Average Price Per Square Foot



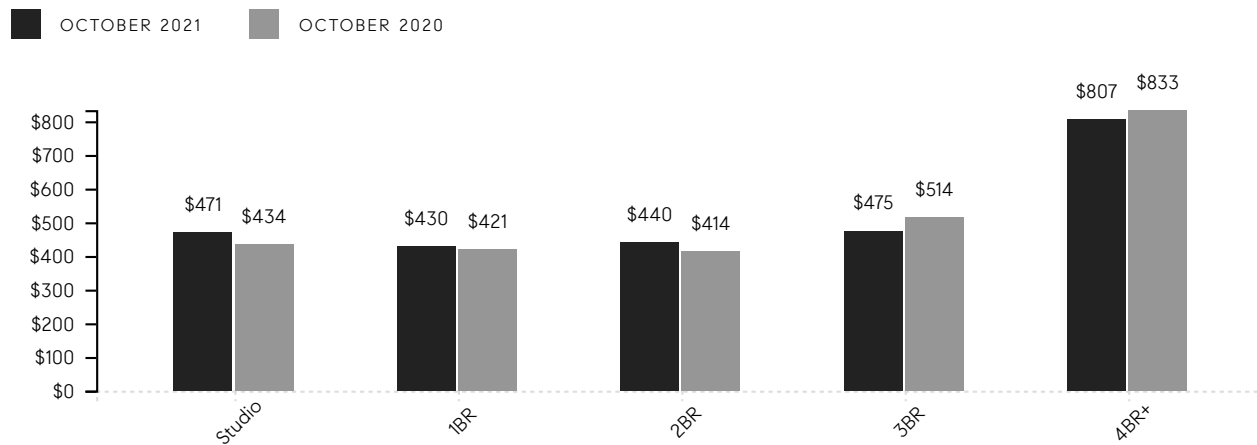
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CO-OPS

	OCT 2021	SEP 2021	% CHANGE	OCT 2020	% CHANGE
AVERAGE SALE PRICE	\$375,130	\$373,768	0.4%	\$371,208	1.1%
MEDIAN SALE PRICE	\$335,000	\$330,000	1.5%	\$329,275	1.7%
AVERAGE PRICE PER SQUARE FOOT	\$444	\$455	-2.4%	\$436	1.8%
AVERAGE DAYS ON MARKET	150	163	-8.0%	102	47.1%
AVERAGE DISCOUNT	4%	6%		4%	
INVENTORY	1,105	1,137	-2.8%	1,081	2.2%
CONTRACTS SIGNED	145	146	-0.7%	176	-17.6%

Average Price Per Square Foot

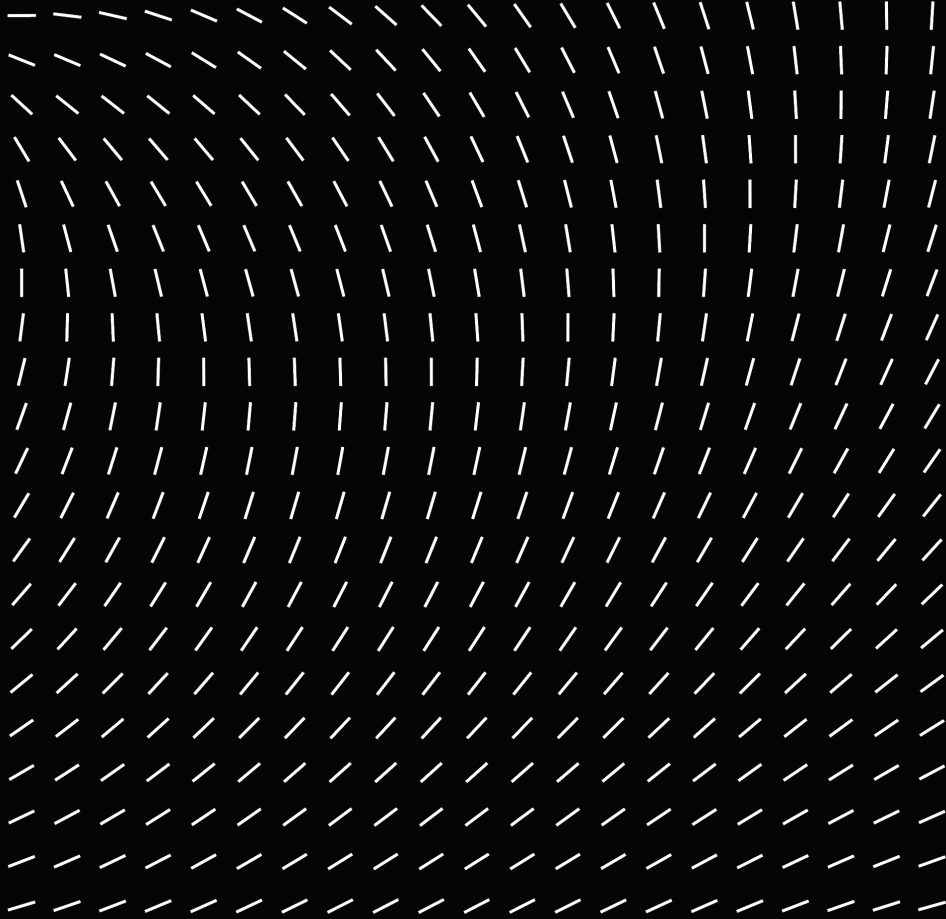


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HOUSES

	OCT 2021	SEP 2021	% CHANGE	OCT 2020	% CHANGE
AVERAGE SALE PRICE	\$915,637	\$897,615	2.0%	\$793,559	15.4%
MEDIAN SALE PRICE	\$860,000	\$848,000	1.4%	\$745,000	15.4%
AVERAGE PRICE PER SQUARE FOOT	\$499	\$520	-4.0%	\$445	12.1%
AVERAGE DAYS ON MARKET	90	89	1.1%	117	-23.1%
AVERAGE DISCOUNT	4%	5%		7%	
INVENTORY	962	970	-0.8%	1,262	-23.8%
CONTRACTS SIGNED	165	129	27.9%	170	-2.9%



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