



COMPASS

Queens Market Insights

JANUARY 2023

2-17 51st Ave. Unit 416 (Photo: Shootin)

Queens Market Insights

January 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

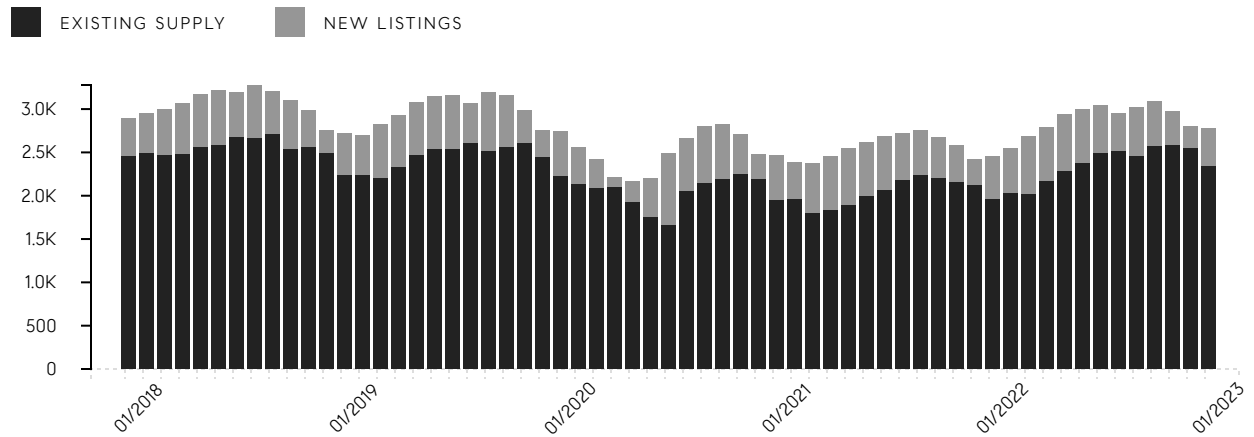
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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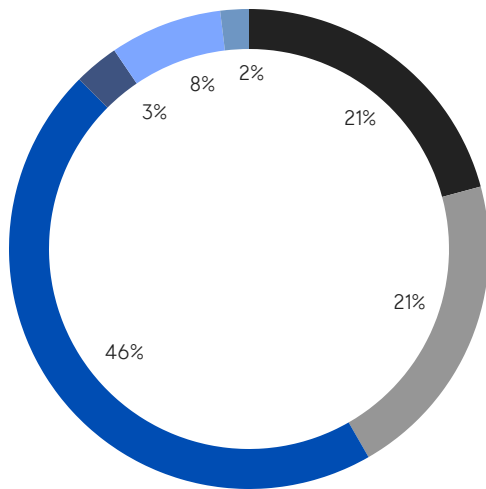
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INVENTORY

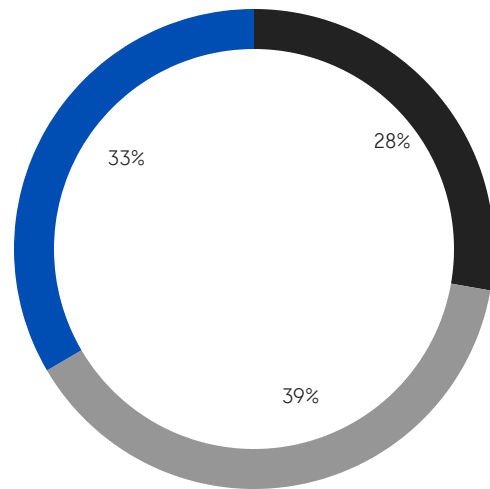
Total Inventory



By Neighborhood



By Type



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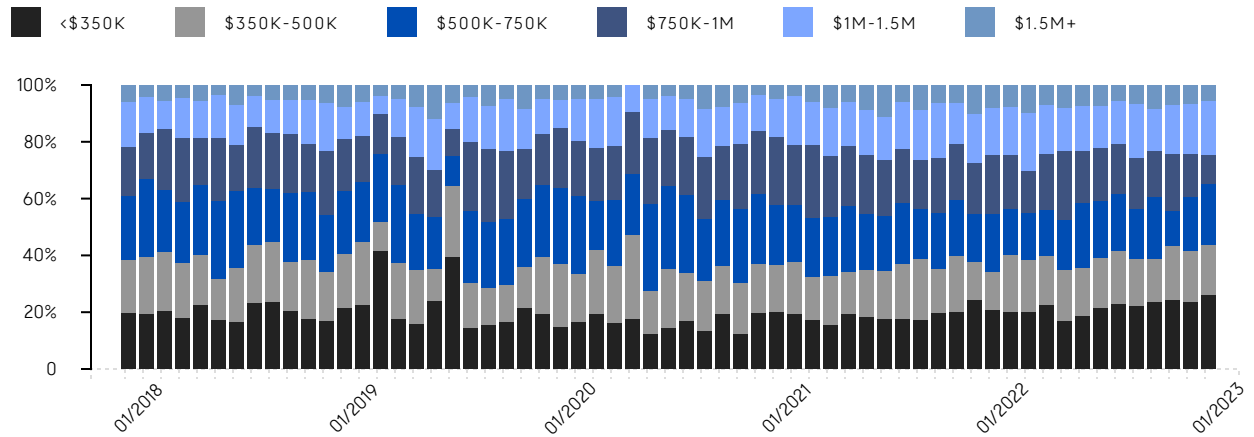


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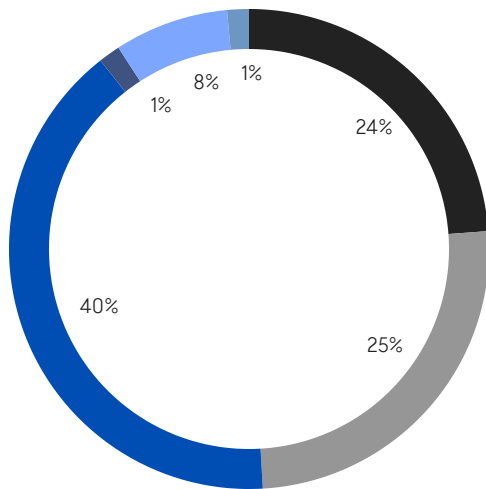
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CONTRACTS SIGNED

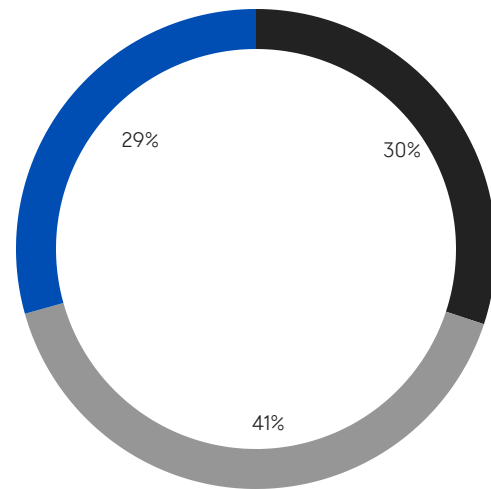
Market Share By Price (Last Ask)



By Neighborhood

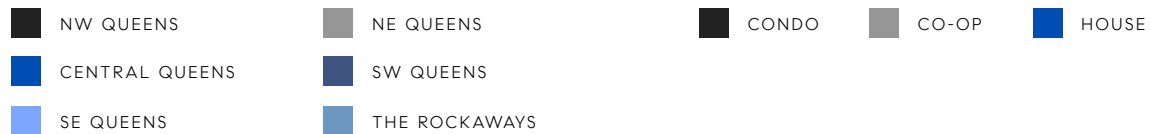


By Type



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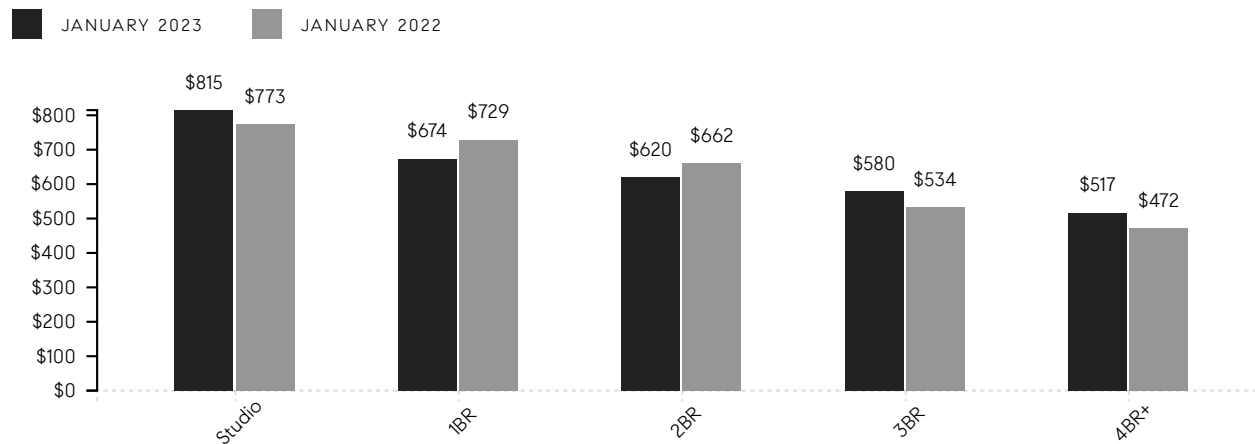
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OVERALL

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$737,499	\$761,655	-3.2%	\$733,106	0.6%
MEDIAN SALE PRICE	\$688,000	\$713,750	-3.6%	\$692,410	-0.6%
AVERAGE PRICE PER SQUARE FOOT	\$605	\$575	5.2%	\$613	-1.3%
AVERAGE DAYS ON MARKET	122	119	2.5%	126	-3.2%
AVERAGE DISCOUNT	5%	7%		6%	
INVENTORY	2,777	2,804	-1.0%	2,456	13.1%
CONTRACTS SIGNED	276	247	11.7%	347	-20.5%

Average Price Per Square Foot



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CONDOS

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$758,566	\$751,809	0.9%	\$709,119	7.0%
MEDIAN SALE PRICE	\$665,426	\$650,000	2.4%	\$637,250	4.4%
AVERAGE PRICE PER SQUARE FOOT	\$941	\$890	5.7%	\$940	0.1%
AVERAGE DAYS ON MARKET	128	130	-1.5%	182	-29.7%
AVERAGE DISCOUNT	4%	5%		5%	
INVENTORY	678	685	-1.0%	618	9.7%
CONTRACTS SIGNED	83	49	69.4%	84	-1.2%

Average Price Per Square Foot



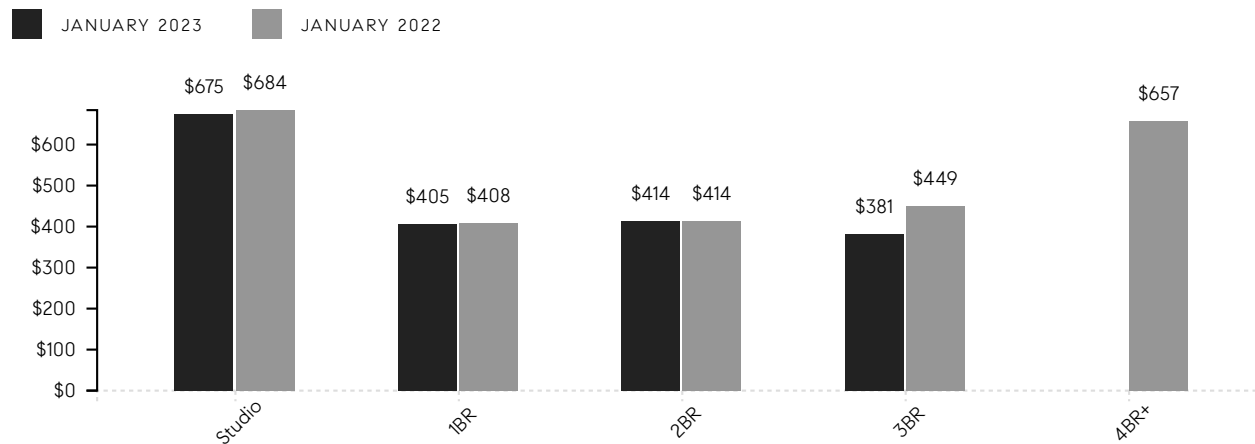
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CO-OPS

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$352,033	\$375,833	-6.3%	\$374,621	-6.0%
MEDIAN SALE PRICE	\$325,000	\$333,500	-2.5%	\$335,000	-3.0%
AVERAGE PRICE PER SQUARE FOOT	\$418	\$431	-3.0%	\$435	-3.9%
AVERAGE DAYS ON MARKET	168	136	23.5%	130	29.2%
AVERAGE DISCOUNT	7%	6%		6%	
INVENTORY	988	1,002	-1.4%	1,021	-3.2%
CONTRACTS SIGNED	112	102	9.8%	133	-15.8%

Average Price Per Square Foot



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HOUSES

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$959,856	\$947,941	1.3%	\$895,932	7.1%
MEDIAN SALE PRICE	\$899,000	\$900,000	-0.1%	\$858,000	4.8%
AVERAGE PRICE PER SQUARE FOOT	\$542	\$534	1.5%	\$499	8.6%
AVERAGE DAYS ON MARKET	76	96	-20.8%	90	-15.6%
AVERAGE DISCOUNT	4%	9%		6%	
INVENTORY	1,111	1,117	-0.5%	817	36.0%
CONTRACTS SIGNED	81	96	-15.6%	130	-37.7%



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