

COMPASS

Queens Market Insights

JULY 2023

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July 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

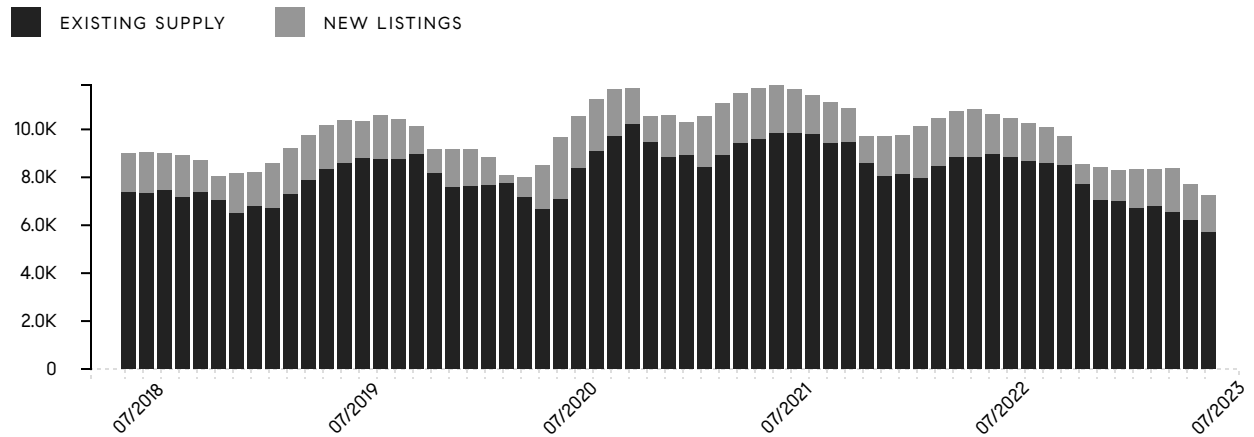
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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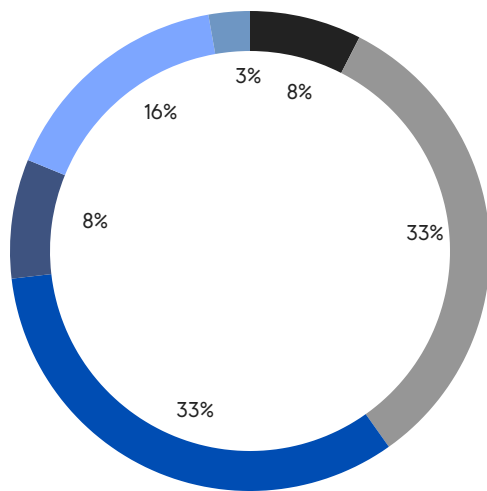
July 2023

INVENTORY

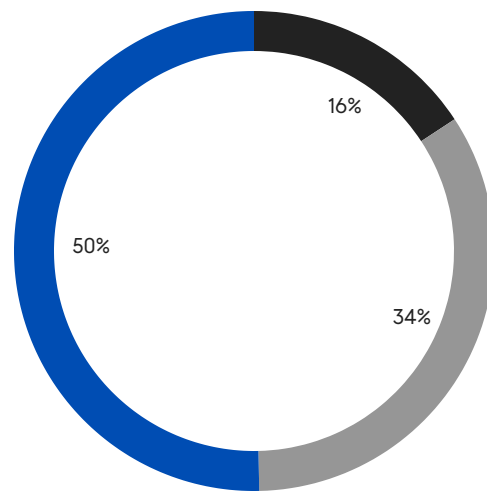
Total Inventory



By Neighborhood

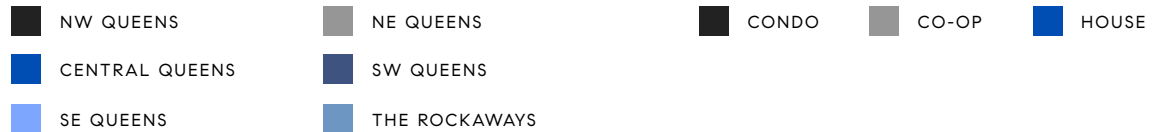


By Type



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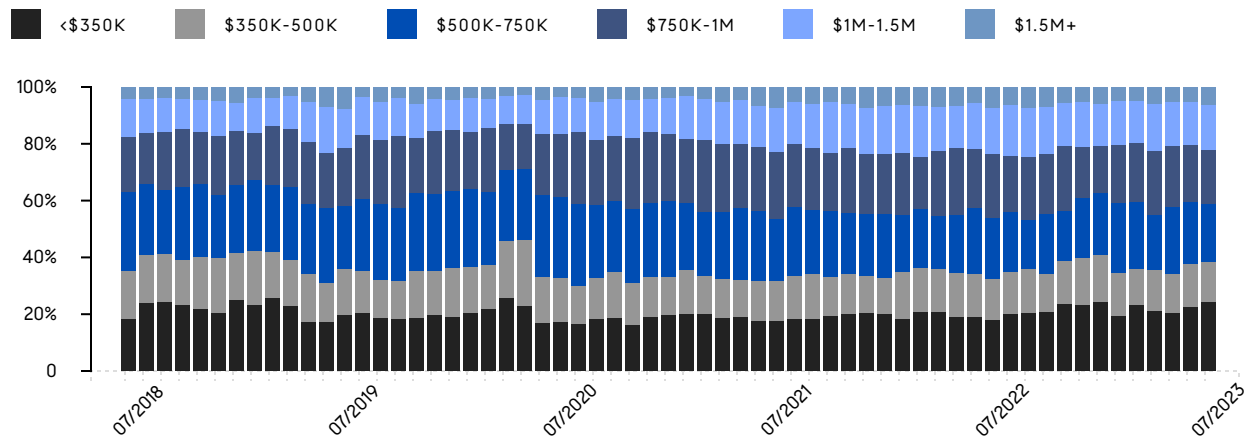


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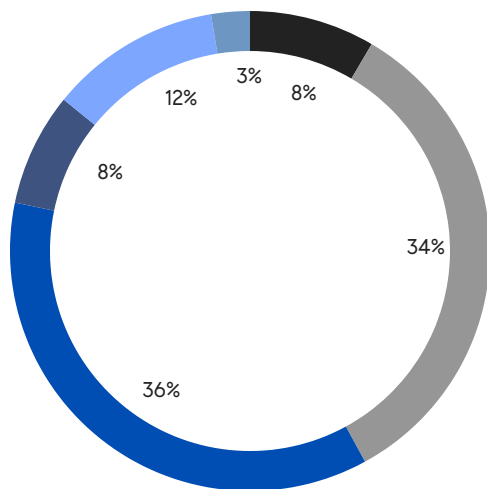
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CONTRACTS SIGNED

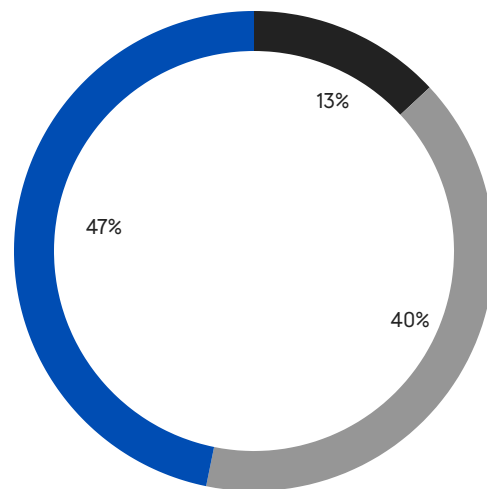
Market Share By Price (Last Ask)



By Neighborhood

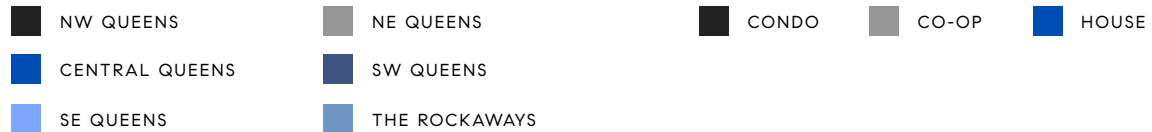


By Type



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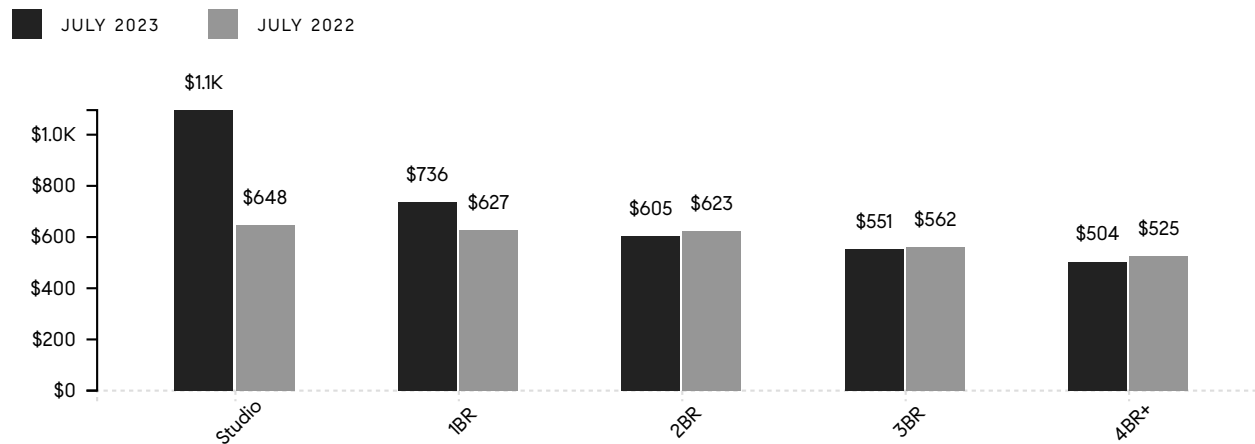
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OVERALL

	JUL 2023	JUN 2023	% CHANGE	JUL 2022	% CHANGE
AVERAGE SALE PRICE	\$727,005	\$702,815	3.4%	\$743,768	-2.3%
MEDIAN SALE PRICE	\$667,000	\$654,250	1.9%	\$680,000	-1.9%
AVERAGE PRICE PER SQUARE FOOT	\$623	\$680	-8.4%	\$589	5.8%
AVERAGE DAYS ON MARKET	105	116	-9.5%	100	5.0%
AVERAGE DISCOUNT	4%	5%		5%	
INVENTORY	7,255	7,696	-5.7%	10,645	-31.8%
CONTRACTS SIGNED	1,079	1,215	-11.2%	1,099	-1.8%

Average Price Per Square Foot



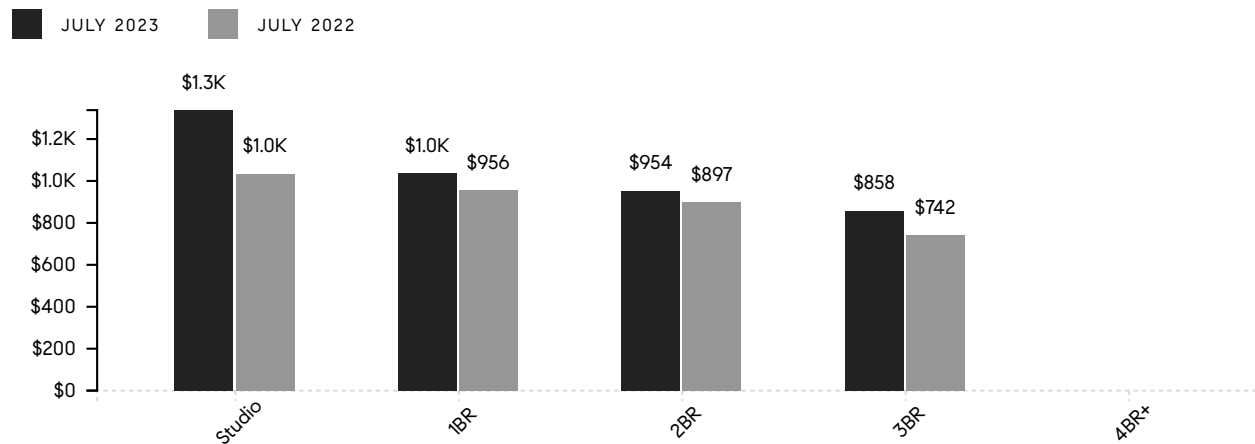
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CONDOS

	JUL 2023	JUN 2023	% CHANGE	JUL 2022	% CHANGE
AVERAGE SALE PRICE	\$715,086	\$761,901	-6.1%	\$720,596	-0.8%
MEDIAN SALE PRICE	\$651,000	\$714,524	-8.9%	\$660,653	-1.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,034	\$1,091	-5.2%	\$910	13.6%
AVERAGE DAYS ON MARKET	121	123	-1.6%	113	7.1%
AVERAGE DISCOUNT	3%	4%		4%	
INVENTORY	1,520	1,506	0.9%	1,678	-9.4%
CONTRACTS SIGNED	141	183	-23.0%	134	5.2%

Average Price Per Square Foot



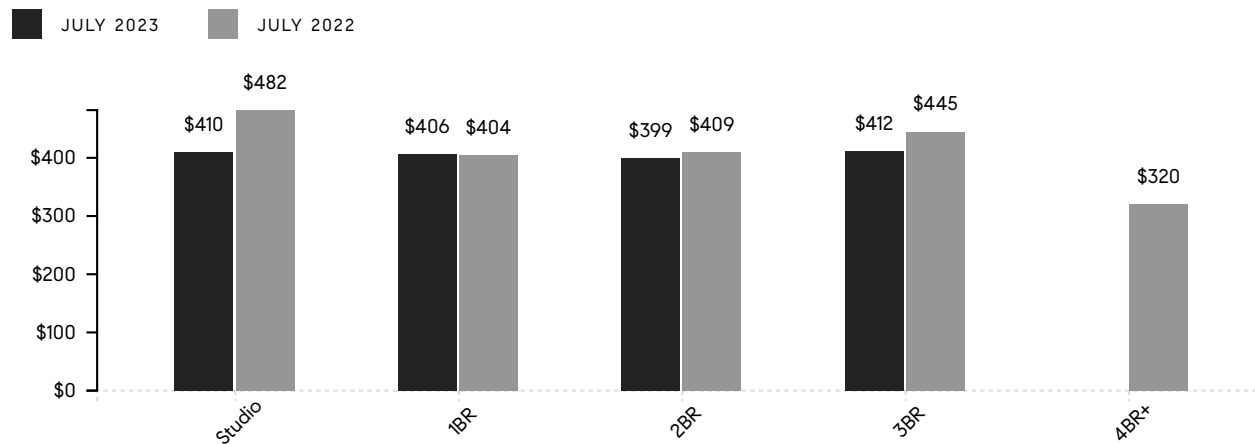
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CO-OPS

	JUL 2023	JUN 2023	% CHANGE	JUL 2022	% CHANGE
AVERAGE SALE PRICE	\$349,655	\$353,272	-1.0%	\$379,948	-8.0%
MEDIAN SALE PRICE	\$325,000	\$330,000	-1.5%	\$339,000	-4.1%
AVERAGE PRICE PER SQUARE FOOT	\$403	\$401	0.5%	\$416	-3.1%
AVERAGE DAYS ON MARKET	122	128	-4.7%	122	0.0%
AVERAGE DISCOUNT	5%	6%		5%	
INVENTORY	2,338	2,572	-9.1%	3,729	-37.3%
CONTRACTS SIGNED	433	458	-5.5%	371	16.7%

Average Price Per Square Foot

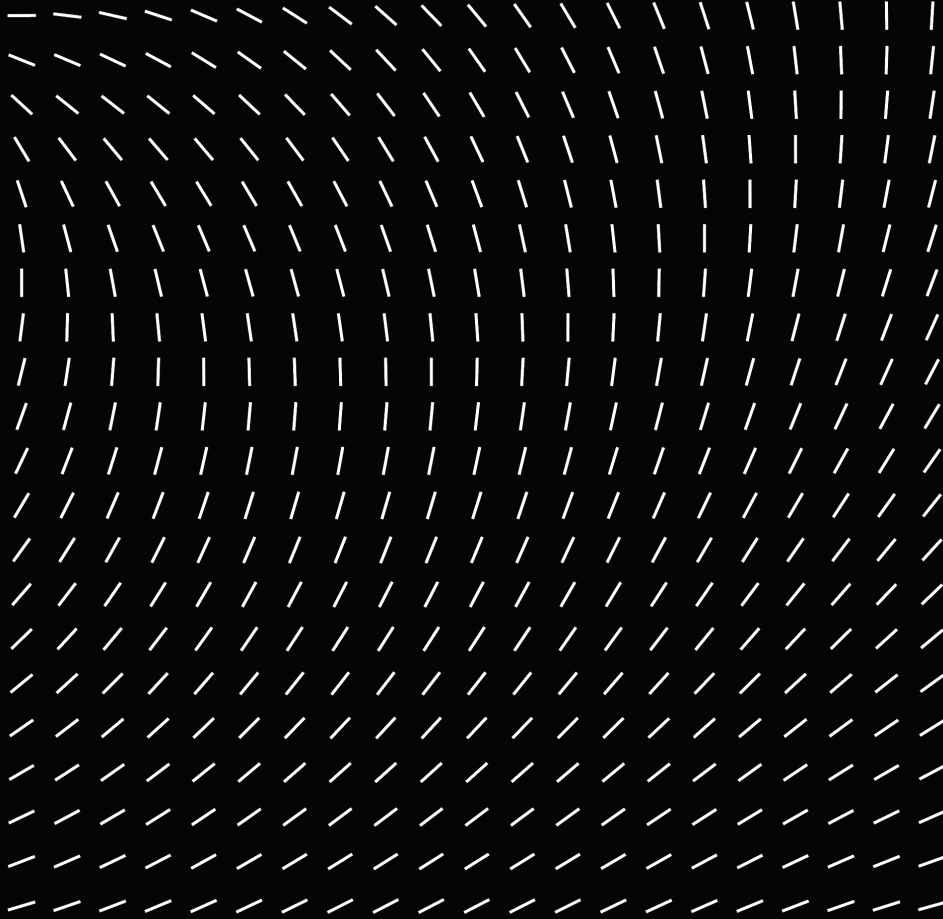


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HOUSES

	JUL 2023	JUN 2023	% CHANGE	JUL 2022	% CHANGE
AVERAGE SALE PRICE	\$972,848	\$909,484	7.0%	\$973,952	-0.1%
MEDIAN SALE PRICE	\$899,000	\$855,000	5.1%	\$901,500	-0.3%
AVERAGE PRICE PER SQUARE FOOT	\$516	\$535	-3.6%	\$545	-5.3%
AVERAGE DAYS ON MARKET	86	99	-13.1%	69	24.6%
AVERAGE DISCOUNT	5%	7%		5%	
INVENTORY	3,299	3,571	-7.6%	5,238	-37.0%
CONTRACTS SIGNED	505	574	-12.0%	594	-15.0%



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Queens Market Report

JULY 2023

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\$715K

AVERAGE CONDO
SALES PRICE

-5.7%

DECREASE IN
INVENTORY
FROM JUL 2022

\$349K

AVERAGE CO-OP
SALES PRICE

5.0%

INCREASE IN
AVERAGE DOM
FROM JUL 2022

\$972K

AVERAGE HOUSE
SALES PRICE

4%

AVERAGE
DISCOUNT

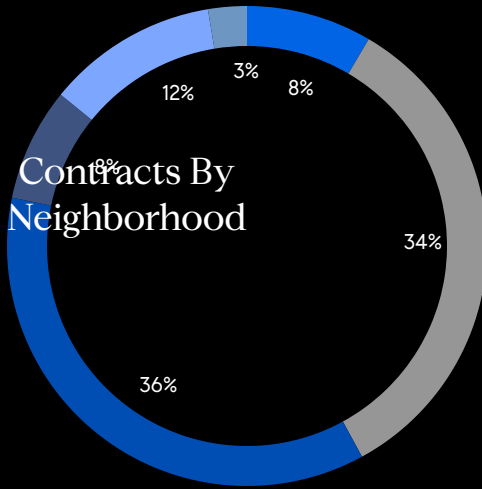
Source(s): RLS, ACRIS, HGAR

118-01 226th St (Photo: Vistabee)

Queens Market Report

JULY 2023

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- NW QUEENS
- CENTRAL QUEENS
- SE QUEENS
- NE QUEENS
- SW QUEENS
- THE ROCKAWAYS

Source(s): RLS, ACRIS, HGAR



118-01 226th St (Photo: Vistabee)

Queens Market Insights



JULY 2023

\$715K

Average Condo
Sales Price

-5.7%

Decrease In Inventory
From Jun 2023

\$349K

Average Co-op
Sales Price

5.0%

Increase In Average
Days On Market
From Jul 2022

\$972K

Average House
Sales Price

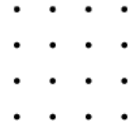
-1.8%

Decrease In
Contracts Signed
From Jul 2022

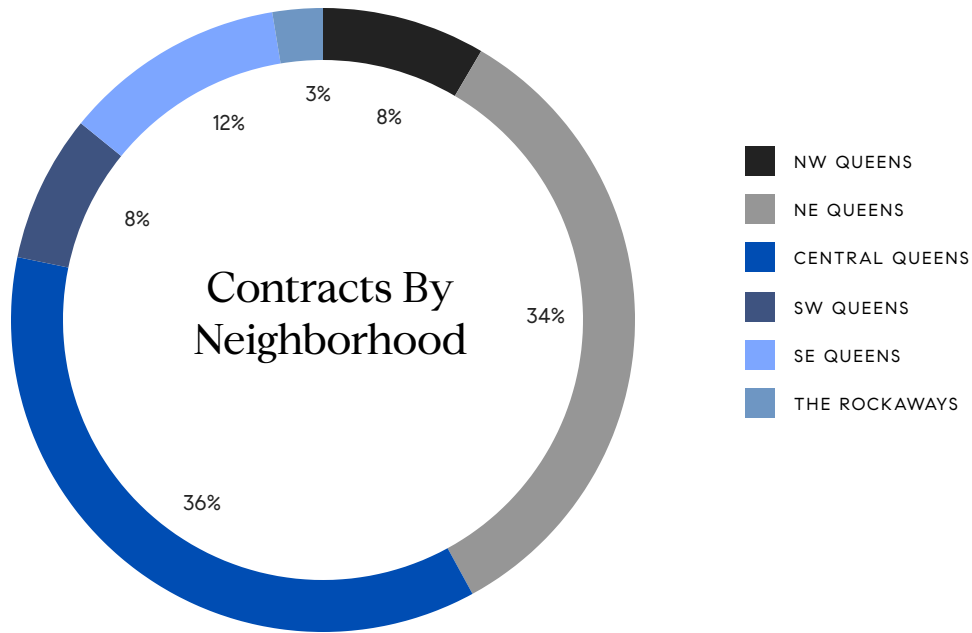
Sources: ACRIS, RLS, HGAR

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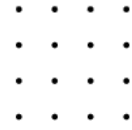
JULY 2023



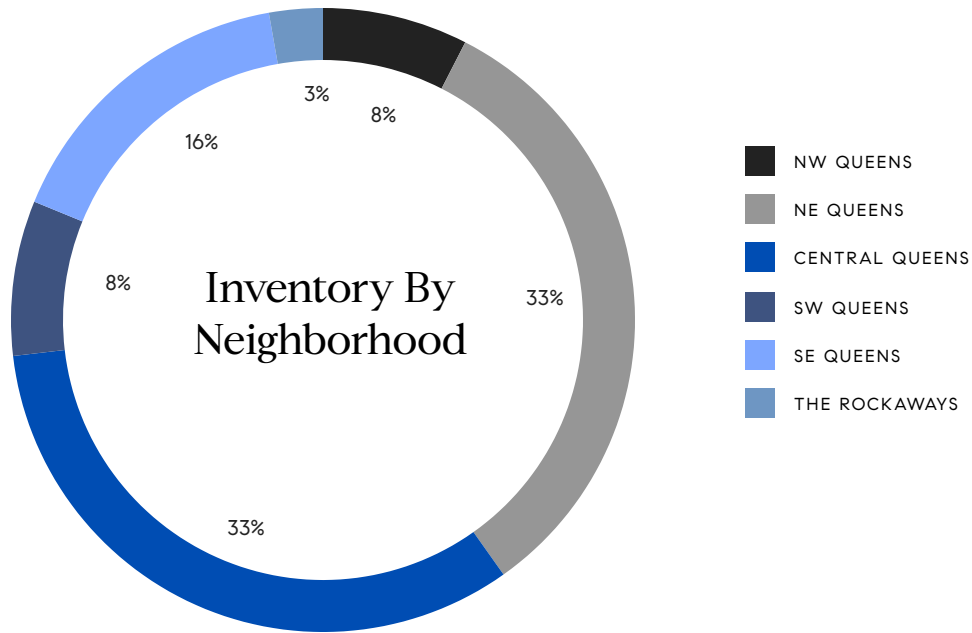
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JULY 2023



Sources: ACRI, RLS, HGAR

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