

COMPASS

# Queens Market Insights

SEPTEMBER 2021

# Queens Market Insights

## September 2021

### 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

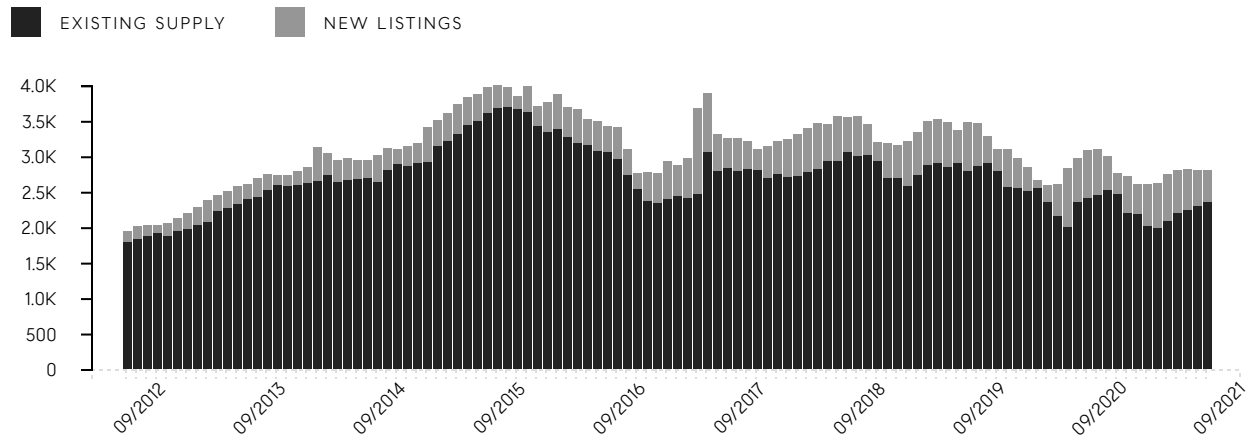
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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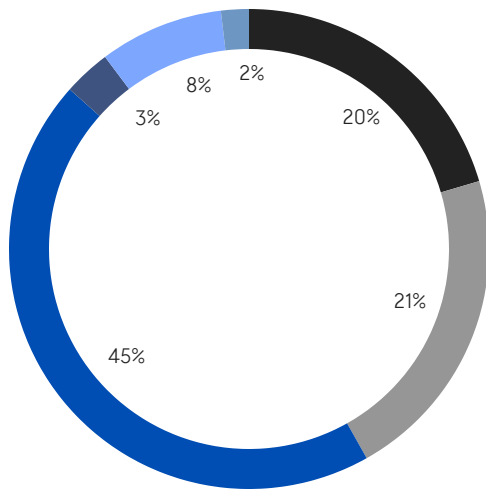
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### INVENTORY

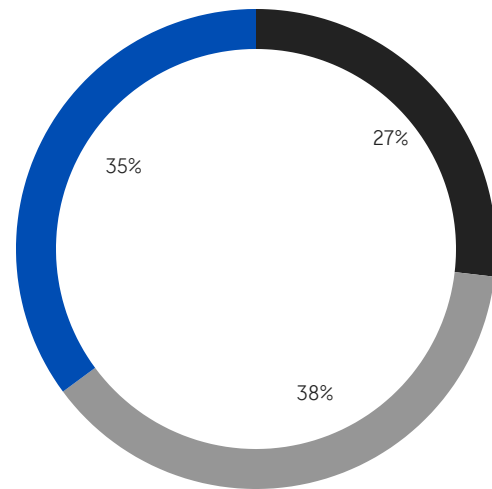
#### Total Inventory



#### By Neighborhood



#### By Type



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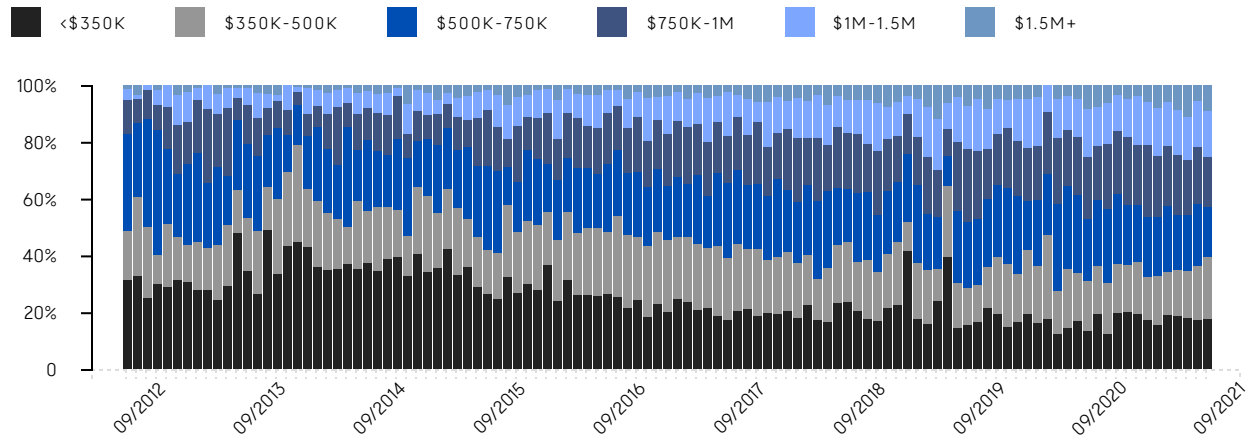


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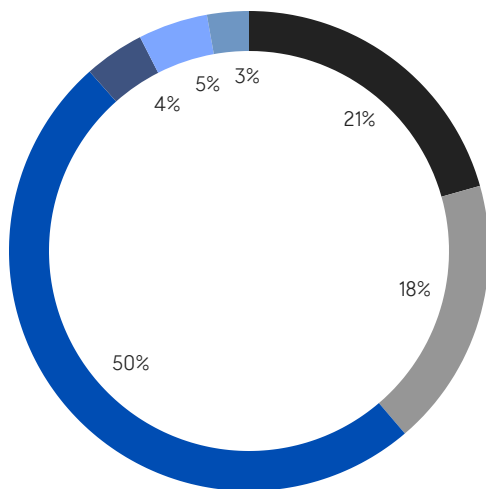
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CONTRACTS SIGNED

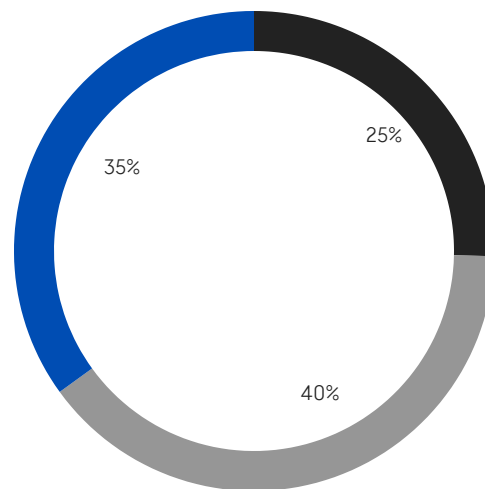
### Market Share By Price (Last Ask)



### By Neighborhood



### By Type



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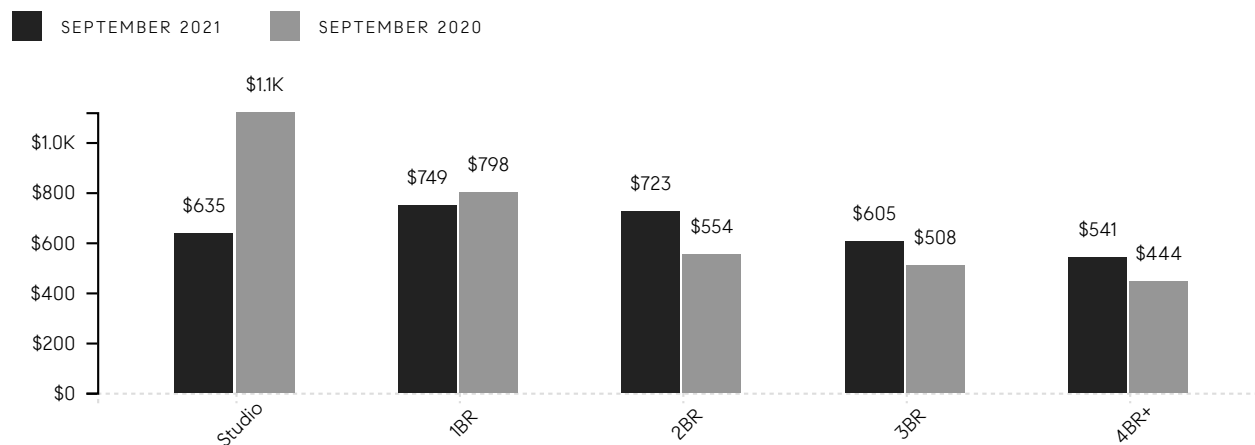
# Queens Market Insights

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### OVERALL

|                               | SEP 2021  | AUG 2021  | % CHANGE | SEP 2020  | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE            | \$721,711 | \$737,314 | -2.1%    | \$667,223 | 8.2%     |
| MEDIAN SALE PRICE             | \$650,000 | \$670,000 | -3.0%    | \$625,000 | 4.0%     |
| AVERAGE PRICE PER SQUARE FOOT | \$670     | \$717     | -6.6%    | \$592     | 13.2%    |
| AVERAGE DAYS ON MARKET        | 123       | 121       | 1.7%     | 116       | 6.0%     |
| AVERAGE DISCOUNT              | 4%        | 5%        |          | 4%        |          |
| INVENTORY                     | 2,803     | 2,801     | 0.1%     | 3,079     | -9.0%    |
| CONTRACTS SIGNED              | 363       | 370       | -1.9%    | 403       | -9.9%    |

### Average Price Per Square Foot



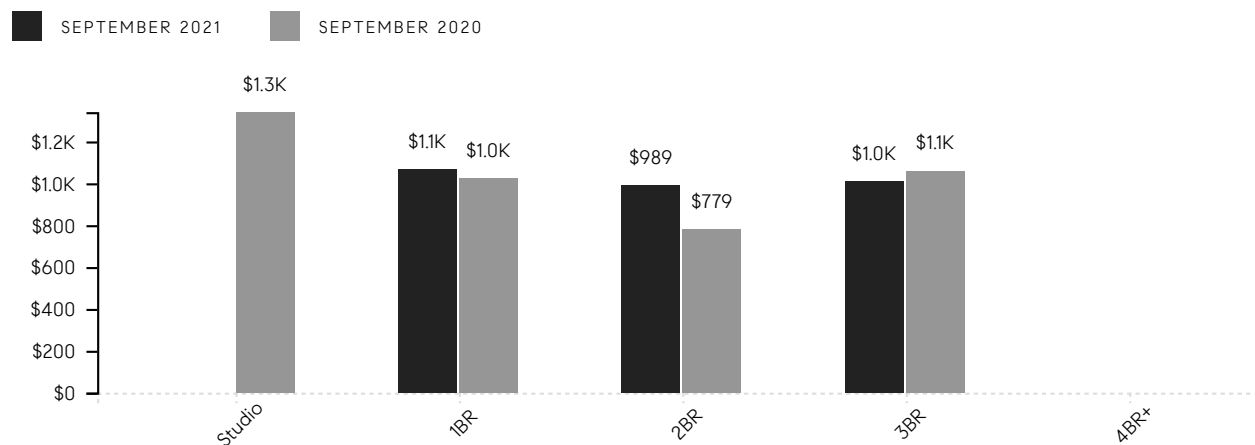
# Queens Market Insights

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### CONDOS

|                               | SEP 2021  | AUG 2021  | % CHANGE | SEP 2020  | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE            | \$783,299 | \$843,417 | -7.1%    | \$712,577 | 9.9%     |
| MEDIAN SALE PRICE             | \$666,968 | \$683,000 | -2.3%    | \$615,000 | 8.5%     |
| AVERAGE PRICE PER SQUARE FOOT | \$1,021   | \$1,112   | -8.2%    | \$966     | 5.7%     |
| AVERAGE DAYS ON MARKET        | 144       | 148       | -2.7%    | 156       | -7.7%    |
| AVERAGE DISCOUNT              | 3%        | 5%        |          | 6%        |          |
| INVENTORY                     | 752       | 762       | -1.3%    | 757       | -0.7%    |
| CONTRACTS SIGNED              | 92        | 100       | -8.0%    | 108       | -14.8%   |

### Average Price Per Square Foot



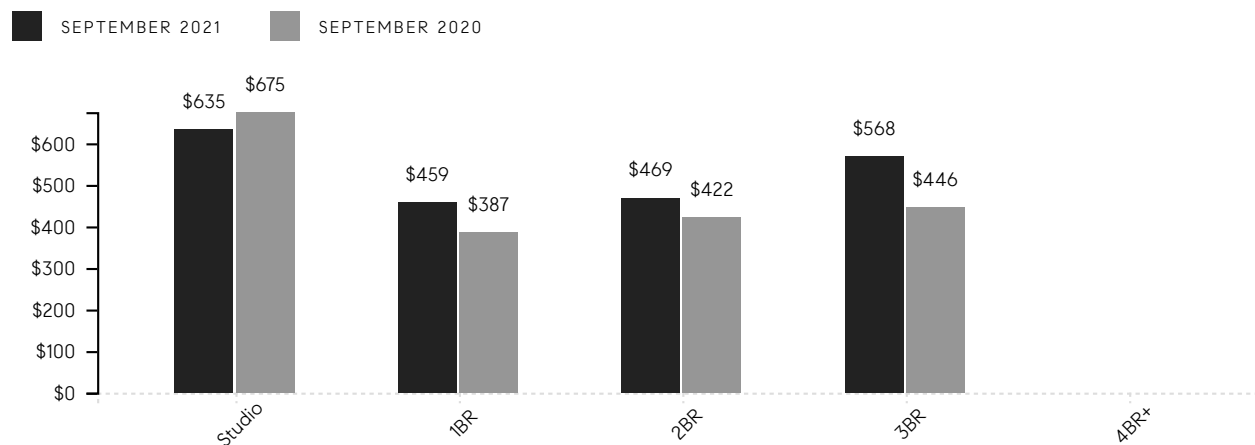
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### CO-OPS

|                               | SEP 2021  | AUG 2021  | % CHANGE | SEP 2020  | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE            | \$383,593 | \$363,718 | 5.5%     | \$352,550 | 8.8%     |
| MEDIAN SALE PRICE             | \$339,000 | \$329,000 | 3.0%     | \$320,000 | 5.9%     |
| AVERAGE PRICE PER SQUARE FOOT | \$487     | \$446     | 9.2%     | \$420     | 16.0%    |
| AVERAGE DAYS ON MARKET        | 155       | 132       | 17.4%    | 97        | 59.8%    |
| AVERAGE DISCOUNT              | 4%        | 5%        |          | 3%        |          |
| INVENTORY                     | 1,116     | 1,123     | -0.6%    | 1,080     | 3.3%     |
| CONTRACTS SIGNED              | 144       | 123       | 17.1%    | 137       | 5.1%     |

### Average Price Per Square Foot



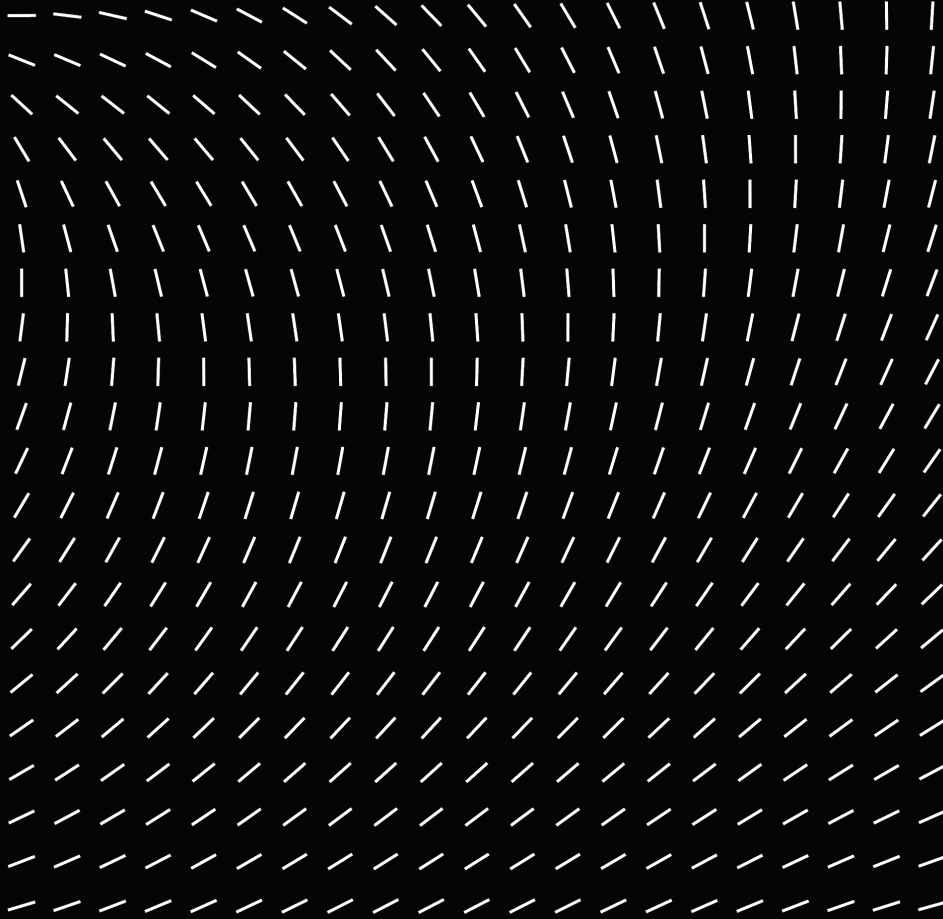
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### HOUSES

|                               | SEP 2021  | AUG 2021  | % CHANGE | SEP 2020  | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE            | \$952,816 | \$877,310 | 8.6%     | \$766,133 | 24.4%    |
| MEDIAN SALE PRICE             | \$902,500 | \$825,000 | 9.4%     | \$730,000 | 23.6%    |
| AVERAGE PRICE PER SQUARE FOOT | \$557     | \$479     | 16.3%    | \$441     | 26.3%    |
| AVERAGE DAYS ON MARKET        | 73        | 86        | -15.1%   | 108       | -32.4%   |
| AVERAGE DISCOUNT              | 3%        | 5%        |          | 4%        |          |
| INVENTORY                     | 935       | 916       | 2.1%     | 1,242     | -24.7%   |
| CONTRACTS SIGNED              | 127       | 147       | -13.6%   | 158       | -19.6%   |





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