COMPASS

Queens
Market Insights

APRIL 2022

46-30 Center Blvd, Unit 103 (Photo: Rare Photo)

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NEIGHBORHOOD MAP

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

NORTHWESTERN QUEENS

- Astoria Heights
- Astoria
- Blissville
- Hunters Point
- Sunnyside

SOUTHEASTERN QUEENS

- Cambria Heights
- Hollis
- Holliswood
- Jamaica Estates
- Jamaica Hills
- Jamaica
- Laurelton
- Queens Village
- Rochdale
- Rosedale
- Springfield Gardens
- St. Albans

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
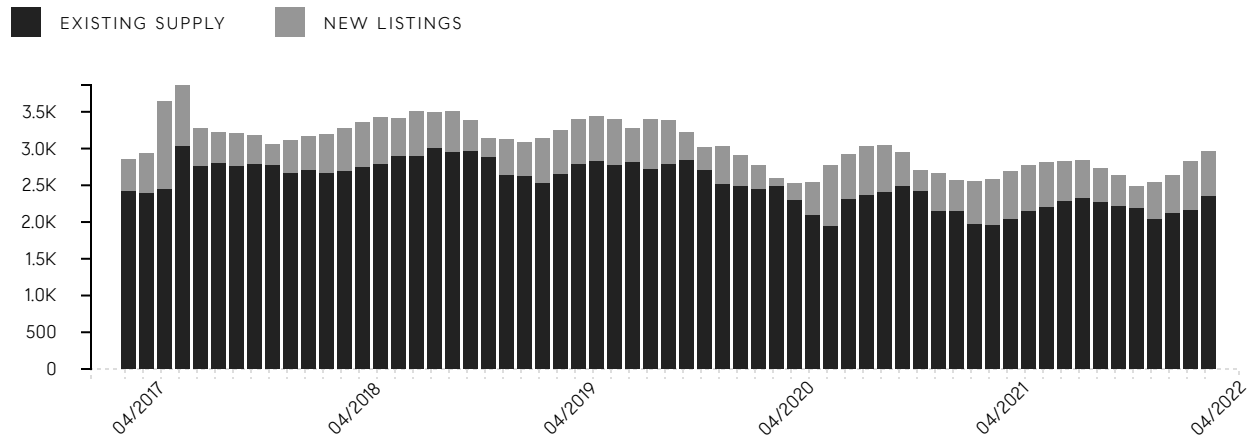- South Ozone Park
- Woodhaven

THE ROCKAWAYS

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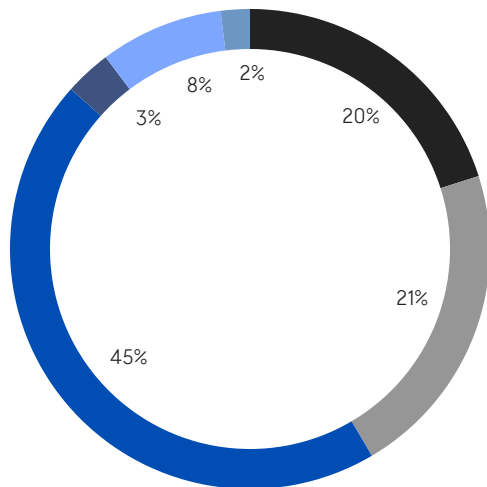- Rockaway Park
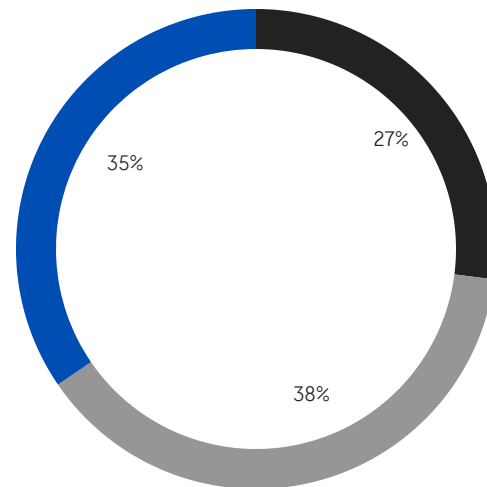- Roxbury

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INVENTORY

Total Inventory

■ EXISTING SUPPLY   ■ NEW LISTINGS

By Neighborhood

20%
21%
45%
3%
8%
2%

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

By Type

27%
38%
35%

■ CONDO   ■ CO-OP   ■ HOUSE

Sources: ACRIS, RLS

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CONTRACTS SIGNED

Market Share By Price (Last Ask)
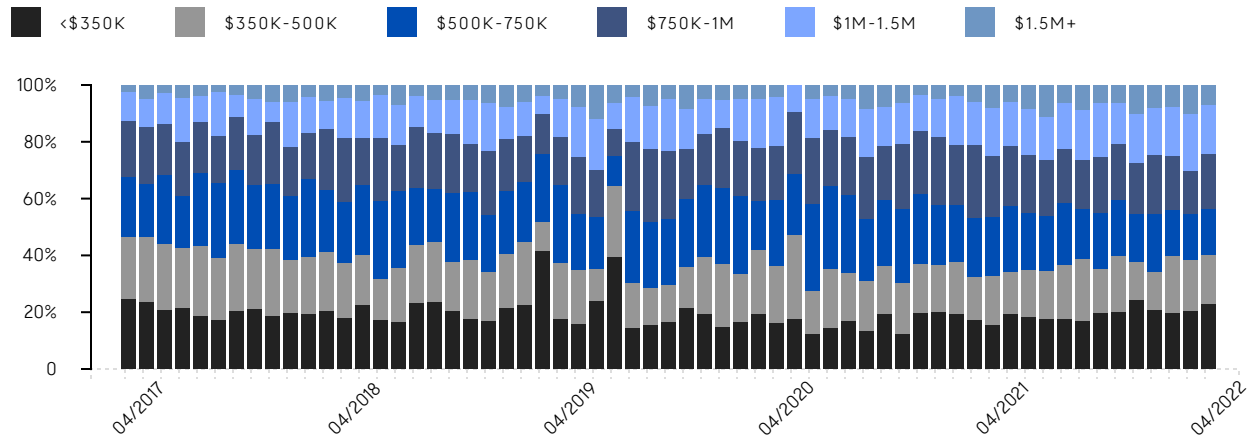
- ■ <$350K
- ■ $350K-500K
- ■ $500K-750K
- ■ $750K-1M
- ■ $1M-1.5M
- ■ $1.5M+

By Neighborhood

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

By Type

- ■ CONDO
- ■ CO-OP
- ■ HOUSE

Sources: ACRIS, RLS
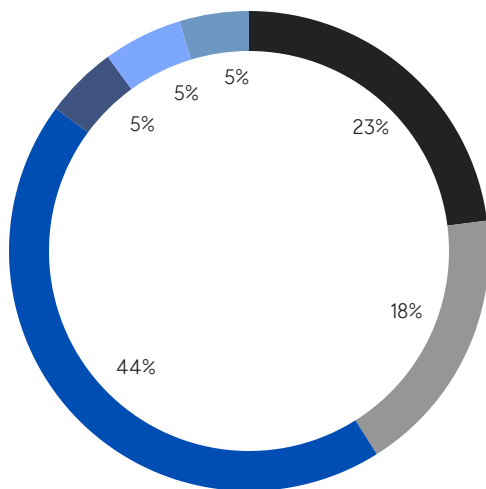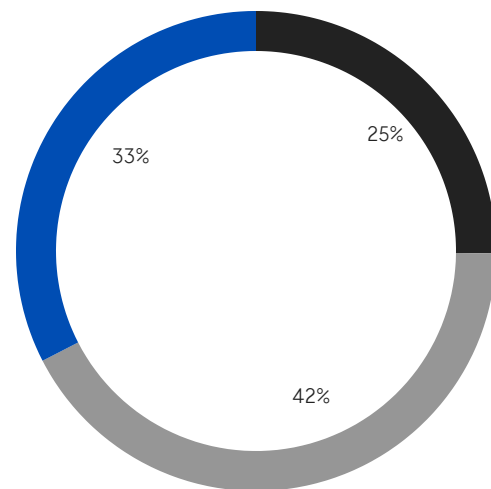
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OVERALL

	APR 2022	MAR 2022	% CHANGE	APR 2021	% CHANGE
AVERAGE SALE PRICE	$737,439	$772,011	-4.5%	$695,610	6.0%
MEDIAN SALE PRICE	$631,000	$700,000	-9.9%	$666,000	-5.3%
AVERAGE PRICE PER SQUARE FOOT	$658	$613	7.3%	$619	6.3%
AVERAGE DAYS ON MARKET	130	133	-2.3%	141	-7.8%
AVERAGE DISCOUNT	4%	6%		7%	
INVENTORY	2,962	2,834	4.5%	2,577	14.9%
CONTRACTS SIGNED	473	496	-4.6%	474	-0.2%

Average Price Per Square Foot

APRIL 2022   APRIL 2021

Studio: $756 / $724
1BR: $733 / $804
2BR: $705 / $700
3BR: $634 / $558
4BR+: $544 / $439

Sources: ACRIS, RLS

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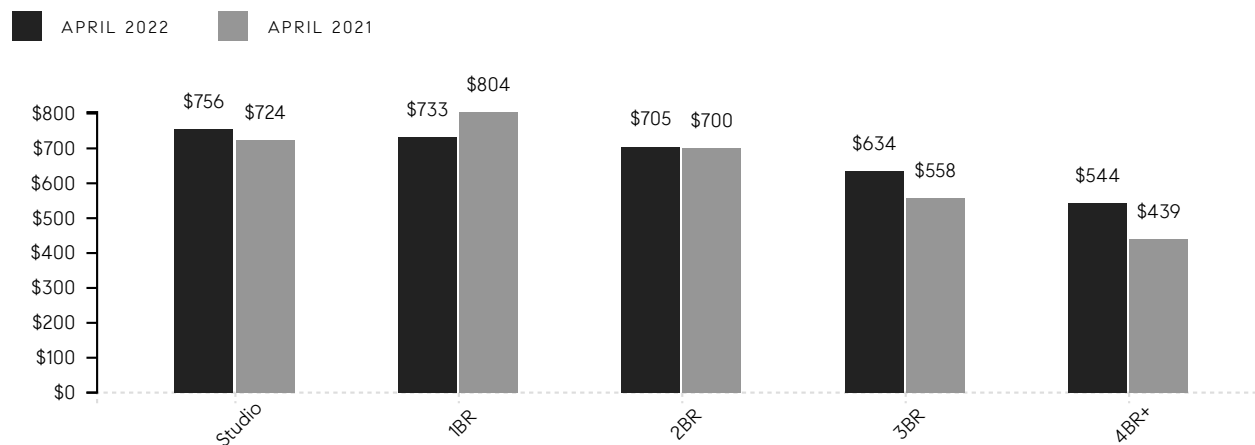
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CONDOS

	APR 2022	MAR 2022	% CHANGE	APR 2021	% CHANGE
AVERAGE SALE PRICE	$785,592	$755,478	4.0%	$789,741	-0.5%
MEDIAN SALE PRICE	$665,000	$619,500	7.3%	$665,000	-
AVERAGE PRICE PER SQUARE FOOT	$1,051	$962	9.3%	$1,067	-1.5%
AVERAGE DAYS ON MARKET	156	192	-18.7%	162	-3.7%
AVERAGE DISCOUNT	4%	7%		6%	
INVENTORY	756	715	5.7%	720	5.0%
CONTRACTS SIGNED	119	126	-5.6%	129	-7.8%

Average Price Per Square Foot
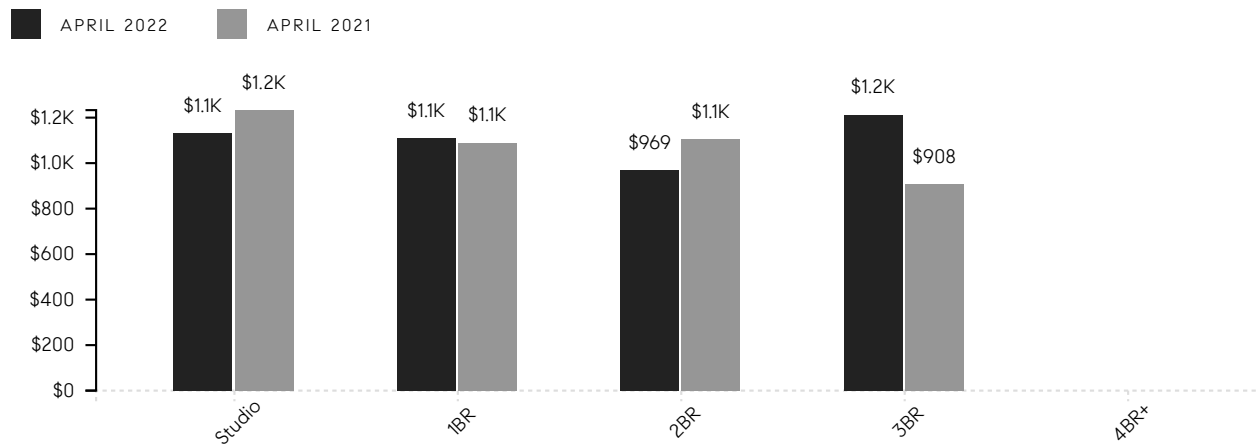
APRIL 2022   APRIL 2021

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	APR 2022	MAR 2022	% CHANGE	APR 2021	% CHANGE
AVERAGE SALE PRICE	$355,145	$367,366	-3.3%	$361,401	-1.7%
MEDIAN SALE PRICE	$325,000	$325,000	-	$320,000	1.6%
AVERAGE PRICE PER SQUARE FOOT	$430	$421	2.1%	$433	-0.7%
AVERAGE DAYS ON MARKET	144	138	4.3%	135	6.7%
AVERAGE DISCOUNT	5%	5%		7%	
INVENTORY	1,163	1,156	0.6%	1,068	8.9%
CONTRACTS SIGNED	200	183	9.3%	180	11.1%

Average Price Per Square Foot

Legend: ■ APRIL 2022 ■ APRIL 2021

	Studio	1BR	2BR	3BR	4BR+
APRIL 2022	$595	$409	$423	$411	
APRIL 2021	$469	$413	$437	$485	

Sources: ACRIS, RLS

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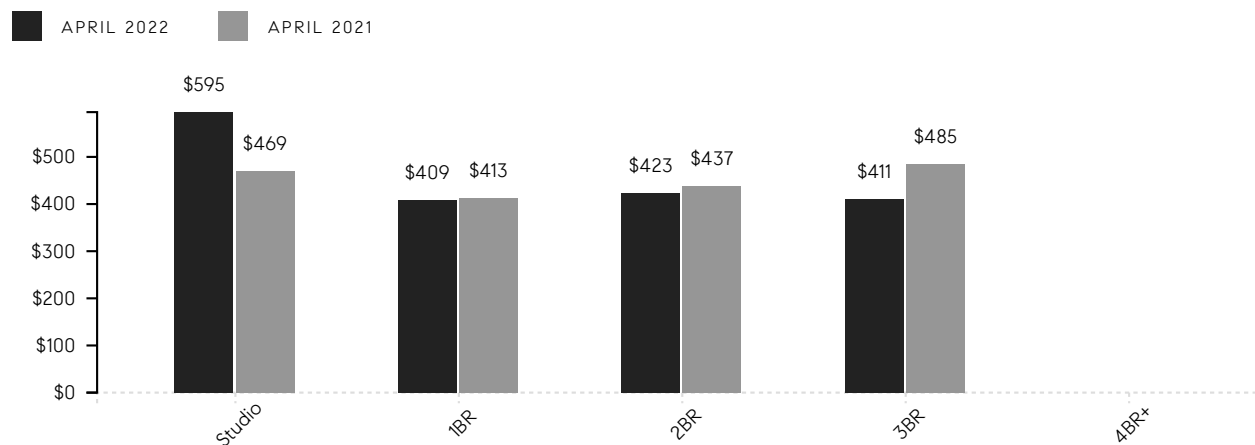
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HOUSES

	APR 2022	MAR 2022	% CHANGE	APR 2021	% CHANGE
AVERAGE SALE PRICE	$979,060	$936,156	4.6%	$795,827	23.0%
MEDIAN SALE PRICE	$895,000	$865,000	3.5%	$764,500	17.1%
AVERAGE PRICE PER SQUARE FOOT	$563	$532	5.8%	$460	22.4%
AVERAGE DAYS ON MARKET	96	106	-9.4%	137	-29.9%
AVERAGE DISCOUNT	4%	6%		8%	
INVENTORY	1,043	963	8.3%	789	32.2%
CONTRACTS SIGNED	154	187	-17.6%	165	-6.7%

Sources: ACRIS, RLS

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