



COMPASS

Queens Market Insights

MAY 2023

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May 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

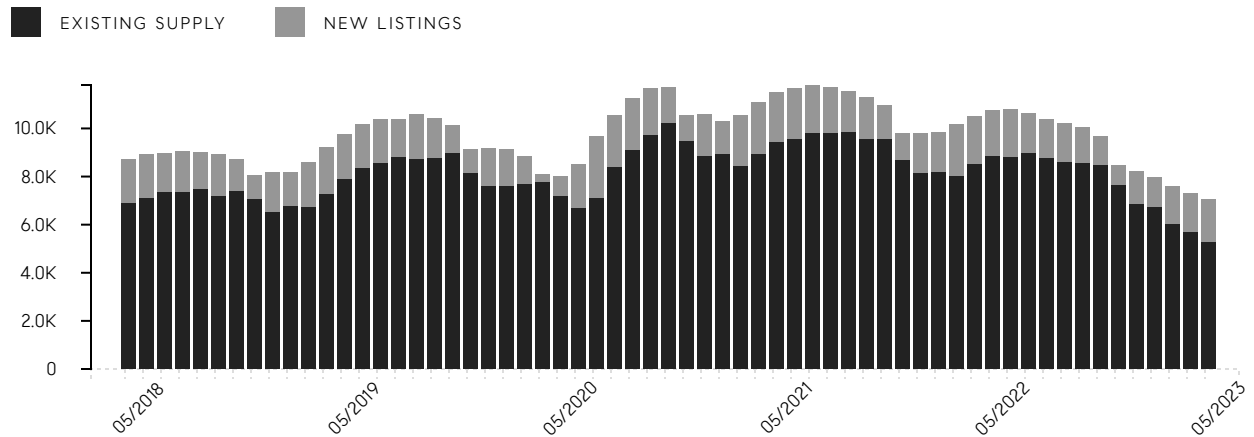
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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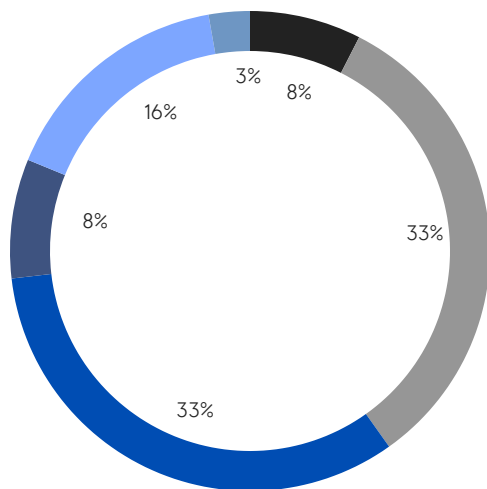
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INVENTORY

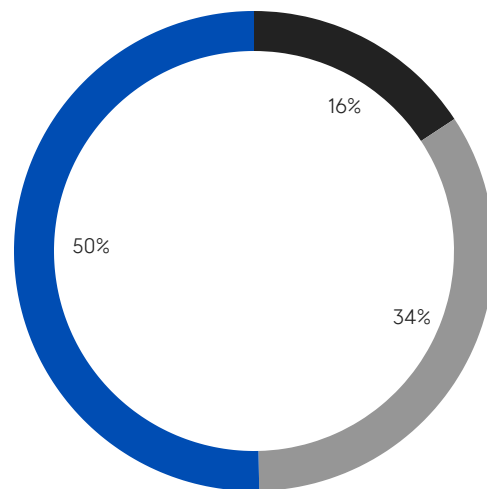
Total Inventory



By Neighborhood



By Type



Queens Monthly Market Insights

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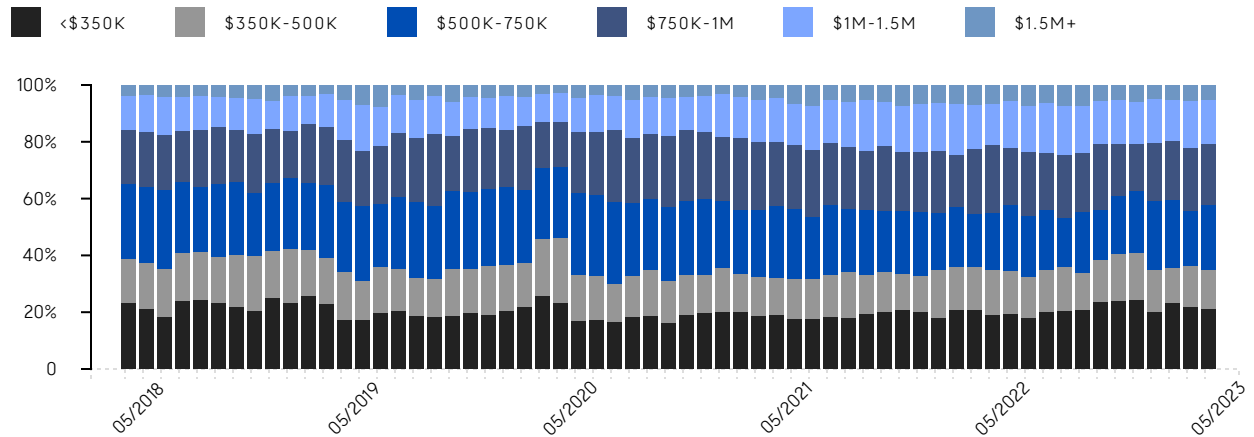


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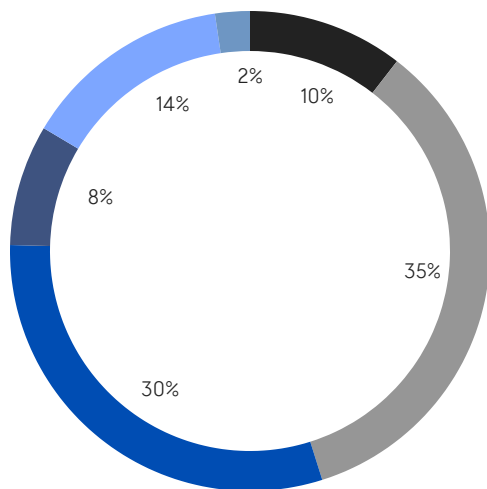
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CONTRACTS SIGNED

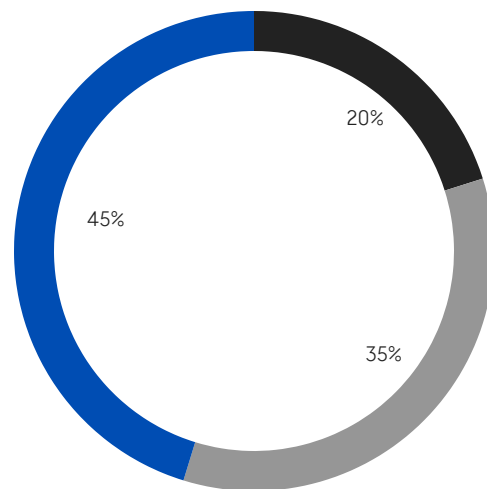
Market Share By Price (Last Ask)



By Neighborhood



By Type



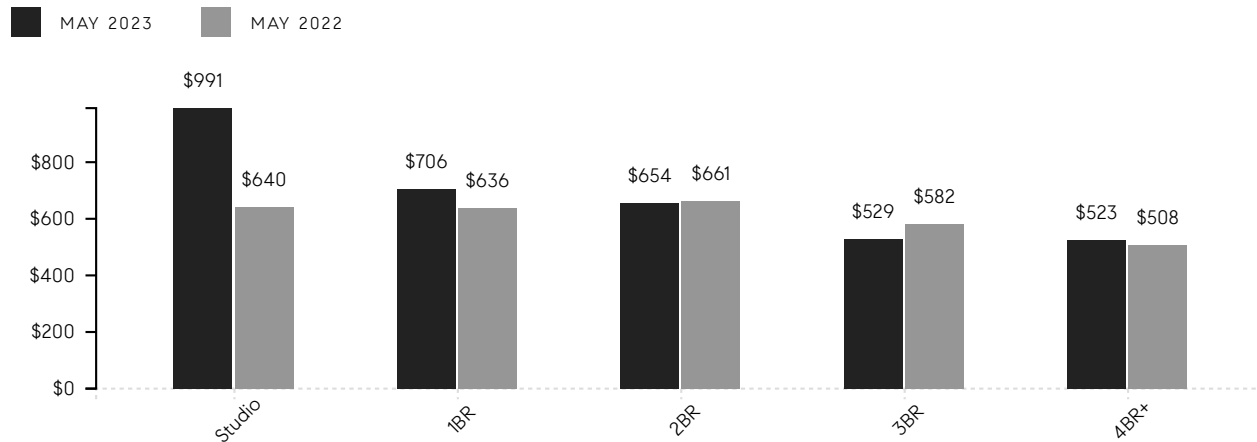
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OVERALL

	MAY 2023	APR 2023	% CHANGE	MAY 2022	% CHANGE
AVERAGE SALE PRICE	\$711,712	\$704,655	1.0%	\$730,110	-2.5%
MEDIAN SALE PRICE	\$647,500	\$640,000	1.2%	\$672,000	-3.6%
AVERAGE PRICE PER SQUARE FOOT	\$620	\$598	3.7%	\$601	3.2%
AVERAGE DAYS ON MARKET	124	127	-2.4%	114	8.8%
AVERAGE DISCOUNT	6%	7%		4%	
INVENTORY	7,067	7,278	-2.9%	10,760	-34.3%
CONTRACTS SIGNED	1,337	1,127	18.6%	1,269	5.4%

Average Price Per Square Foot



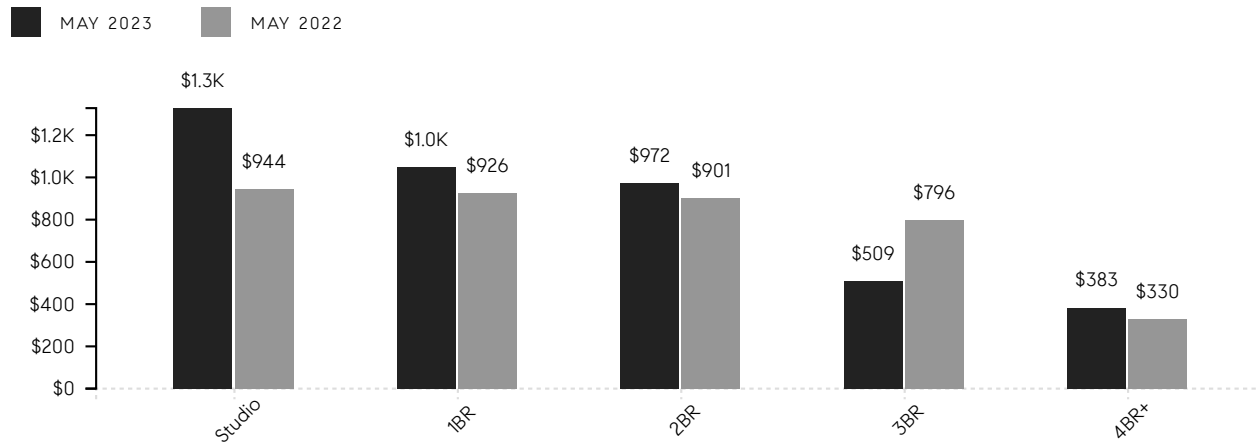
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CONDOS

	MAY 2023	APR 2023	% CHANGE	MAY 2022	% CHANGE
AVERAGE SALE PRICE	\$751,933	\$741,055	1.5%	\$731,000	2.9%
MEDIAN SALE PRICE	\$642,500	\$605,858	6.0%	\$649,643	-1.1%
AVERAGE PRICE PER SQUARE FOOT	\$1,002	\$1,002	-	\$897	11.7%
AVERAGE DAYS ON MARKET	106	130	-18.5%	121	-12.4%
AVERAGE DISCOUNT	4%	6%		4%	
INVENTORY	1,378	1,312	5.0%	1,743	-20.9%
CONTRACTS SIGNED	269	177	52.0%	223	20.6%

Average Price Per Square Foot



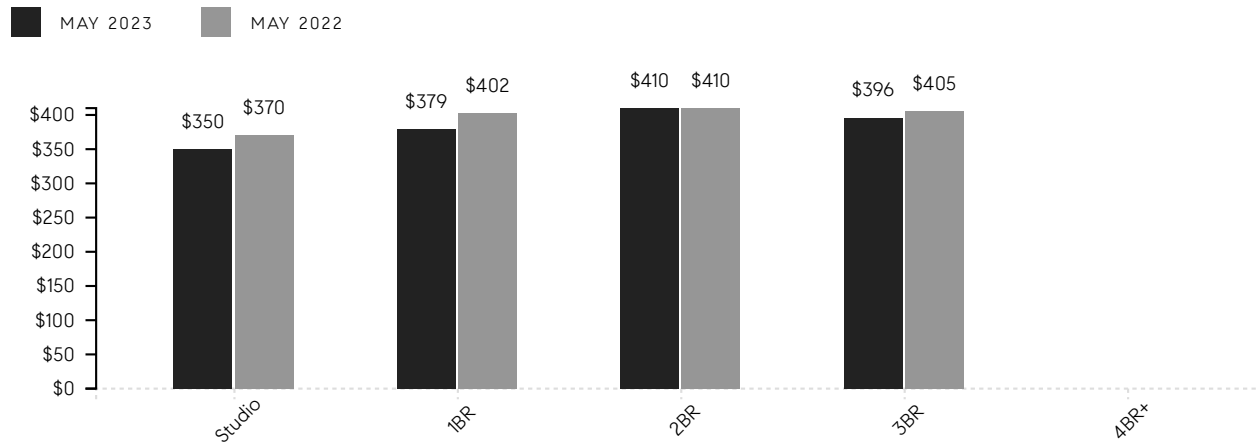
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CO-OPS

	MAY 2023	APR 2023	% CHANGE	MAY 2022	% CHANGE
AVERAGE SALE PRICE	\$340,415	\$337,095	1.0%	\$345,398	-1.4%
MEDIAN SALE PRICE	\$313,500	\$310,000	1.1%	\$315,000	-0.5%
AVERAGE PRICE PER SQUARE FOOT	\$395	\$393	0.5%	\$403	-2.0%
AVERAGE DAYS ON MARKET	147	149	-1.3%	145	1.4%
AVERAGE DISCOUNT	6%	7%		5%	
INVENTORY	2,381	2,513	-5.3%	3,873	-38.5%
CONTRACTS SIGNED	463	422	9.7%	438	5.7%

Average Price Per Square Foot



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HOUSES

	MAY 2023	APR 2023	% CHANGE	MAY 2022	% CHANGE
AVERAGE SALE PRICE	\$924,751	\$893,071	3.5%	\$947,730	-2.4%
MEDIAN SALE PRICE	\$850,000	\$810,000	4.9%	\$887,500	-4.2%
AVERAGE PRICE PER SQUARE FOOT	\$541	\$521	3.8%	\$542	-0.2%
AVERAGE DAYS ON MARKET	111	104	6.7%	78	42.3%
AVERAGE DISCOUNT	7%	7%		4%	
INVENTORY	3,237	3,425	-5.5%	5,143	-37.1%
CONTRACTS SIGNED	605	528	14.6%	608	-0.5%



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