

COMPASS

Queens Market Insights

DECEMBER 2021

Queens Market Insights

December 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

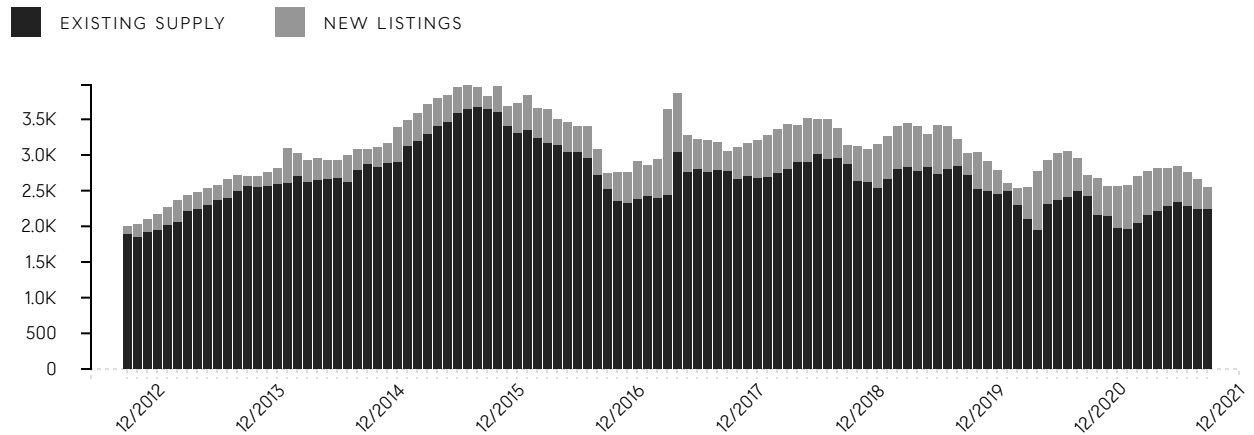
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

Queens Market Insights

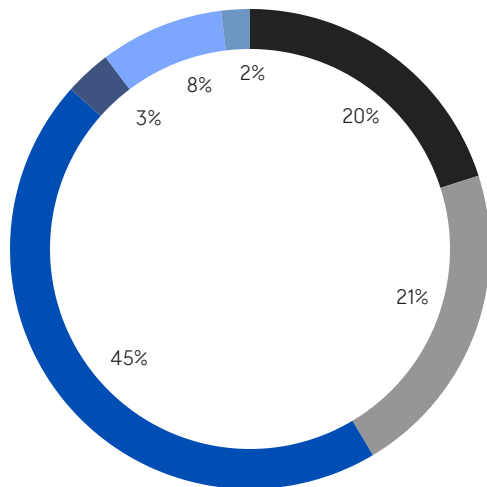
December 2021

INVENTORY

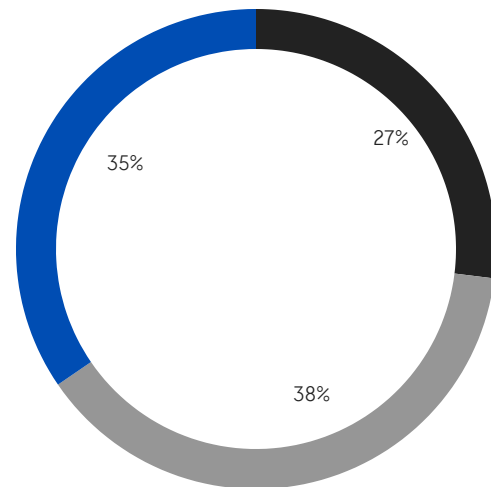
Total Inventory



By Neighborhood



By Type



Queens Monthly Market Insights

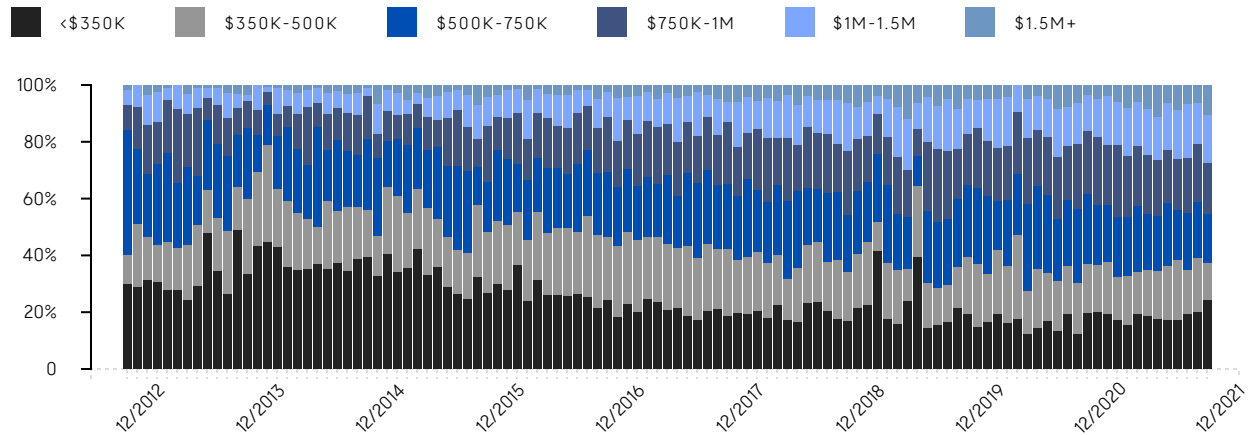
Compass



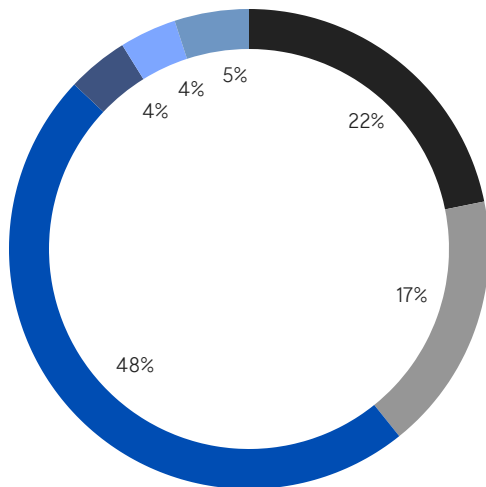
Queens Market Insights December 2021

CONTRACTS SIGNED

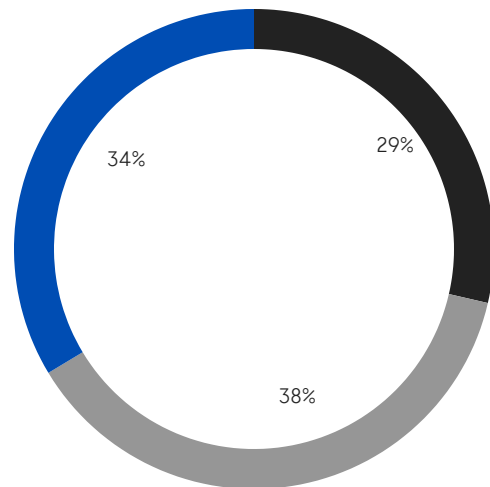
Market Share By Price (Last Ask)



By Neighborhood



By Type



Queens Monthly Market Insights

Compass



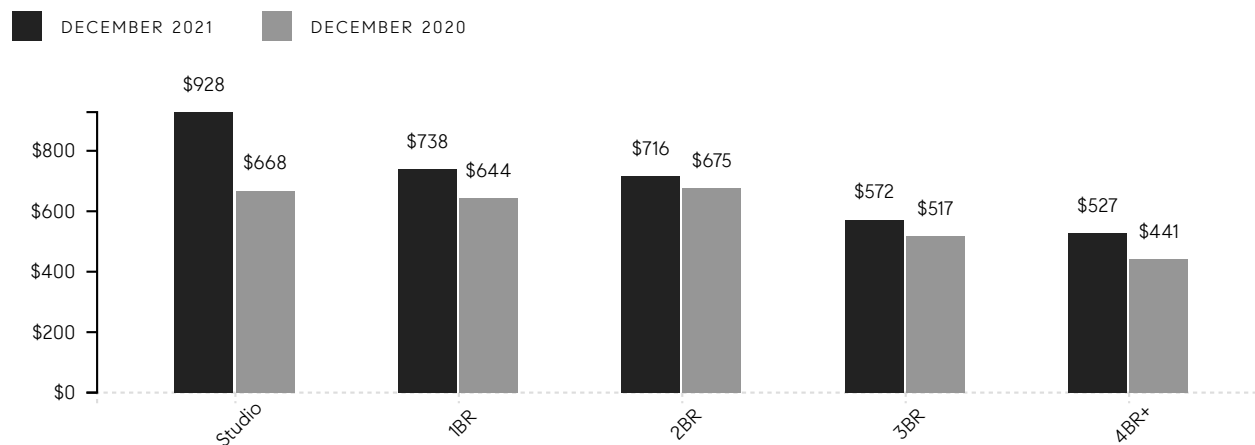
Queens Market Insights

December 2021

OVERALL

	DEC 2021	NOV 2021	% CHANGE	DEC 2020	% CHANGE
AVERAGE SALE PRICE	\$757,626	\$737,602	2.7%	\$703,483	7.7%
MEDIAN SALE PRICE	\$648,250	\$679,172	-4.6%	\$650,000	-0.3%
AVERAGE PRICE PER SQUARE FOOT	\$672	\$591	13.7%	\$567	18.5%
AVERAGE DAYS ON MARKET	128	114	12.3%	127	0.8%
AVERAGE DISCOUNT	2%	6%		7%	
INVENTORY	2,546	2,668	-4.6%	2,712	-6.1%
CONTRACTS SIGNED	339	392	-13.5%	343	-1.2%

Average Price Per Square Foot



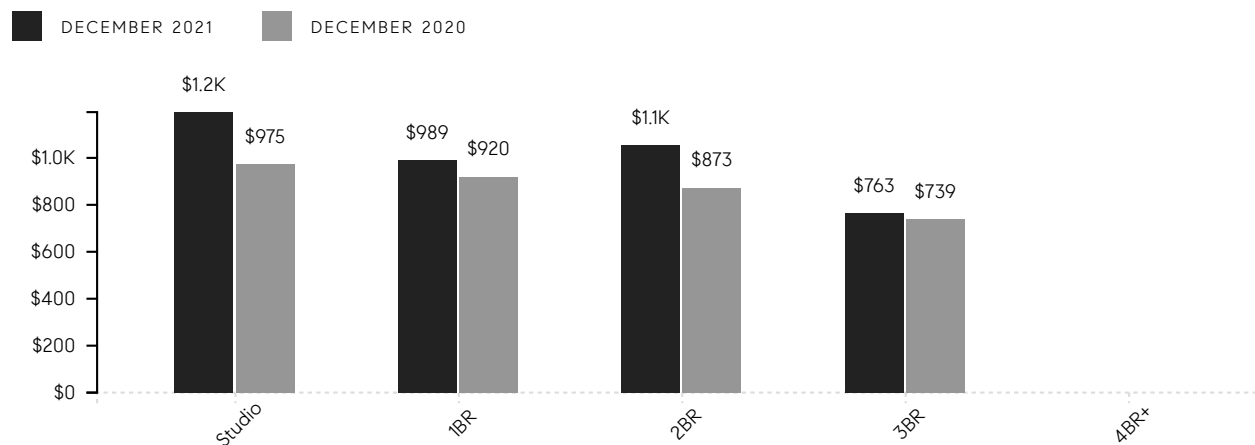
Queens Market Insights

December 2021

CONDOS

	DEC 2021	NOV 2021	% CHANGE	DEC 2020	% CHANGE
AVERAGE SALE PRICE	\$817,301	\$731,821	11.7%	\$702,797	16.3%
MEDIAN SALE PRICE	\$699,900	\$665,977	5.1%	\$589,431	18.7%
AVERAGE PRICE PER SQUARE FOOT	\$1,015	\$943	7.6%	\$882	15.1%
AVERAGE DAYS ON MARKET	172	122	41.0%	179	-3.9%
AVERAGE DISCOUNT	2%	5%		8%	
INVENTORY	633	674	-6.1%	697	-9.2%
CONTRACTS SIGNED	97	108	-10.2%	76	27.6%

Average Price Per Square Foot



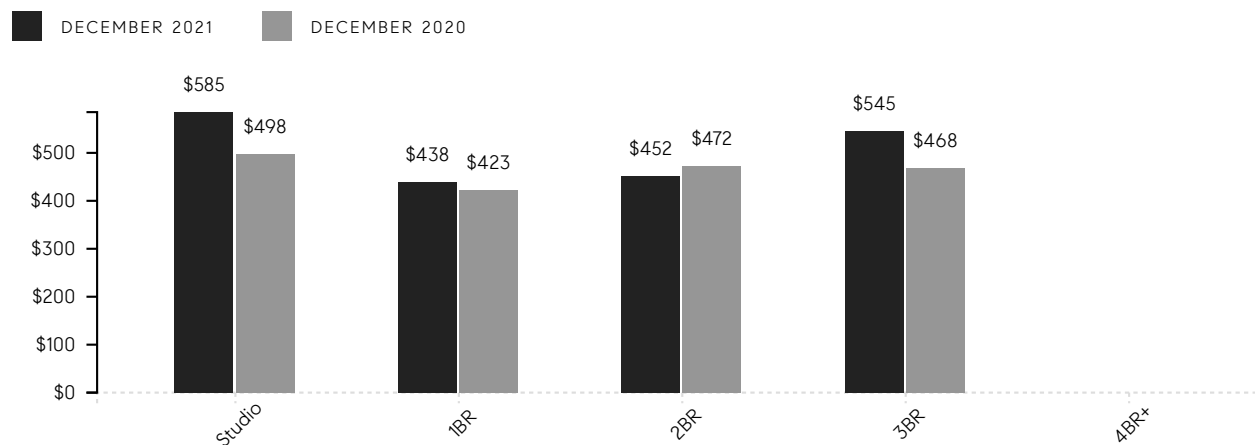
Queens Market Insights

December 2021

CO-OPS

	DEC 2021	NOV 2021	% CHANGE	DEC 2020	% CHANGE
AVERAGE SALE PRICE	\$388,622	\$359,996	8.0%	\$373,484	4.1%
MEDIAN SALE PRICE	\$365,000	\$325,000	12.3%	\$330,000	10.6%
AVERAGE PRICE PER SQUARE FOOT	\$465	\$428	8.6%	\$453	2.6%
AVERAGE DAYS ON MARKET	115	132	-12.9%	121	-5.0%
AVERAGE DISCOUNT	2%	6%		5%	
INVENTORY	1,050	1,093	-3.9%	1,003	4.7%
CONTRACTS SIGNED	128	142	-9.9%	144	-11.1%

Average Price Per Square Foot

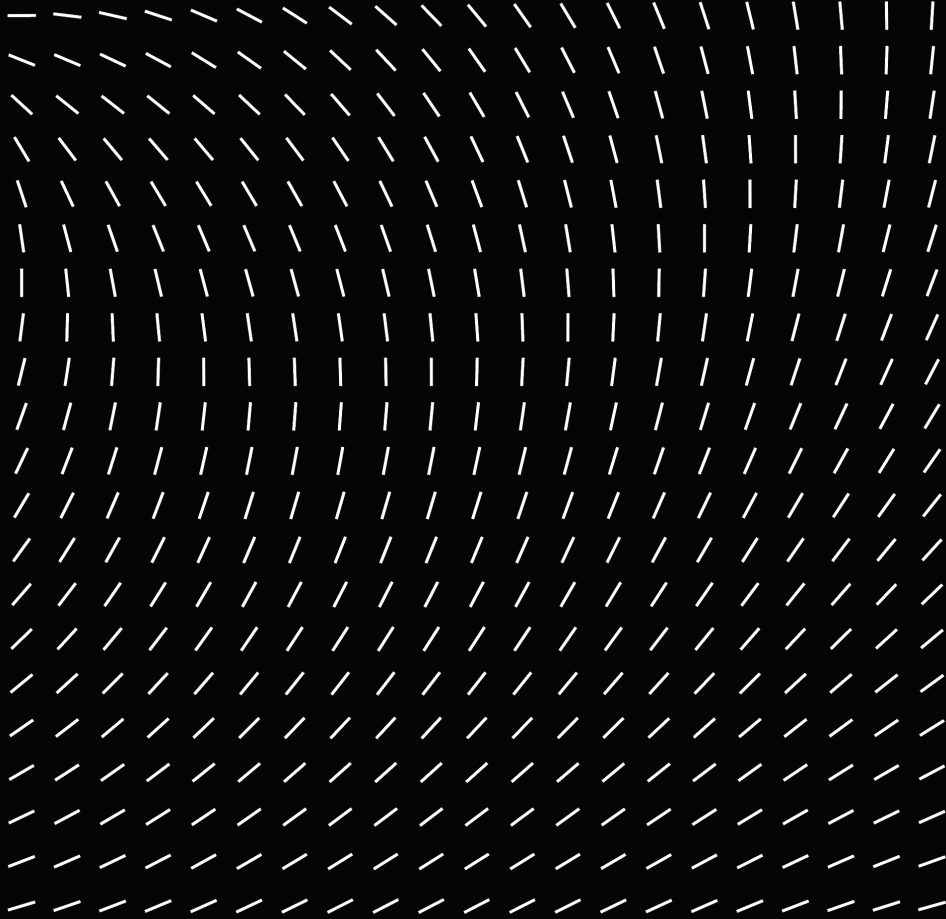


Queens Market Insights

December 2021

HOUSES

	DEC 2021	NOV 2021	% CHANGE	DEC 2020	% CHANGE
AVERAGE SALE PRICE	\$1,079,982	\$904,959	19.3%	\$821,019	31.5%
MEDIAN SALE PRICE	\$953,000	\$847,444	12.5%	\$770,000	23.8%
AVERAGE PRICE PER SQUARE FOOT	\$534	\$511	4.5%	\$460	16.1%
AVERAGE DAYS ON MARKET	117	92	27.2%	109	7.3%
AVERAGE DISCOUNT	2%	6%		8%	
INVENTORY	863	901	-4.2%	1,012	-14.7%
CONTRACTS SIGNED	114	142	-19.7%	123	-7.3%



COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.