



COMPASS

Queens Market Insights

FEBRUARY 2022

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February 2022

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

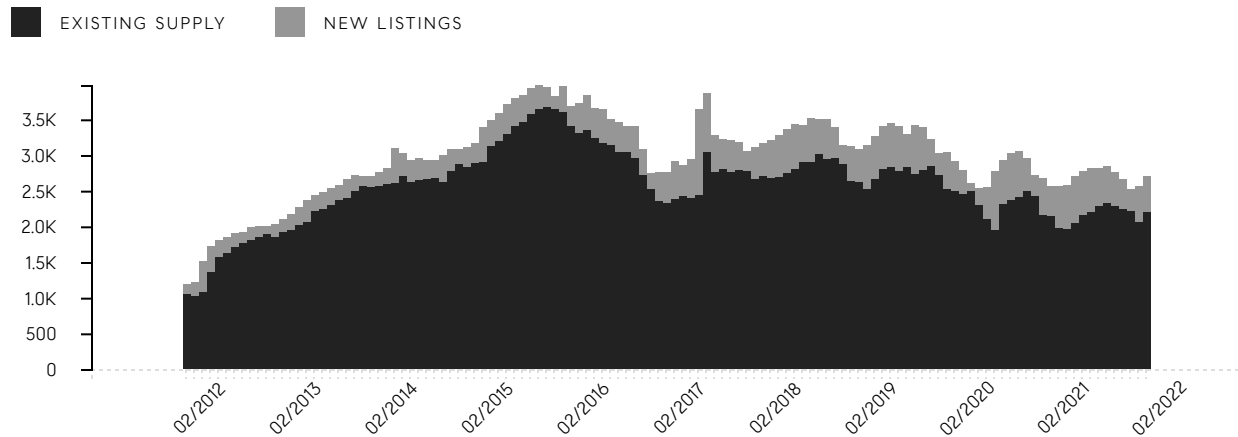
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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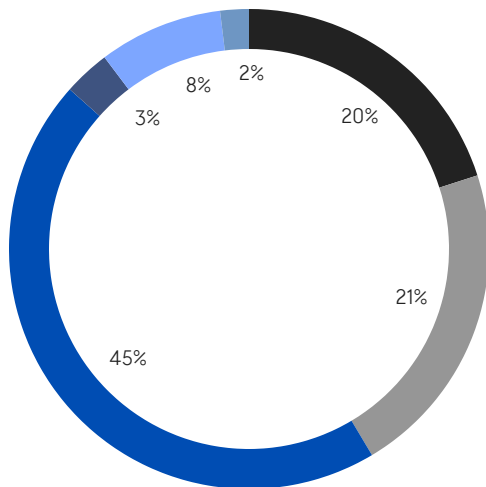
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INVENTORY

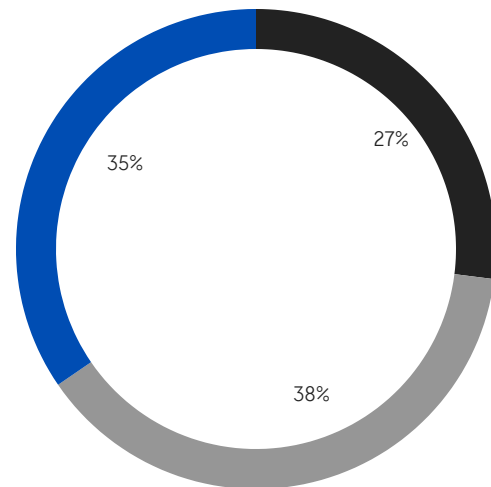
Total Inventory



By Neighborhood



By Type



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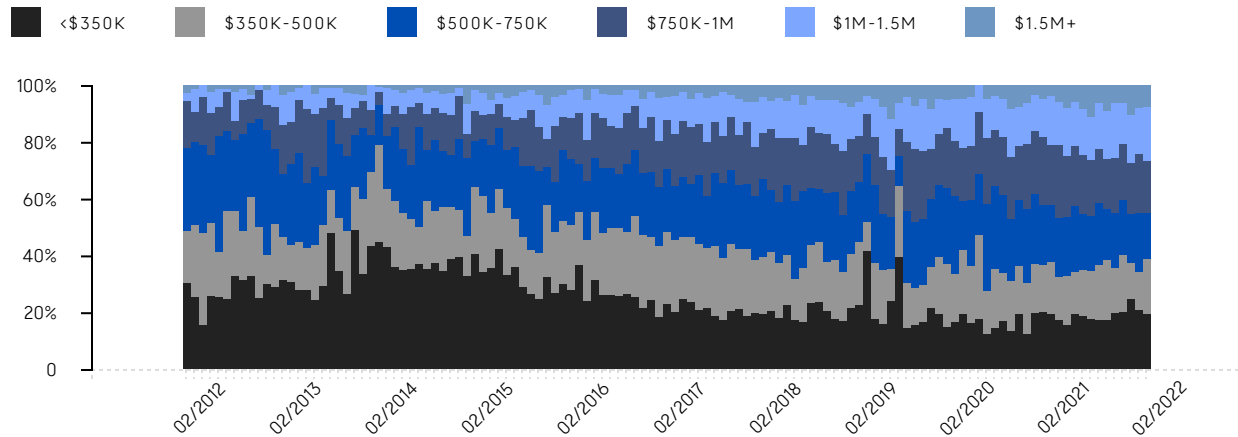


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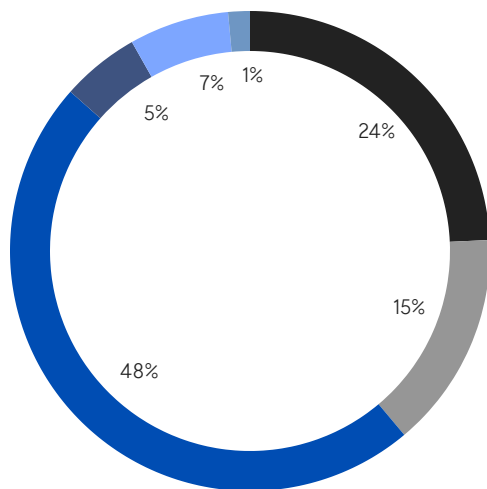
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CONTRACTS SIGNED

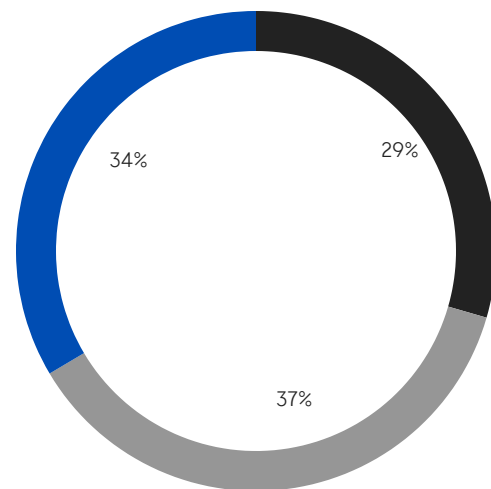
Market Share By Price (Last Ask)



By Neighborhood



By Type



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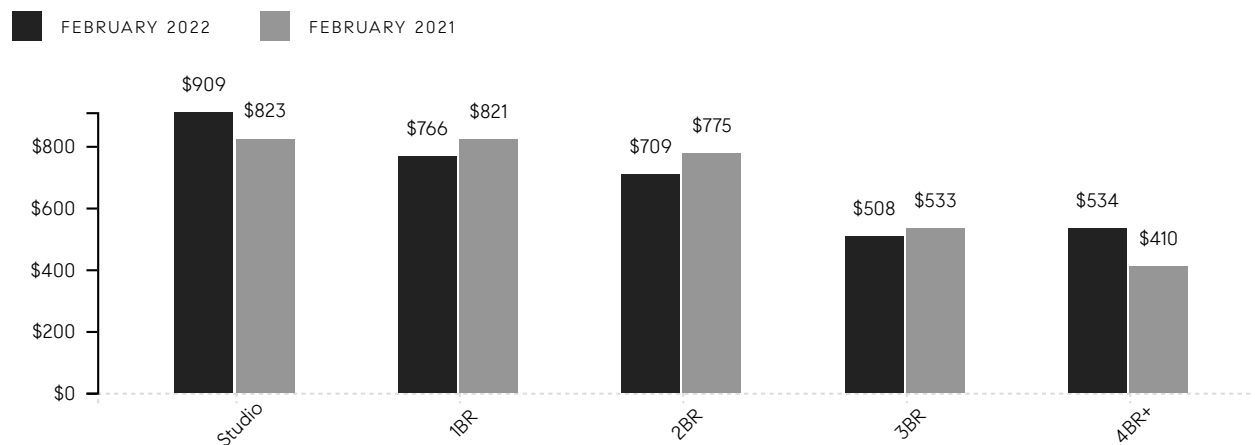
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OVERALL

	FEB 2022	JAN 2022	% CHANGE	FEB 2021	% CHANGE
AVERAGE SALE PRICE	\$773,347	\$736,081	5.1%	\$698,359	10.7%
MEDIAN SALE PRICE	\$660,431	\$700,000	-5.7%	\$653,000	1.1%
AVERAGE PRICE PER SQUARE FOOT	\$651	\$625	4.2%	\$643	1.2%
AVERAGE DAYS ON MARKET	133	130	2.3%	124	7.3%
AVERAGE DISCOUNT	3%	6%		6%	
INVENTORY	2,705	2,565	5.5%	2,568	5.3%
CONTRACTS SIGNED	346	346	0.0%	359	-3.6%

Average Price Per Square Foot



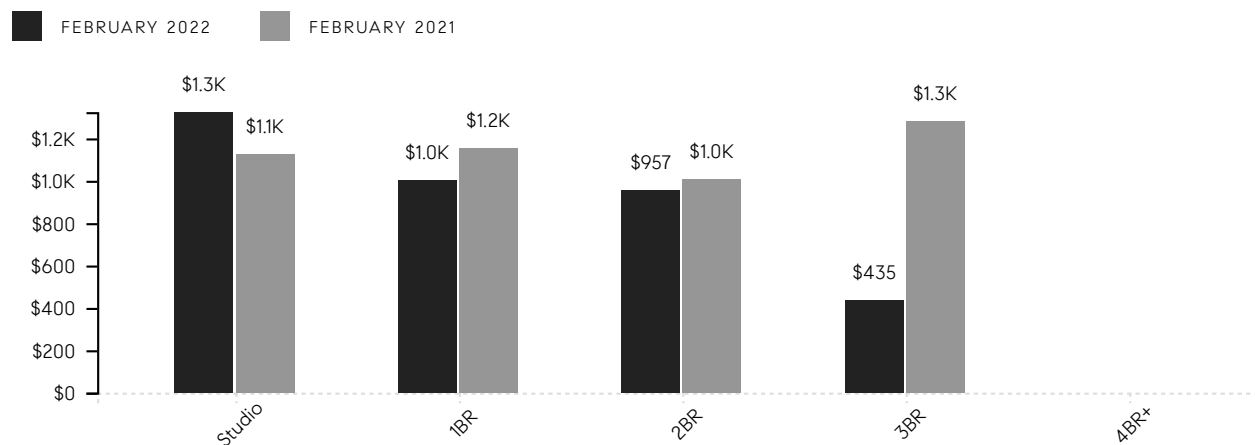
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CONDOS

	FEB 2022	JAN 2022	% CHANGE	FEB 2021	% CHANGE
AVERAGE SALE PRICE	\$764,428	\$712,746	7.3%	\$759,765	0.6%
MEDIAN SALE PRICE	\$642,500	\$640,000	0.4%	\$682,227	-5.8%
AVERAGE PRICE PER SQUARE FOOT	\$959	\$942	1.8%	\$1,088	-11.9%
AVERAGE DAYS ON MARKET	164	181	-9.4%	161	1.9%
AVERAGE DISCOUNT	3%	5%		4%	
INVENTORY	689	649	6.2%	721	-4.4%
CONTRACTS SIGNED	102	84	21.4%	114	-10.5%

Average Price Per Square Foot



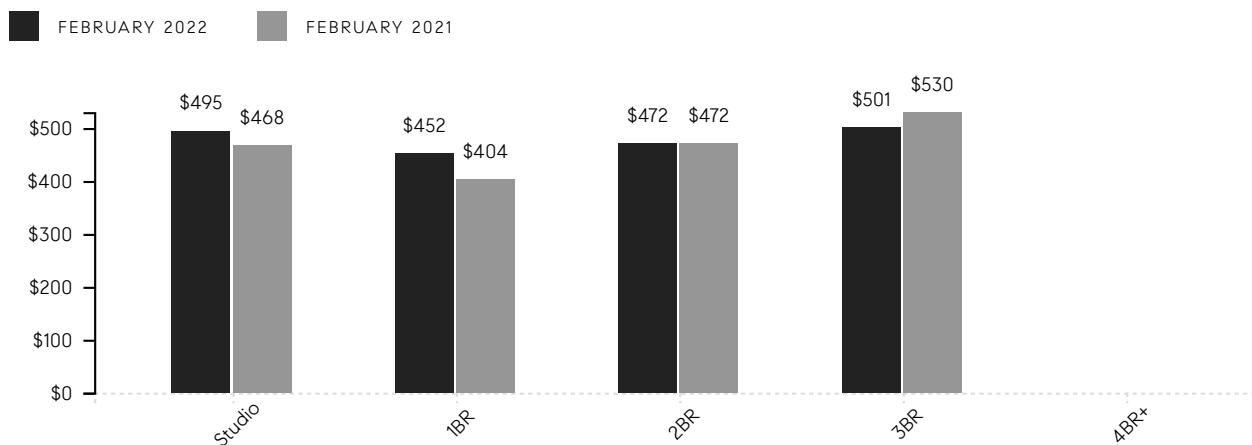
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CO-OPS

	FEB 2022	JAN 2022	% CHANGE	FEB 2021	% CHANGE
AVERAGE SALE PRICE	\$402,363	\$378,735	6.2%	\$350,926	14.7%
MEDIAN SALE PRICE	\$358,500	\$339,500	5.6%	\$317,000	13.1%
AVERAGE PRICE PER SQUARE FOOT	\$470	\$430	9.3%	\$442	6.3%
AVERAGE DAYS ON MARKET	138	136	1.5%	119	16.0%
AVERAGE DISCOUNT	3%	6%		6%	
INVENTORY	1,086	1,048	3.6%	984	10.4%
CONTRACTS SIGNED	128	133	-3.8%	145	-11.7%

Average Price Per Square Foot



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HOUSES

	FEB 2022	JAN 2022	% CHANGE	FEB 2021	% CHANGE
AVERAGE SALE PRICE	\$1,123,247	\$897,622	25.1%	\$822,534	36.6%
MEDIAN SALE PRICE	\$995,000	\$860,000	15.7%	\$770,000	29.2%
AVERAGE PRICE PER SQUARE FOOT	\$556	\$521	6.7%	\$441	26.1%
AVERAGE DAYS ON MARKET	112	95	17.9%	108	3.7%
AVERAGE DISCOUNT	3%	6%		8%	
INVENTORY	930	868	7.1%	863	7.8%
CONTRACTS SIGNED	116	129	-10.1%	100	16.0%



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