

COMPASS

# Queens Market Insights

OCTOBER 2022

# Queens Market Insights

## October 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

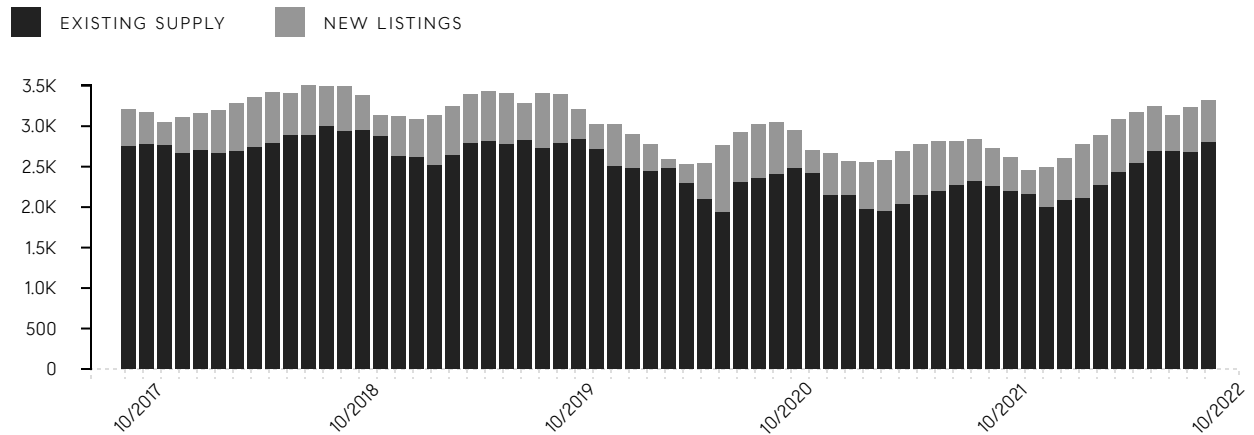
#### THE ROCKAWAYS

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

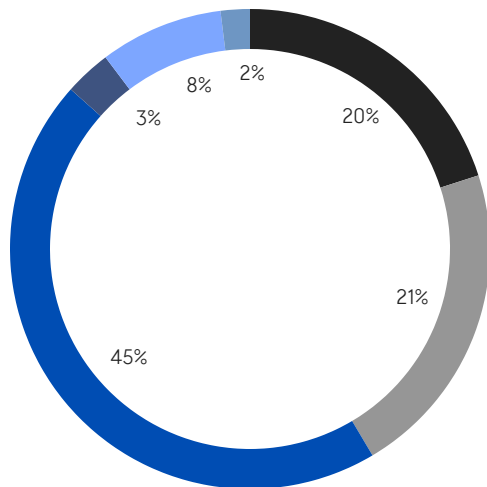
# Queens Market Insights October 2022

## INVENTORY

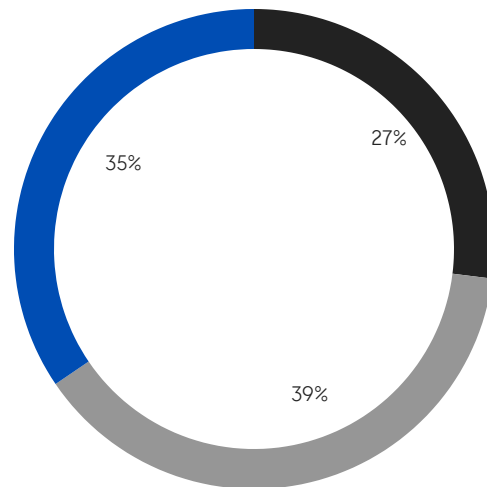
### Total Inventory



### By Neighborhood



### By Type

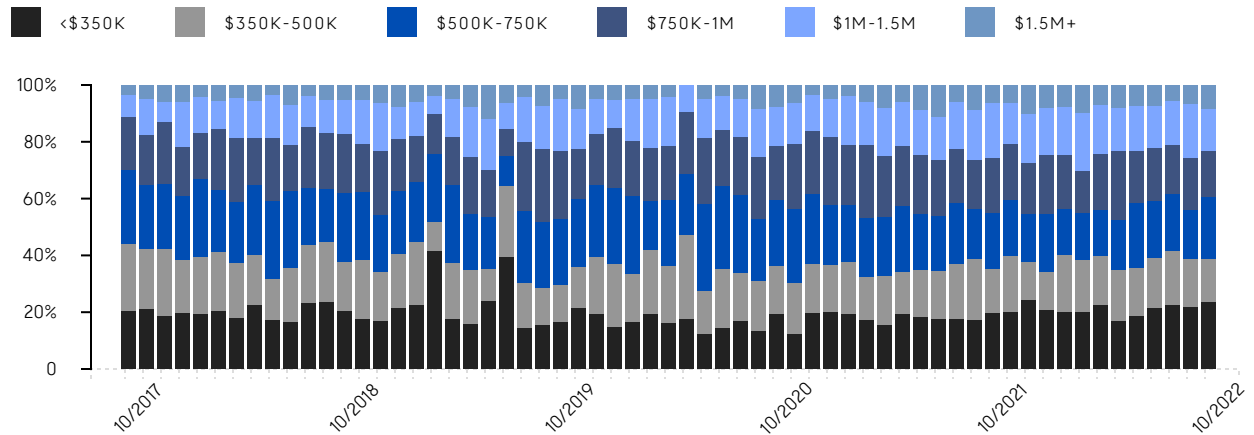


# Queens Market Insights

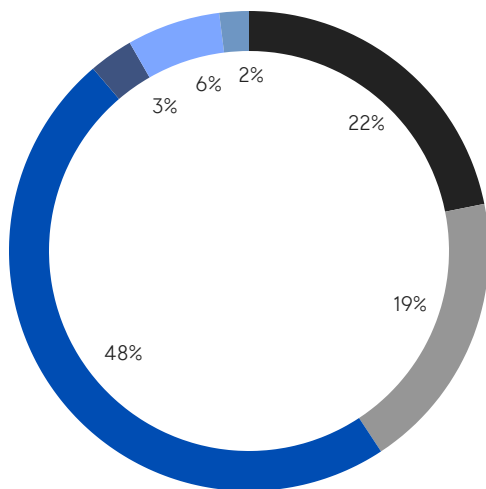
## October 2022

CONTRACTS SIGNED

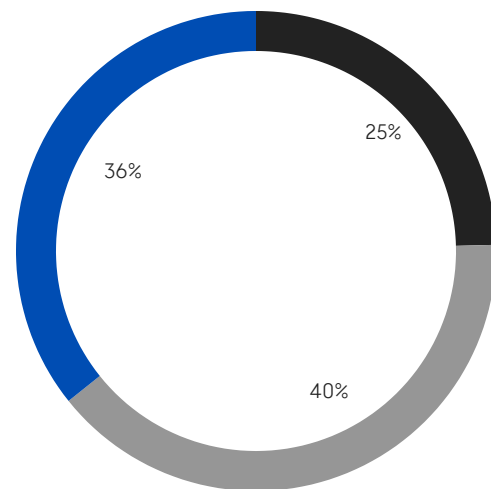
### Market Share By Price (Last Ask)



### By Neighborhood



### By Type



Queens Monthly Market Insights

Compass



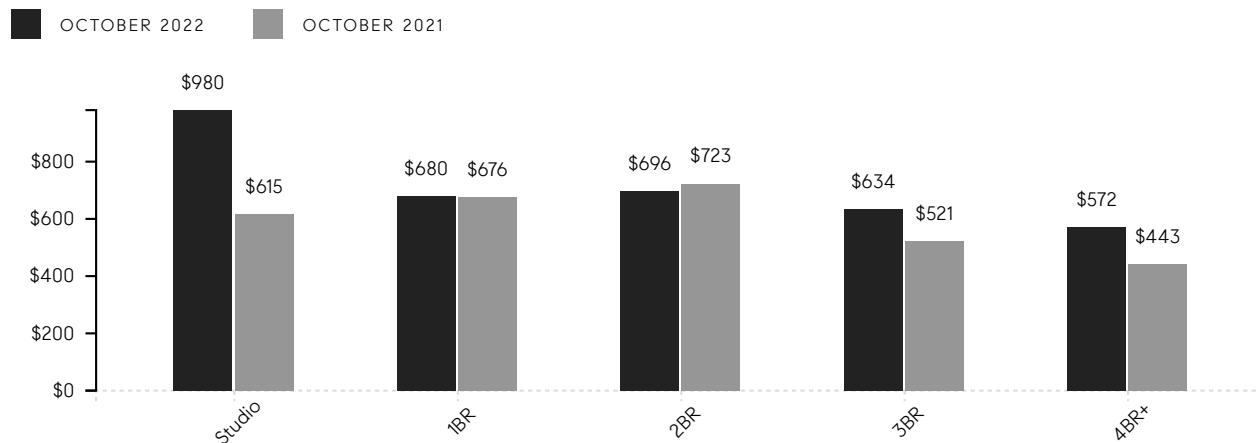
# Queens Market Insights

## October 2022

### OVERALL

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$777,813	\$756,182	2.9%	\$741,177	4.9%
MEDIAN SALE PRICE	\$685,250	\$690,000	-0.7%	\$700,000	-2.1%
AVERAGE PRICE PER SQUARE FOOT	\$659	\$607	8.6%	\$594	10.9%
AVERAGE DAYS ON MARKET	111	115	-3.5%	124	-10.5%
AVERAGE DISCOUNT	3%	6%		6%	
INVENTORY	3,321	3,236	2.6%	2,726	21.8%
CONTRACTS SIGNED	305	343	-11.1%	416	-26.7%

### Average Price Per Square Foot



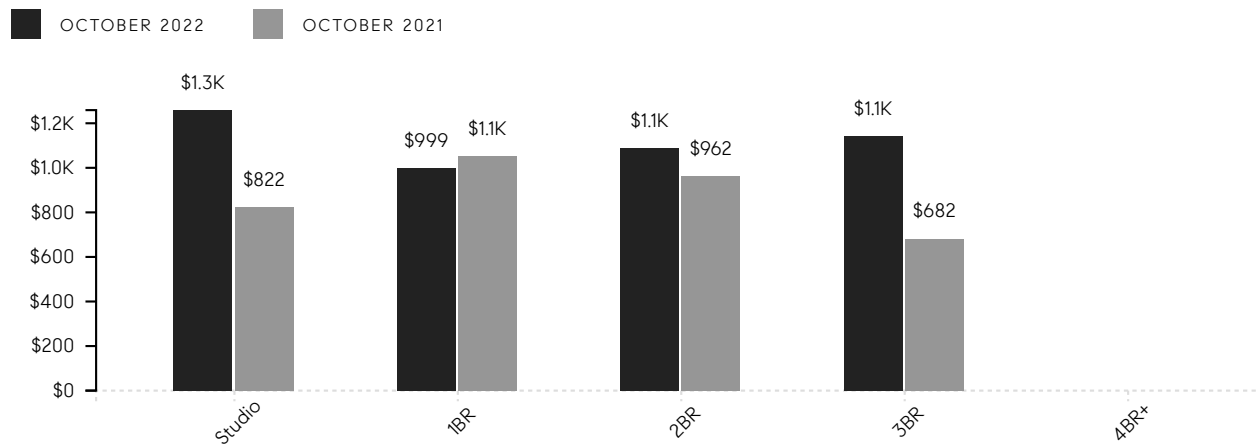
# Queens Market Insights

## October 2022

### CONDOS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$914,092	\$705,582	29.6%	\$761,250	20.1%
MEDIAN SALE PRICE	\$719,640	\$600,000	19.9%	\$666,953	7.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,074	\$977	9.9%	\$977	9.9%
AVERAGE DAYS ON MARKET	144	113	27.4%	118	22.0%
AVERAGE DISCOUNT	3%	7%		5%	
INVENTORY	816	822	-0.7%	710	14.9%
CONTRACTS SIGNED	75	78	-3.8%	92	-18.5%

### Average Price Per Square Foot



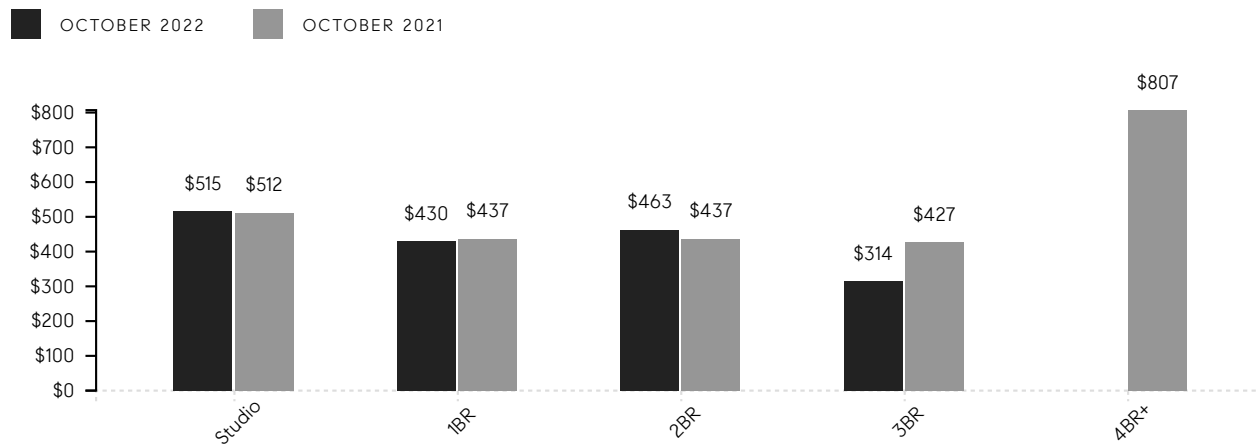
# Queens Market Insights

## October 2022

### CO-OPS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$377,429	\$368,902	2.3%	\$363,779	3.8%
MEDIAN SALE PRICE	\$347,000	\$325,000	6.8%	\$330,000	5.2%
AVERAGE PRICE PER SQUARE FOOT	\$436	\$450	-3.1%	\$448	-2.7%
AVERAGE DAYS ON MARKET	131	141	-7.1%	170	-22.9%
AVERAGE DISCOUNT	3%	5%		5%	
INVENTORY	1,194	1,174	1.7%	1,112	7.4%
CONTRACTS SIGNED	121	127	-4.7%	153	-20.9%

### Average Price Per Square Foot



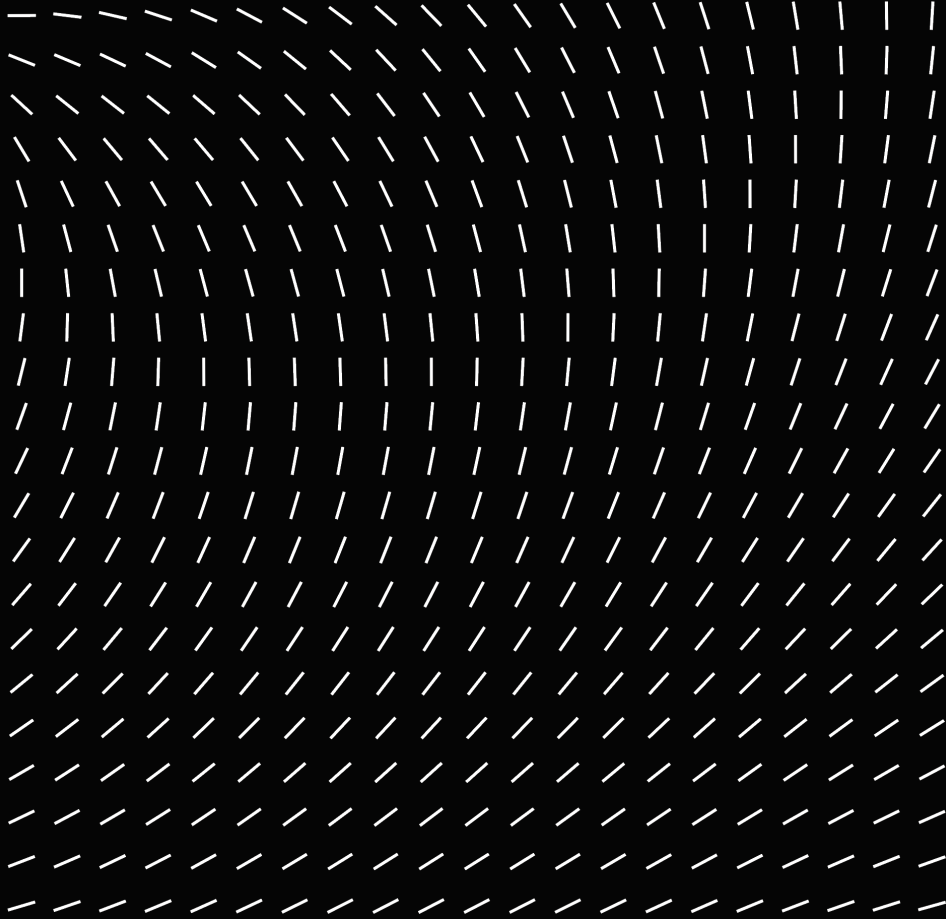
# Queens Market Insights

## October 2022

### HOUSES

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,099,351	\$953,554	15.3%	\$887,448	23.9%
MEDIAN SALE PRICE	\$998,000	\$875,000	14.1%	\$845,000	18.1%
AVERAGE PRICE PER SQUARE FOOT	\$574	\$526	9.1%	\$479	19.8%
AVERAGE DAYS ON MARKET	79	92	-14.1%	81	-2.5%
AVERAGE DISCOUNT	3%	6%		6%	
INVENTORY	1,311	1,240	5.7%	904	45.0%
CONTRACTS SIGNED	109	138	-21.0%	171	-36.3%





# 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.