

COMPASS

Queens Market Insights

NOVEMBER 2022

16-71 Summerfield St #3E (Photo: Romy Rodiek)



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November 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

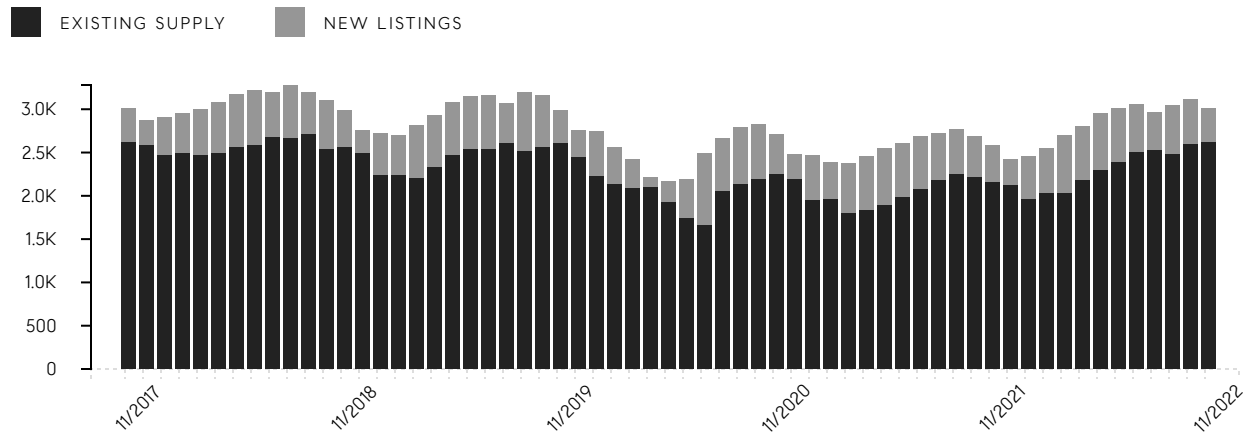
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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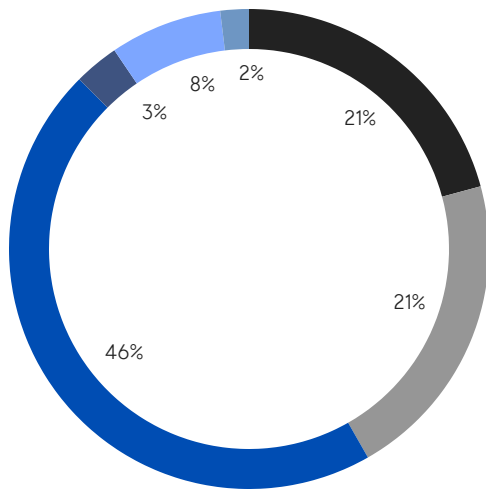
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INVENTORY

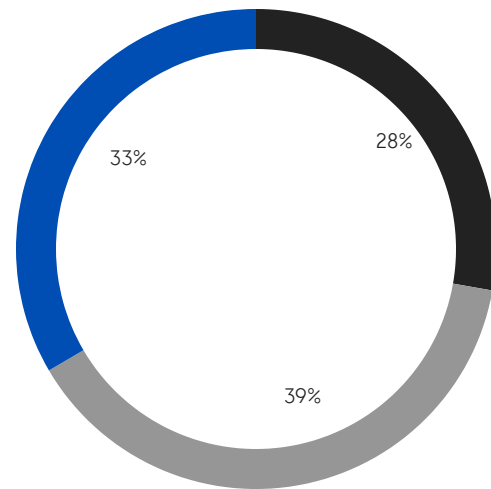
Total Inventory



By Neighborhood



By Type



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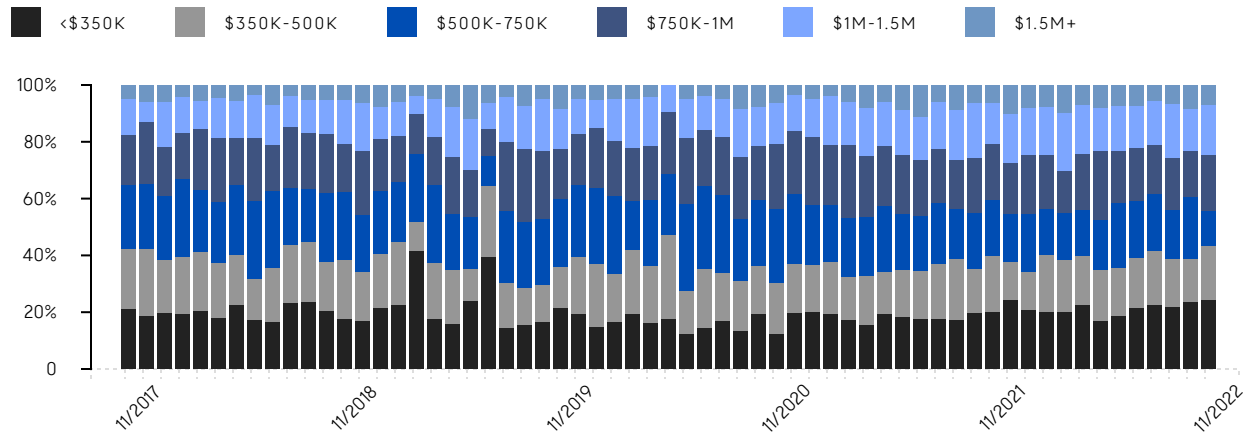


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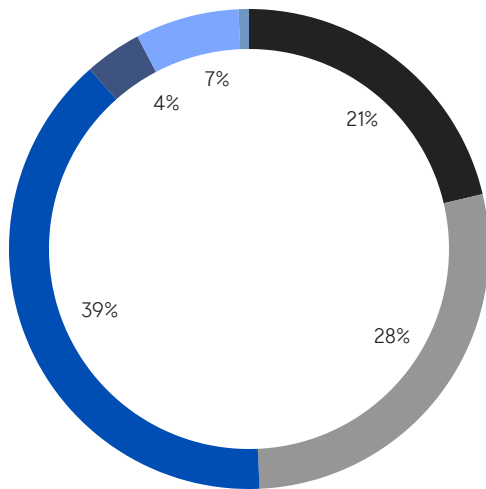
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CONTRACTS SIGNED

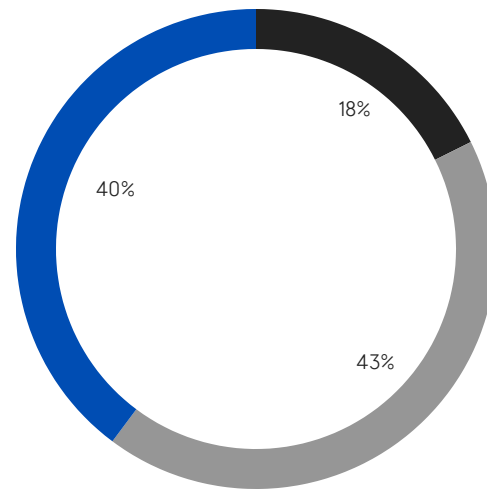
Market Share By Price (Last Ask)



By Neighborhood



By Type



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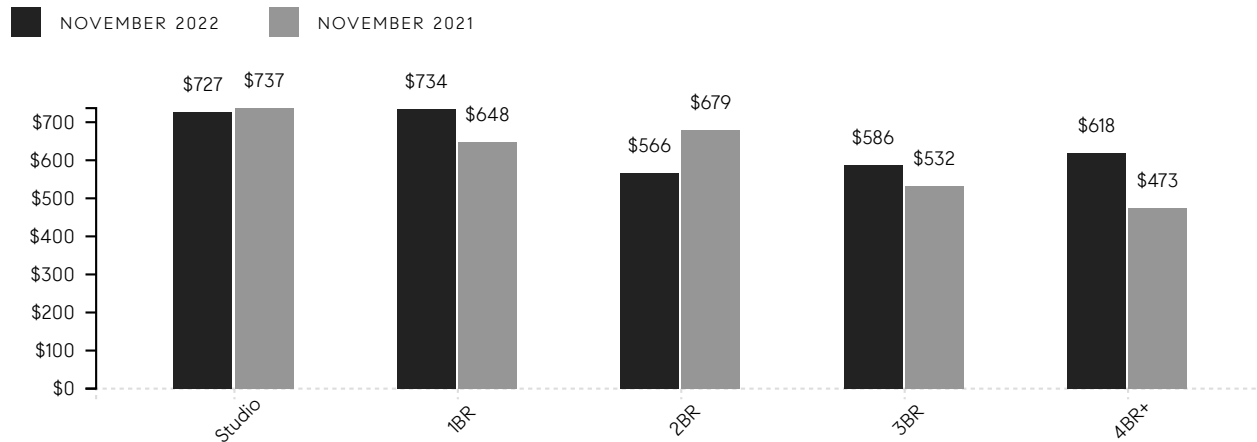
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OVERALL

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$722,625	\$750,899	-3.8%	\$738,494	-2.1%
MEDIAN SALE PRICE	\$640,000	\$680,000	-5.9%	\$680,000	-5.9%
AVERAGE PRICE PER SQUARE FOOT	\$636	\$583	9.1%	\$589	8.0%
AVERAGE DAYS ON MARKET	115	107	7.5%	109	5.5%
AVERAGE DISCOUNT	4%	7%		6%	
INVENTORY	3,014	3,115	-3.2%	2,583	16.7%
CONTRACTS SIGNED	289	305	-5.2%	400	-27.8%

Average Price Per Square Foot



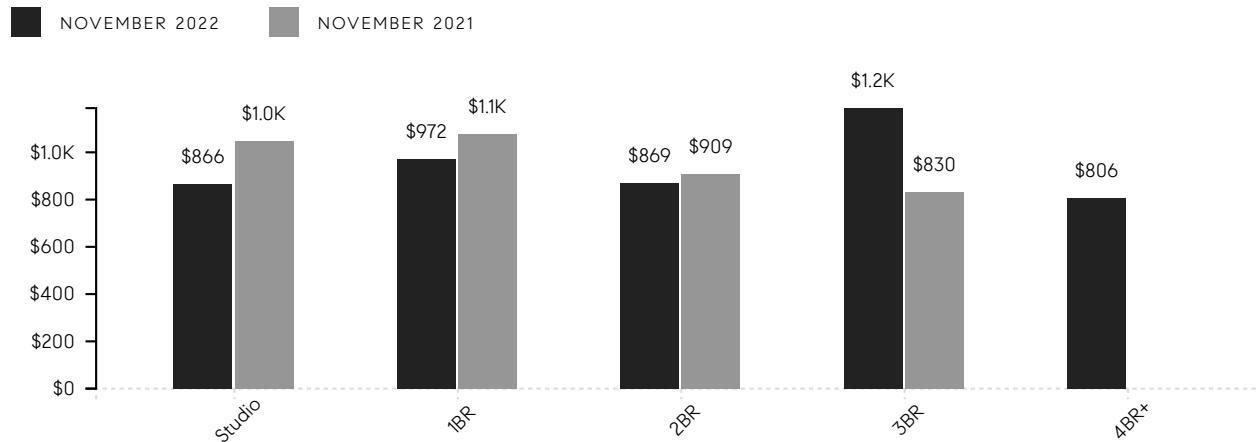
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CONDOS

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$739,081	\$760,682	-2.8%	\$743,421	-0.6%
MEDIAN SALE PRICE	\$649,000	\$600,000	8.2%	\$669,444	-3.1%
AVERAGE PRICE PER SQUARE FOOT	\$943	\$963	-2.1%	\$961	-1.9%
AVERAGE DAYS ON MARKET	117	145	-19.3%	125	-6.4%
AVERAGE DISCOUNT	3%	7%		5%	
INVENTORY	723	750	-3.6%	651	11.1%
CONTRACTS SIGNED	51	75	-32.0%	110	-53.6%

Average Price Per Square Foot



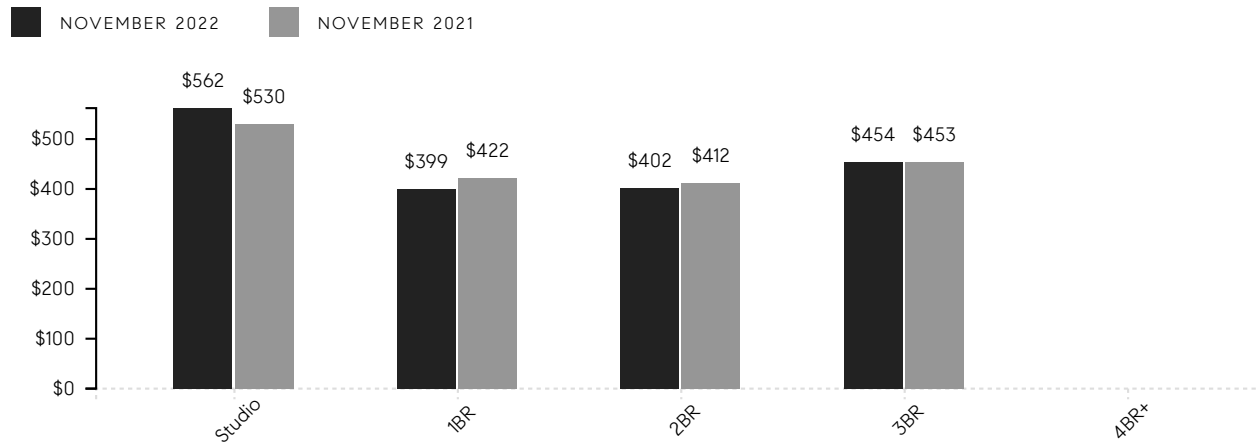
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CO-OPS

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$361,015	\$364,471	-0.9%	\$356,206	1.4%
MEDIAN SALE PRICE	\$330,000	\$330,000	-	\$325,000	1.5%
AVERAGE PRICE PER SQUARE FOOT	\$414	\$428	-3.3%	\$425	-2.6%
AVERAGE DAYS ON MARKET	134	123	8.9%	130	3.1%
AVERAGE DISCOUNT	5%	6%		6%	
INVENTORY	1,094	1,132	-3.4%	1,074	1.9%
CONTRACTS SIGNED	123	121	1.7%	149	-17.4%

Average Price Per Square Foot

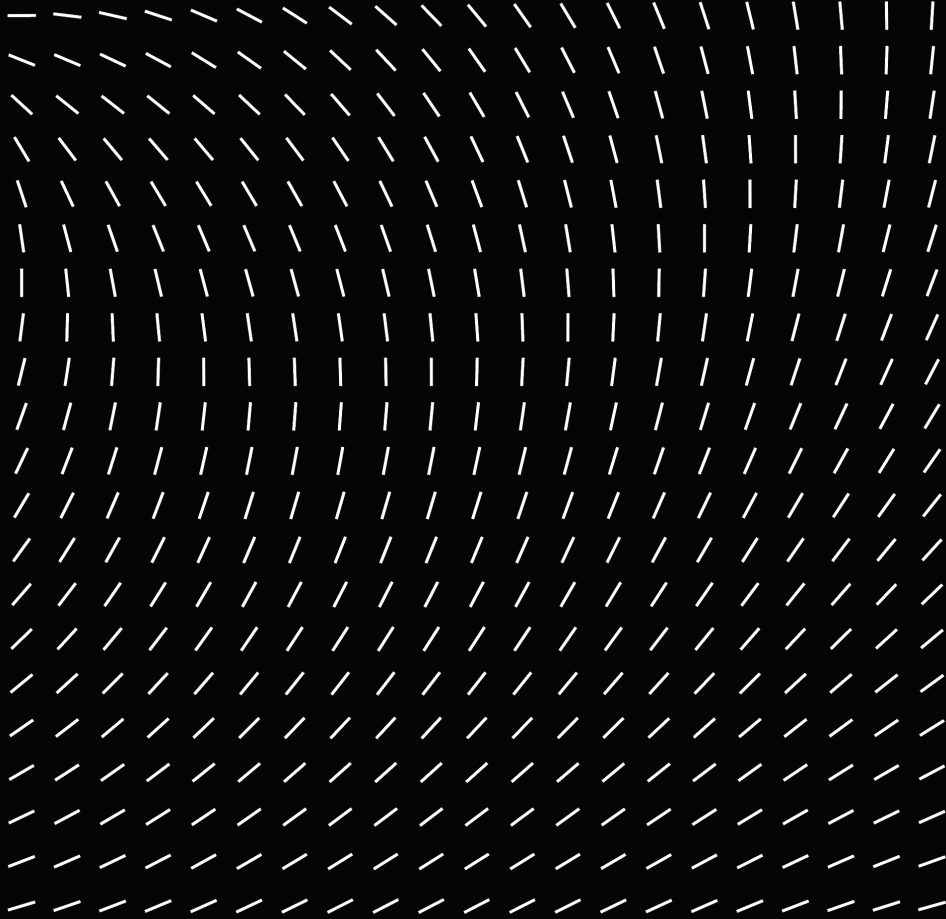


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HOUSES

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$1,011,528	\$934,490	8.2%	\$903,135	12.0%
MEDIAN SALE PRICE	\$940,000	\$850,000	10.6%	\$845,500	11.2%
AVERAGE PRICE PER SQUARE FOOT	\$594	\$522	13.8%	\$498	19.3%
AVERAGE DAYS ON MARKET	89	80	11.3%	82	8.5%
AVERAGE DISCOUNT	4%	8%		6%	
INVENTORY	1,197	1,233	-2.9%	858	39.5%
CONTRACTS SIGNED	115	109	5.5%	141	-18.4%



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