



COMPASS

Queens Market Insights

APRIL 2021

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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

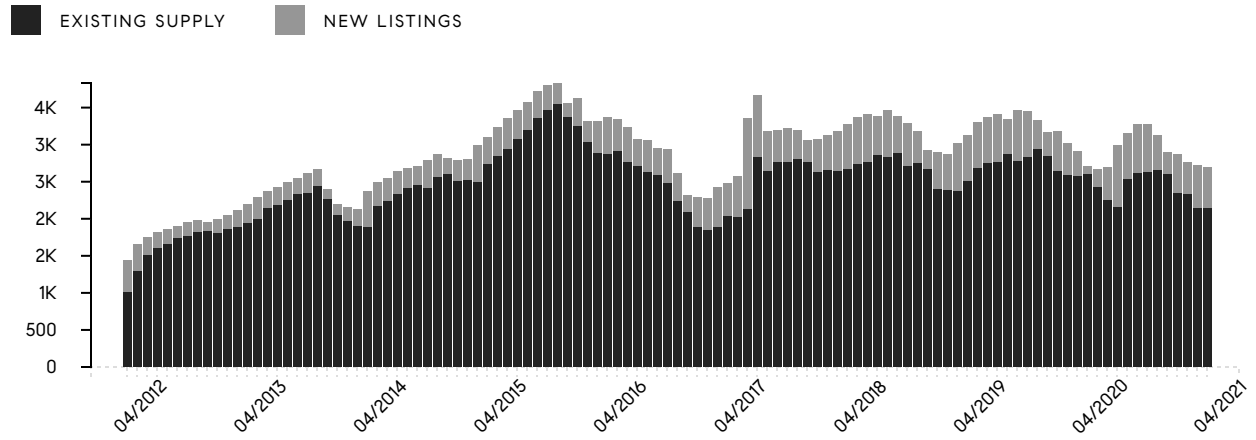
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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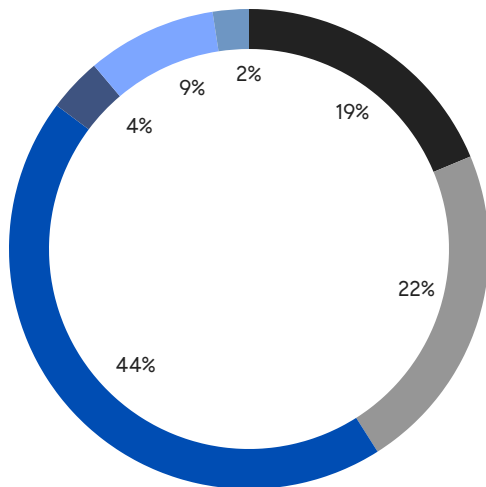
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INVENTORY

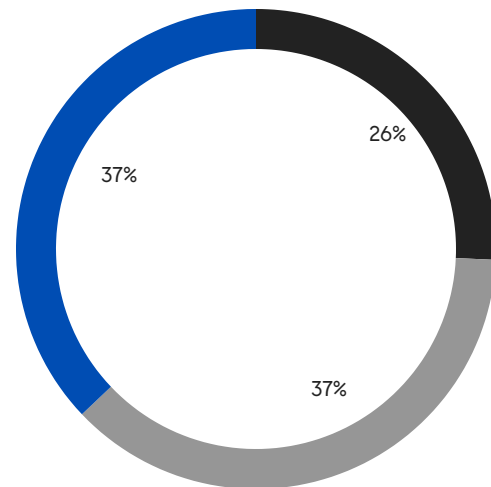
Total Inventory



By Neighborhood

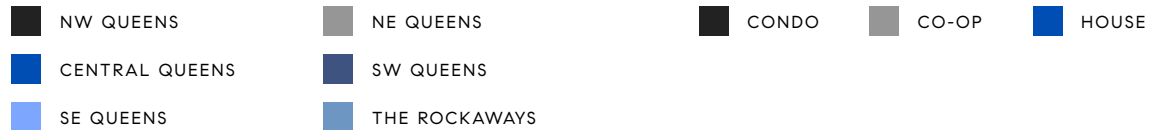


By Type



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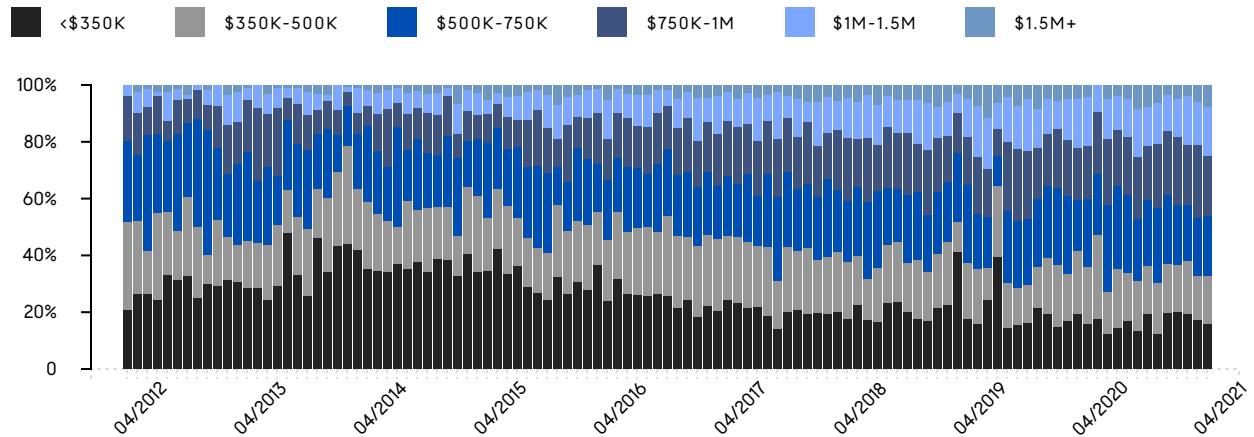


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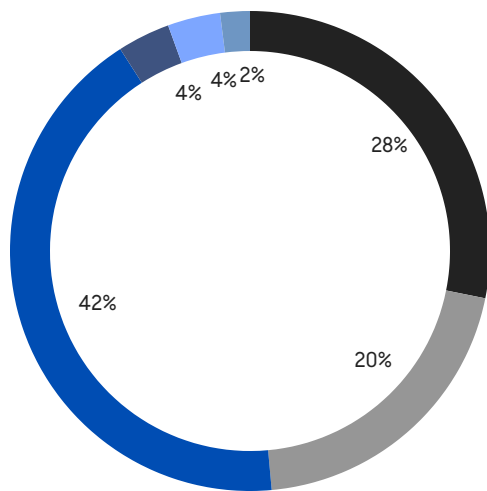
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CONTRACTS SIGNED

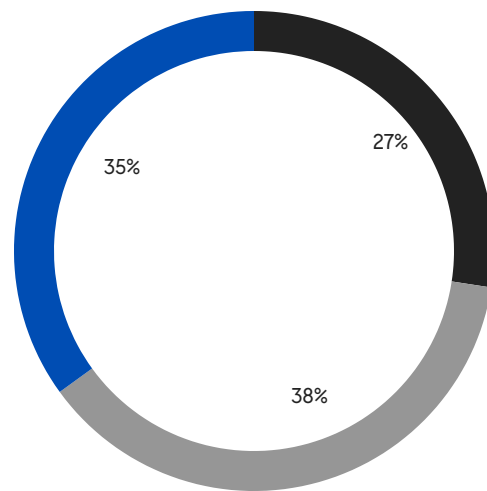
Market Share By Price (Last Ask)



By Neighborhood

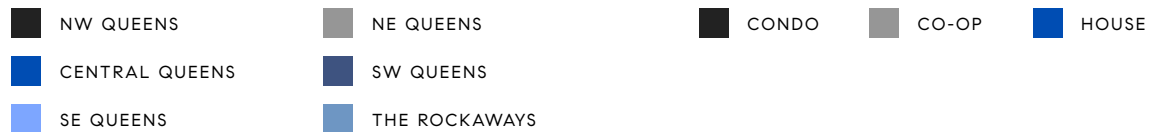


By Type



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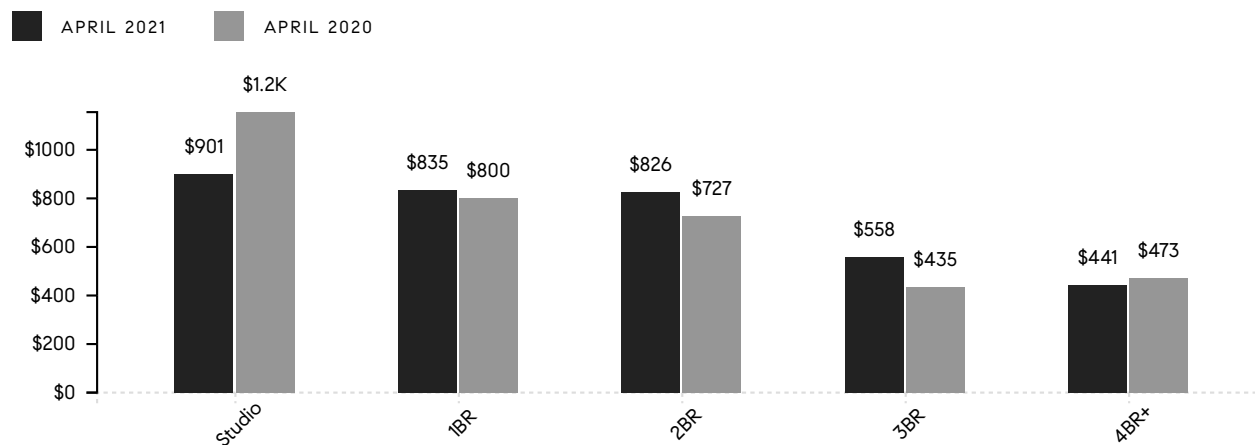
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OVERALL

	APR 2021	MAR 2021	% CHANGE	APR 2020	% CHANGE
AVERAGE SALE PRICE	\$706,356	\$694,971	1.6%	\$679,917	3.9%
MEDIAN SALE PRICE	\$667,000	\$650,000	2.6%	\$627,500	6.3%
AVERAGE PRICE PER SQUARE FOOT	\$695	\$688	1.0%	\$670	3.7%
AVERAGE DAYS ON MARKET	131	142	-8.0%	118	10.6%
AVERAGE DISCOUNT	5%	6%		5%	
INVENTORY	2,704	2,721	-0.6%	2,714	-0.4%
CONTRACTS SIGNED	463	479	-3.3%	75	517.3%

Average Price Per Square Foot



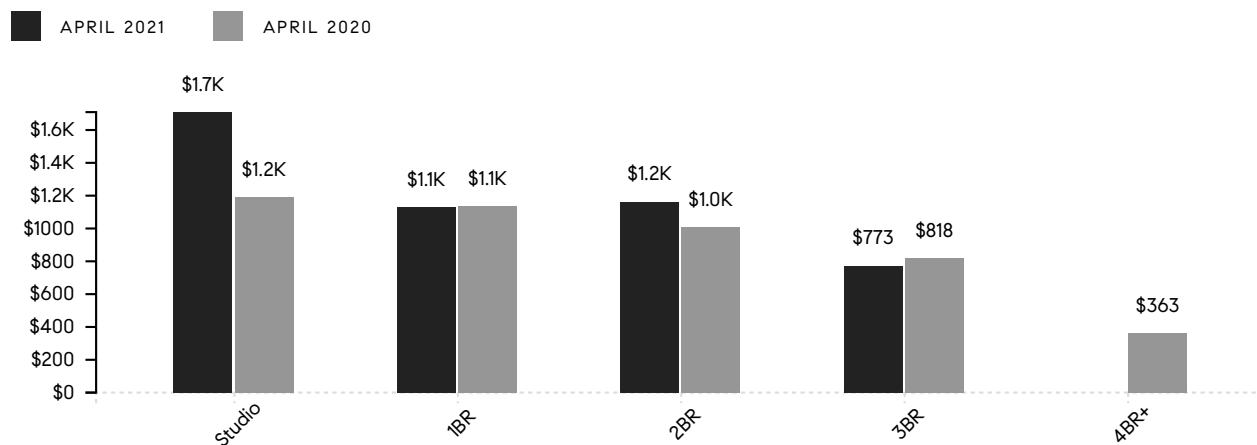
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CONDOS

	APR 2021	MAR 2021	% CHANGE	APR 2020	% CHANGE
AVERAGE SALE PRICE	\$892,855	\$821,155	8.7%	\$751,656	18.8%
MEDIAN SALE PRICE	\$747,250	\$712,775	4.8%	\$675,000	10.7%
AVERAGE PRICE PER SQUARE FOOT	\$1,119	\$1,165	-4.0%	\$1,081	3.5%
AVERAGE DAYS ON MARKET	114	165	-30.8%	117	-2.8%
AVERAGE DISCOUNT	4%	5%		3%	
INVENTORY	724	753	-3.9%	658	10.0%
CONTRACTS SIGNED	127	152	-16.4%	12	958.3%

Average Price Per Square Foot



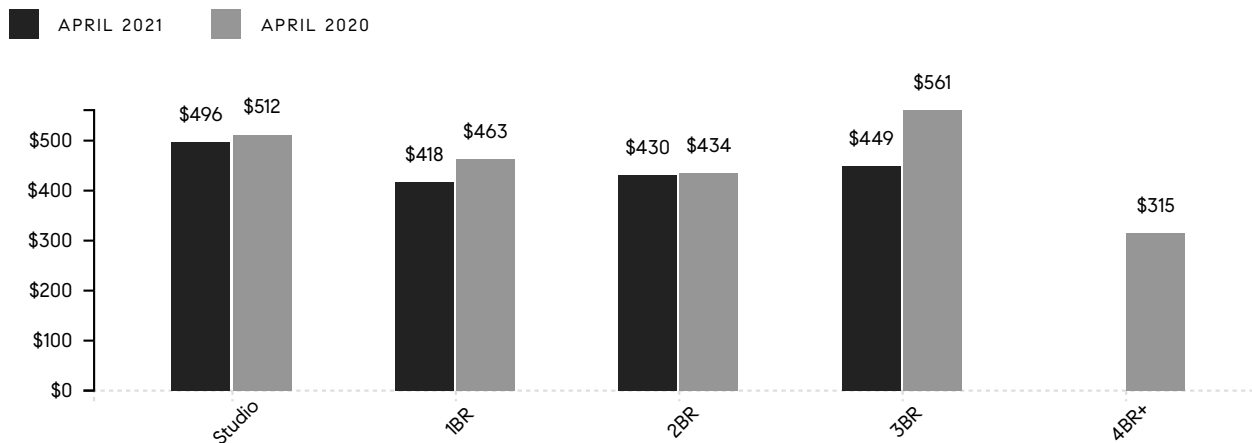
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CO-OPS

	APR 2021	MAR 2021	% CHANGE	APR 2020	% CHANGE
AVERAGE SALE PRICE	\$380,474	\$353,448	7.6%	\$383,609	-0.8%
MEDIAN SALE PRICE	\$337,500	\$315,000	7.1%	\$325,000	3.8%
AVERAGE PRICE PER SQUARE FOOT	\$430	\$416	3.5%	\$492	-12.6%
AVERAGE DAYS ON MARKET	140	157	-11.4%	126	11.0%
AVERAGE DISCOUNT	5%	6%		5%	
INVENTORY	1,046	1,041	0.5%	811	29.0%
CONTRACTS SIGNED	174	177	-1.7%	32	443.8%

Average Price Per Square Foot



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HOUSES

	APR 2021	MAR 2021	% CHANGE	APR 2020	% CHANGE
AVERAGE SALE PRICE	\$842,222	\$812,171	3.7%	\$757,336	11.2%
MEDIAN SALE PRICE	\$785,000	\$775,000	1.3%	\$699,500	12.2%
AVERAGE PRICE PER SQUARE FOOT	\$472	\$433	9.2%	\$448	5.4%
AVERAGE DAYS ON MARKET	131	111	18.1%	111	17.5%
AVERAGE DISCOUNT	6%	8%		7%	
INVENTORY	934	927	0.8%	1,245	-25.0%
CONTRACTS SIGNED	162	150	8.0%	31	422.6%



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