



COMPASS

Queens Market Insights

MAY 2022

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May 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

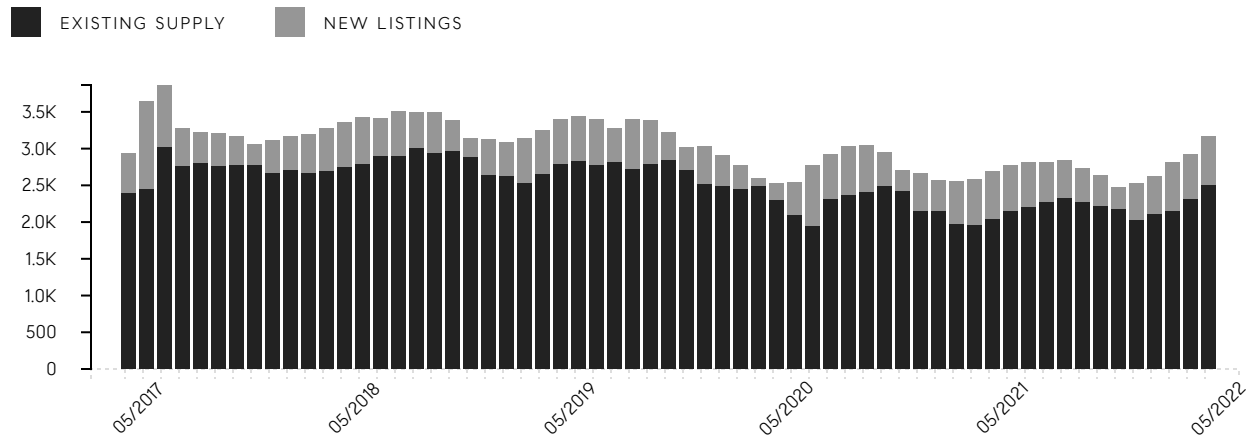
- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

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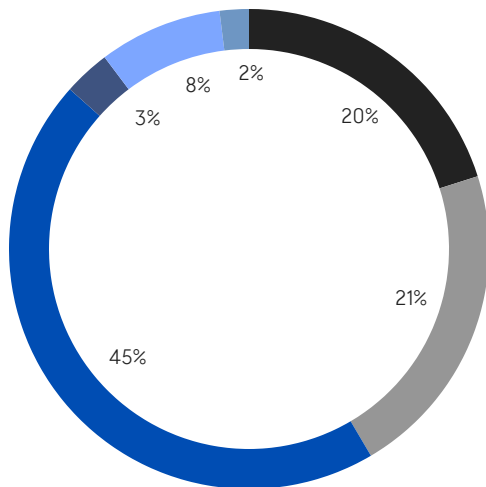
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INVENTORY

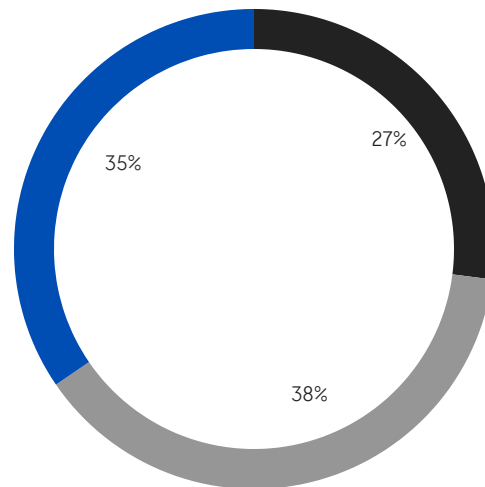
Total Inventory



By Neighborhood



By Type



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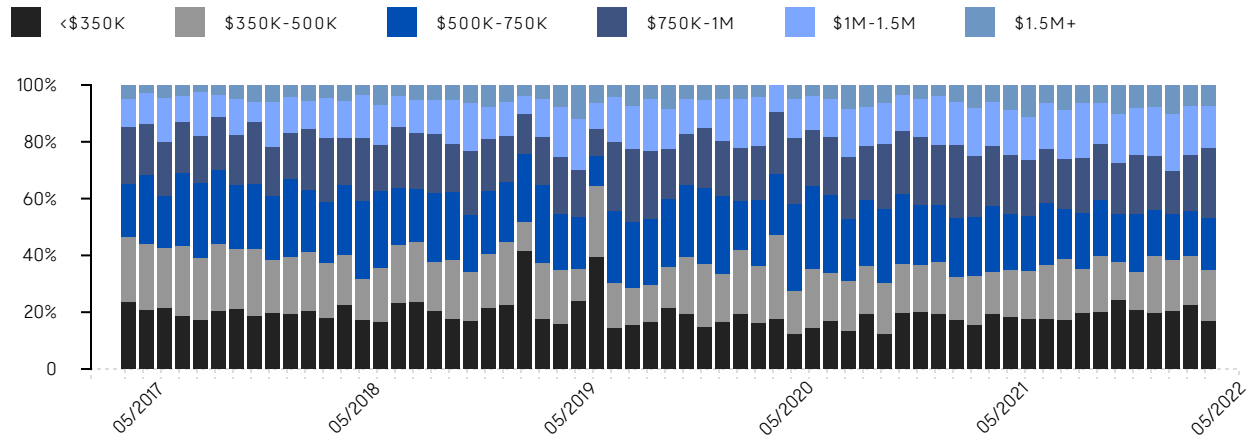


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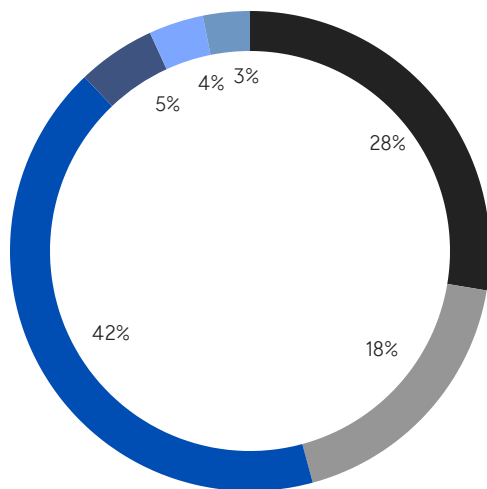
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CONTRACTS SIGNED

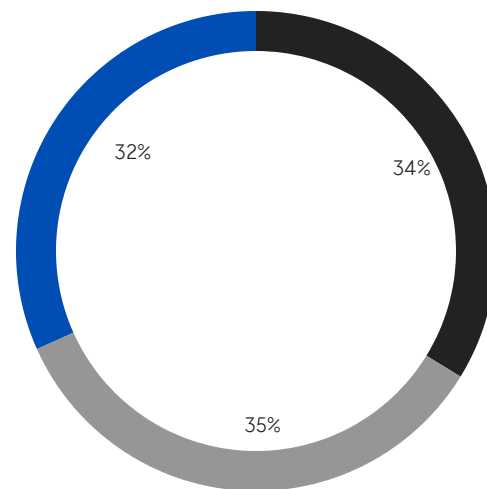
Market Share By Price (Last Ask)



By Neighborhood



By Type



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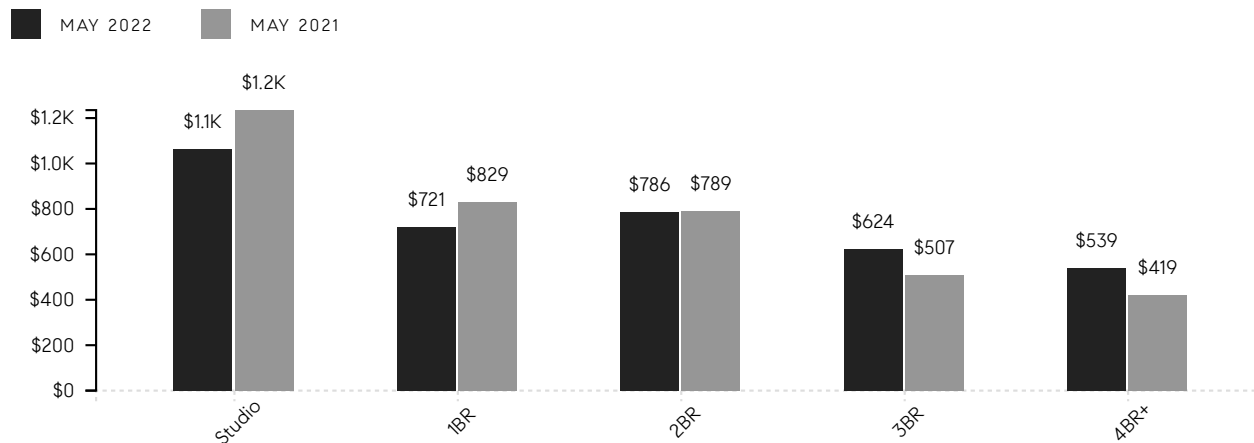
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OVERALL

	MAY 2022	APR 2022	% CHANGE	MAY 2021	% CHANGE
AVERAGE SALE PRICE	\$761,982	\$737,794	3.3%	\$725,696	5.0%
MEDIAN SALE PRICE	\$639,000	\$660,000	-3.2%	\$690,000	-7.4%
AVERAGE PRICE PER SQUARE FOOT	\$687	\$613	12.1%	\$665	3.3%
AVERAGE DAYS ON MARKET	155	132	17.4%	132	17.4%
AVERAGE DISCOUNT	3%	5%		7%	
INVENTORY	3,171	2,925	8.4%	2,693	17.7%
CONTRACTS SIGNED	385	480	-19.8%	453	-15.0%

Average Price Per Square Foot



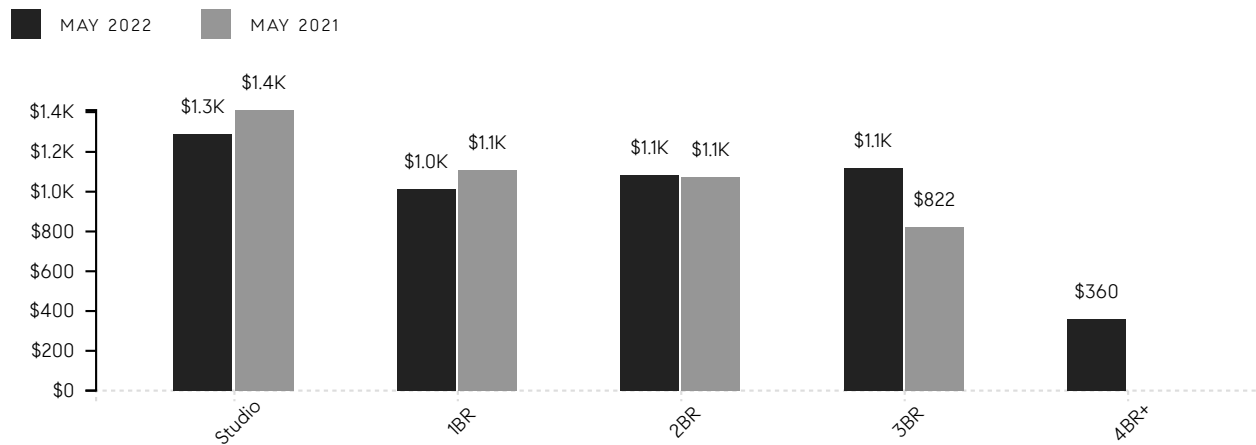
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CONDOS

	MAY 2022	APR 2022	% CHANGE	MAY 2021	% CHANGE
AVERAGE SALE PRICE	\$859,815	\$684,776	25.6%	\$799,324	7.6%
MEDIAN SALE PRICE	\$749,500	\$610,950	22.7%	\$715,000	4.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,055	\$919	14.8%	\$1,096	-3.7%
AVERAGE DAYS ON MARKET	196	143	37.1%	162	21.0%
AVERAGE DISCOUNT	3%	4%		7%	
INVENTORY	838	742	12.9%	748	12.0%
CONTRACTS SIGNED	130	121	7.4%	135	-3.7%

Average Price Per Square Foot



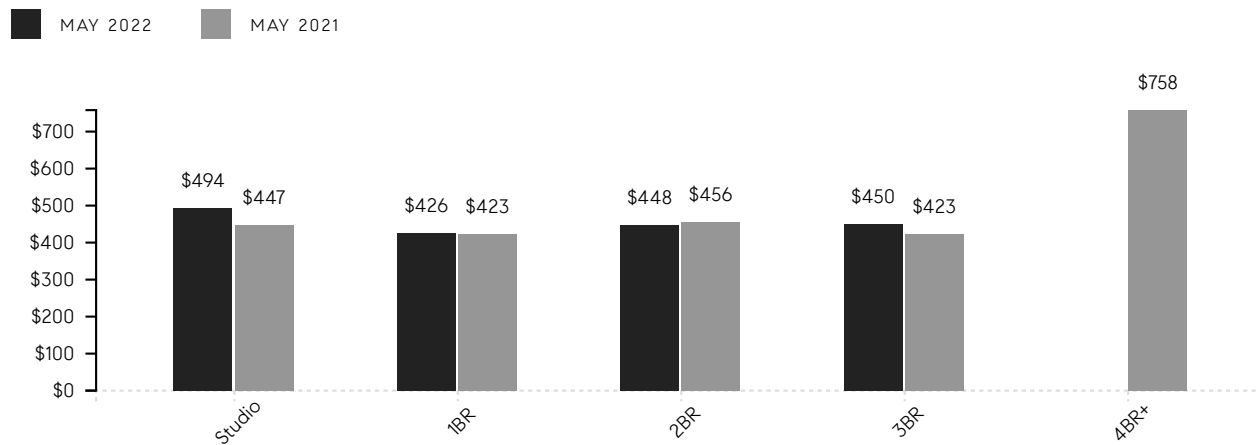
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CO-OPS

	MAY 2022	APR 2022	% CHANGE	MAY 2021	% CHANGE
AVERAGE SALE PRICE	\$366,024	\$351,754	4.1%	\$360,864	1.4%
MEDIAN SALE PRICE	\$330,000	\$325,000	1.5%	\$328,529	0.4%
AVERAGE PRICE PER SQUARE FOOT	\$437	\$436	0.2%	\$439	-0.5%
AVERAGE DAYS ON MARKET	191	155	23.2%	143	33.6%
AVERAGE DISCOUNT	4%	7%		6%	
INVENTORY	1,212	1,158	4.7%	1,095	10.7%
CONTRACTS SIGNED	133	200	-33.5%	172	-22.7%

Average Price Per Square Foot



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HOUSES

	MAY 2022	APR 2022	% CHANGE	MAY 2021	% CHANGE
AVERAGE SALE PRICE	\$1,035,210	\$928,326	11.5%	\$841,476	23.0%
MEDIAN SALE PRICE	\$935,000	\$850,000	10.0%	\$797,500	17.2%
AVERAGE PRICE PER SQUARE FOOT	\$558	\$536	4.1%	\$453	23.2%
AVERAGE DAYS ON MARKET	90	101	-10.9%	100	-10.0%
AVERAGE DISCOUNT	3%	5%		7%	
INVENTORY	1,121	1,025	9.4%	850	31.9%
CONTRACTS SIGNED	122	159	-23.3%	146	-16.4%



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