

Elliman Report

Q2-2022 Northwest Queens, NY Sales

Co-Op, Condo & 1-3 Family Dashboard

YEAR-OVER-YEAR

+ 10.6%
Prices
Median Sales Price

+ 1.6%
Sales
Closed Sales

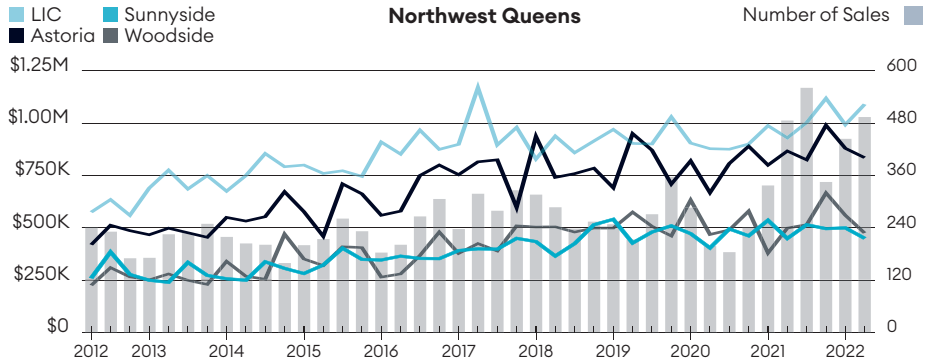
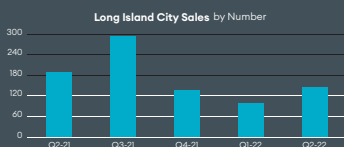
+ 35 days
Marketing Time
Days on Market

+ 0.5%
Negotiability
Listing Discount

- Median sales price reached a new high
- Sales rose to the second highest on record
- Days on market expanded to the highest level in two years

Long Island City

- All condo price trend indicators rose to the second highest on record
- Co-op price trend indicators showed mixed trends
- The 1-3 family number of sales rose annually for the six consecutive month



Northwest Queens Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,014,992	3.3%	\$982,174	6.2%	\$955,451
Median Sales Price	\$989,000	9.9%	\$900,232	10.6%	\$894,297
Number of Sales (Closed)	494	11.3%	444	1.6%	486
Days on Market (From Last List Date)	115	25.0%	92	43.8%	80
Listing Discount (From Last List Price)	6.9%		4.8%		6.4%

Long Island City Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,191,064	5.2%	\$1,132,529	10.2%	\$1,081,037
Average Price Per Sq Ft	\$1,400	9.0%	\$1,284	5.5%	\$1,327
Median Sales Price	\$1,090,650	9.2%	\$999,000	15.8%	\$941,917
Number of Sales (Closed)	131	50.6%	87	-26.0%	177

Long Island City Co-Op Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$627,083	24.2%	\$505,000	6.2%	\$590,643
Median Sales Price	\$558,750	34.6%	\$415,000	-6.9%	\$600,000
Number of Sales (Closed)	6	20.0%	5	-14.3%	7

Long Island City 1-3 Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,526,309	0.3%	\$1,521,667	-21.0%	\$1,931,667
Average Price Per Sq Ft	\$673	4.8%	\$642	-72.9%	\$2,486
Median Sales Price	\$1,375,000	-2.5%	\$1,410,000	9.6%	\$1,255,000
Number of Sales (Closed)	8	33.3%	6	166.7%	3

Price trend indicators were at record and near-record levels.

Median sales price rose 10.6% year over year to a new high of \$989,000 and was 26.8% above pre-pandemic levels. The average sales price followed a similar pattern, rising 6.2% annually to \$1,014,992, the third highest on record, and 17.3% above pre-pandemic

levels. Both price trend indicators rose year over year for the fifth consecutive quarter. The number of sales edged up 1.6% annually to 494, the second highest quarterly sales total, and was well more than double the levels that were seen pre-pandemic.

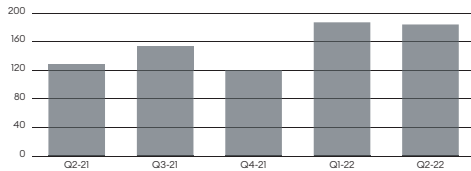


Prepared by Miller Samuel Real Estate Appraisers & Consultants

Astoria

- Condo sales surged nearly five times pre-pandemic levels
- Co-op median sales price was at parity with pre-pandemic levels
- The 1-3 family price trend indicators increased year over year

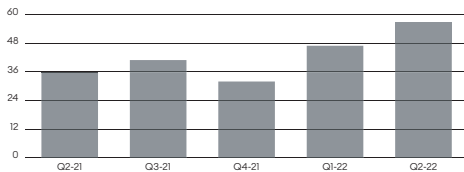
Astoria Sales by Number



Sunnyside

- Co-op price trend indicators edged higher annually as sales surged
- The 1-3 family price trend indicators increased year over year

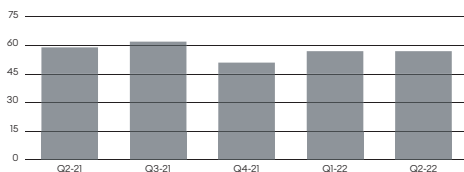
Sunnyside Sales by Number



Woodside

- Co-op price trend indicators slipped year over year and remained below pre-pandemic levels
- The 1-3 family median sales price rose year over year for the second time in three quarters

Woodside Sales by Number



Astoria Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$746,600	-9.8%	\$827,529	11.2%	\$671,137
Average Price Per Sq Ft	\$907	-20.2%	\$1,136	-5.7%	\$962
Median Sales Price	\$648,040	-11.2%	\$730,000	2.1%	\$635,000
Number of Sales (Closed)	74	-10.8%	83	72.1%	43
Astoria Co-Op Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$570,852	19.7%	\$476,845	16.4%	\$490,450
Median Sales Price	\$525,000	11.7%	\$470,000	8.2%	\$485,000
Number of Sales (Closed)	27	28.6%	21	35.0%	20
Astoria 1-3 Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,312,613	3.7%	\$1,265,657	7.8%	\$1,217,354
Average Price Per Sq Ft	\$642	1.3%	\$634	9.6%	\$586
Median Sales Price	\$1,375,000	10.2%	\$1,248,000	10.0%	\$1,250,000
Number of Sales (Closed)	83	0.0%	83	27.7%	65

Sunnyside Co-Op Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$386,164	-9.4%	\$426,330	0.5%	\$384,369
Median Sales Price	\$390,000	-6.0%	\$415,000	1.1%	\$385,649
Number of Sales (Closed)	29	26.1%	23	20.8%	24
Sunnyside 1-3 Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,182,050	9.4%	\$1,080,962	2.1%	\$1,157,750
Average Price Per Sq Ft	\$507	-1.6%	\$515	0.8%	\$503
Median Sales Price	\$1,262,500	32.9%	\$950,000	17.6%	\$1,074,000
Number of Sales (Closed)	16	23.1%	13	60.0%	10

Woodside Co-Op Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$335,087	-14.8%	\$393,384	-3.9%	\$348,783
Median Sales Price	\$319,500	-16.8%	\$384,000	-6.6%	\$342,000
Number of Sales (Closed)	30	11.1%	27	0.0%	30
Woodside 1-3 Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,108,283	-1.0%	\$1,118,944	29.8%	\$853,680
Average Price Per Sq Ft	\$496	-19.2%	\$614	-1.6%	\$504
Median Sales Price	\$1,000,000	-5.2%	\$1,055,000	17.8%	\$849,000
Number of Sales (Closed)	23	27.8%	18	-8.0%	25

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

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