

ELLIMAN REPORT

1Q 2017

NORTHWEST QUEENS SALES

Highlights of the Quarterly Survey of Residential Sales

“Sharp gains in price trend indicators and the number of sales.”

Northwest Queens Market Matrix	1Q-2017	%Δ (QTR)	4Q-2016	%Δ (YR)	1Q-2016
Average Sales Price	\$823,119	-1.1%	\$831,977	23.0%	\$669,022
Median Sales Price	\$670,000	-15.6%	\$794,072	19.6%	\$560,222
Number of Sales	237	-22.5%	306	29.5%	183
Days on Market (From Last List Date)	102	45.7%	70	70.0%	60
Listing Discount (From Last List Price)	1.0%		-1.1%		2.8%
Long Island City Condos Market Matrix	1Q-2017	%Δ (QTR)	4Q-2016	%Δ (YR)	1Q-2016
Average Sales Price	\$999,977	-7.7%	\$1,083,093	-5.3%	\$1,055,533
Average Price Per Sq Ft	\$1,115	-2.2%	\$1,140	3.0%	\$1,082
Median Sales Price	\$896,060	-15.0%	\$1,053,635	-1.0%	\$905,000
Number of Sales (Closed)	27	-62.0%	71	35.0%	20
Astoria Condos Matrix	1Q-2017	%Δ (QTR)	4Q-2016	%Δ (YR)	1Q-2016
Average Sales Price	\$602,264	-26.7%	\$821,120	10.3%	\$546,086
Average Price Per Sq Ft	\$886	0.7%	\$880	-0.7%	\$892
Median Sales Price	\$650,000	-18.6%	\$799,000	18.2%	\$550,000
Number of Sales (Closed)	25	-49.0%	49	56.3%	16
Sunnyside Co-Op Matrix	1Q-2017	%Δ (QTR)	4Q-2016	%Δ (YR)	1Q-2016
Average Sales Price	\$316,279	-2.1%	\$323,156	5.9%	\$298,569
Median Sales Price	\$270,000	-15.6%	\$320,000	-6.9%	\$290,000
Number of Sales (Closed)	19	35.7%	14	-17.4%	23
Woodside Co-Op Matrix	1Q-2017	%Δ (QTR)	4Q-2016	%Δ (YR)	1Q-2016
Average Sales Price	\$299,588	-11.7%	\$339,190	18.5%	\$252,846
Median Sales Price	\$283,500	-18.2%	\$346,500	9.7%	\$258,500
Number of Sales (Closed)	36	100.0%	18	38.5%	26

Median sales price rose 19.6% to \$670,000 and average sales price increased 23% to \$823,119 respectively from the prior year quarter.

There were 237 sales, up 29.5% from the same period last year.

Days on market, the average number of days between the date of the last list price change and the contract date, expanded by more than a month to 102 days from the year ago quarter.