

ELLIMAN REPORT

Q1 2019

NORTHWEST QUEENS SALES

Highlights of the Quarterly Survey of Residential Sales

“ Price trend indicators and sales fell short of year-ago levels. ”

Northwest Queens Market Matrix	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$828,751	-5.2%	\$874,594	-2.6%	\$850,651
Median Sales Price	\$713,888	-8.3%	\$778,481	-9.6%	\$790,000
Number of Sales	248	-2.4%	254	-21.5%	316
Days on Market (From Last List Date)	96	0.0%	96	-17.2%	116
Listing Discount (From Last List Price)	1.7%		4.2%		-0.8%
Long Island City Condos Market Matrix	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$1,173,533	15.3%	\$1,017,574	23.0%	\$954,022
Average Price Per Sq Ft	\$1,236	10.1%	\$1,123	5.5%	\$1,172
Median Sales Price	\$1,017,350	12.2%	\$906,542	20.9%	\$841,403
Number of Sales (Closed)	46	-23.3%	60	-55.8%	104
Astoria Condos Matrix	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$641,225	5.1%	\$610,118	1.2%	\$633,327
Average Price Per Sq Ft	\$918	-8.6%	\$1,004	11.1%	\$826
Median Sales Price	\$634,500	4.0%	\$610,000	-2.4%	\$650,000
Number of Sales (Closed)	40	37.9%	29	135.3%	17
Sunnyside Co-Op Matrix	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$362,038	-5.0%	\$381,032	-0.4%	\$363,484
Median Sales Price	\$327,500	-10.9%	\$367,500	-16.0%	\$390,000
Number of Sales (Closed)	16	-20.0%	20	-36.0%	25
Woodside Co-Op Matrix	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$393,196	13.7%	\$345,894	9.9%	\$357,614
Median Sales Price	\$389,000	23.4%	\$315,250	17.0%	\$332,500
Number of Sales (Closed)	23	4.5%	22	4.5%	22

Both median sales price and the number of sales fell year over year for the fourth consecutive quarter as the market continued to soften. Median sales price declined 9.6% to \$713,888, and average sales price slipped 2.6% to \$828,751 respectively from the same quarter a year ago.

The number of sales decreased by 21.5% to 248 from the year-ago quarter, the fourth consecutive year over year decline.

Days on market, the number of days from the last price change to the contract date, was twenty days, or 17.2%, faster than last year.