

ELLIMAN REPORT

Q3 2019

NORTHWEST QUEENS SALES

Highlights of the Quarterly Survey of Residential Sales

“Sales began to rise while price trend indicators rose sharply.”

Northwest Queens Market Matrix	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$913,057	5.5%	\$865,652	10.5%	\$826,505
Median Sales Price	\$850,000	9.0%	\$780,000	16.4%	\$730,000
Number of Sales	271	27.2%	213	13.9%	238
Days on Market (From Last List Date)	65	-29.3%	92	18.2%	55
Listing Discount (From Last List Price)	2.0%		3.3%		2.6%
Long Island City Condos Market Matrix	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$1,020,683	-7.3%	\$1,100,693	-5.2%	\$1,077,036
Average Price Per Sq Ft	\$1,226	20.6%	\$1,017	4.4%	\$1,174
Median Sales Price	\$907,247	0.4%	\$903,419	0.0%	\$907,500
Number of Sales (Closed)	94	224.1%	29	67.9%	56
Astoria Condos Matrix	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$649,570	-1.1%	\$657,090	23.5%	\$525,984
Average Price Per Sq Ft	\$872	-1.2%	\$883	9.3%	\$798
Median Sales Price	\$537,500	-14.8%	\$631,000	10.8%	\$485,000
Number of Sales (Closed)	36	125.0%	16	38.5%	26
Sunnyside Co-Op Matrix	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$398,908	6.6%	\$374,115	8.4%	\$368,149
Median Sales Price	\$399,000	6.4%	\$375,000	10.8%	\$360,000
Number of Sales (Closed)	15	-28.6%	21	-28.6%	21
Woodside Co-Op Matrix	Q3-2019	%Δ (QTR)	Q2-2019	%Δ (YR)	Q3-2018
Average Sales Price	\$347,750	-15.3%	\$410,409	-5.0%	\$366,235
Median Sales Price	\$334,500	-9.2%	\$368,500	-5.8%	\$355,000
Number of Sales (Closed)	20	-9.1%	22	17.6%	17

The number of sales expanded year over year after five quarters of declines. There were 271 sales in the third quarter, up 13.9% from the prior-year quarter, well above the 233 quarterly sales average over the last decade. A substantial share of the neighborhoods in the northwest region saw year over year sales increases as well.

The median sales price for the region jumped 16.4% to \$850,000, and the average sales price increased by 10.5% to \$913,057, respectively, from the same quarter last year. Days on market, the number of days from the last price change to the contract date, expanded 18.2% to 65 days from the same period a year ago.