



COMPASS

# Queens Market Insights

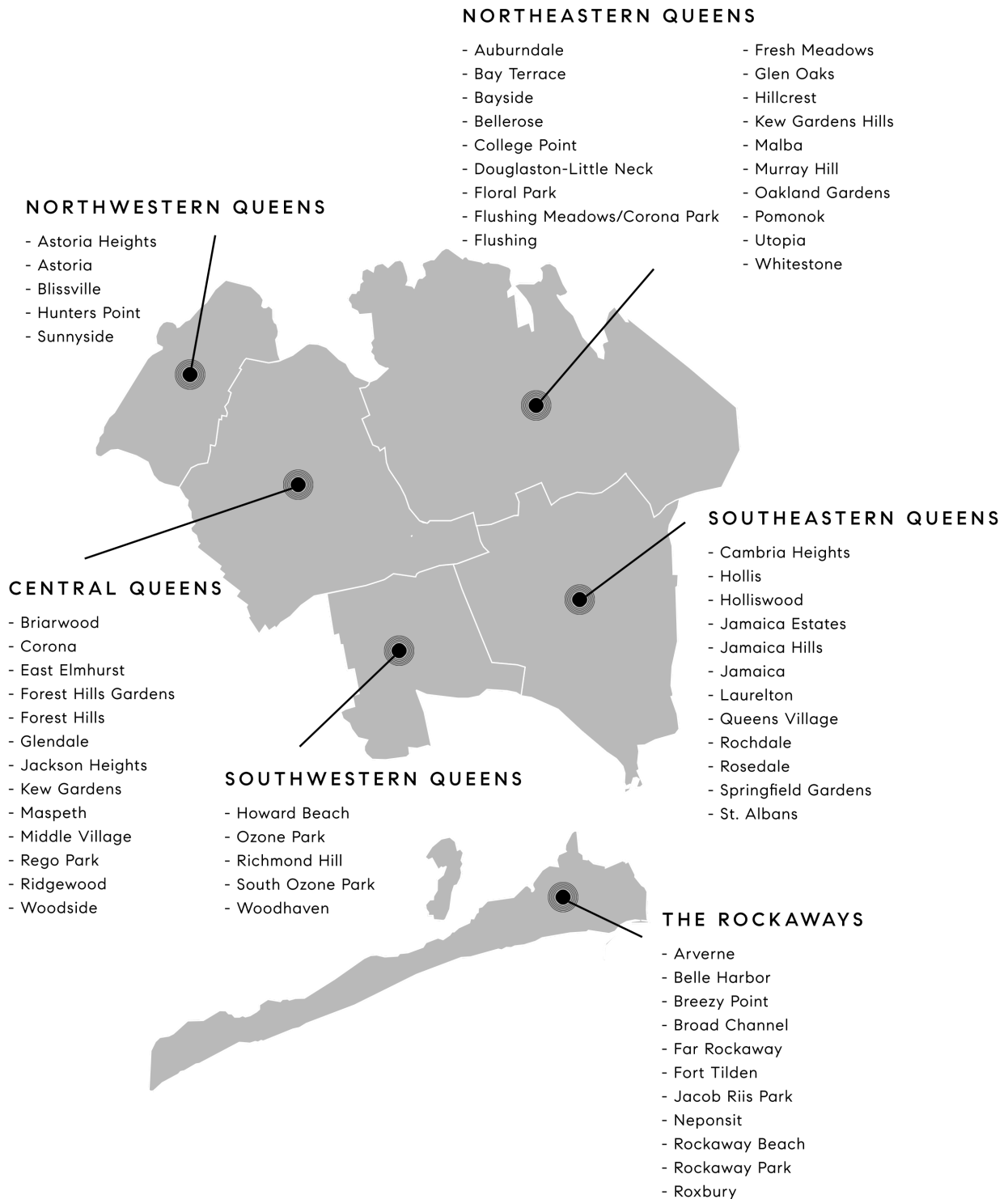
September 2025

Photo: 209 Onderdonk Avenue  
Agent/Team: Sharon Cohen



# Neighborhood Map

September 2025



# Methodology

September 2025

**Geography** covered in this report is Queens.

**Inventory** is calculated based on all properties actively listed during the month at the time the report is prepared.

**Contract Signed** figures for the current month are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

**Recorded Sales** figures for the current month are based on reported sales and recorded closings at the time the report is prepared. Historic data is based solely on ACRIS transactions.

**Median Price** is the middle price of a given dataset.

**Average Price** is the sum of all prices divided by the total number of properties.

**Months of Supply** is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

**Time on Market** is calculated by how many properties entered contract during the month in the given period.

**Discount** is the percentage difference between the initial list and recorded sale price.

**Bedroom Count** is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

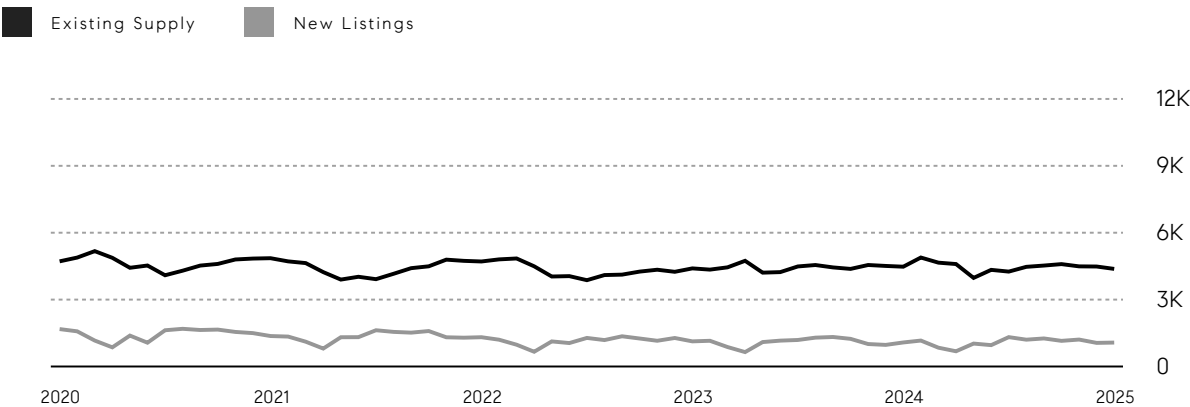
**Current Month** is reflective of the first day of the month to the final day of the month.

**Previous Month** figures are revised to ensure the most accurate values are provided and to account for source data delays.

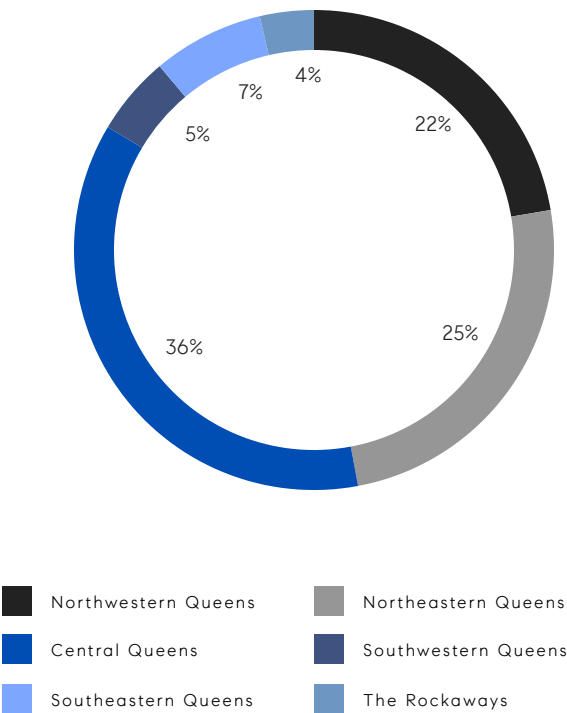
# Inventory

September 2025

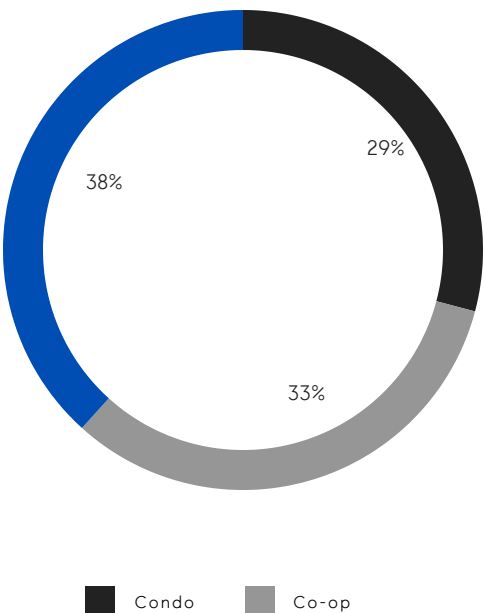
## Total Inventory



## By Neighborhood



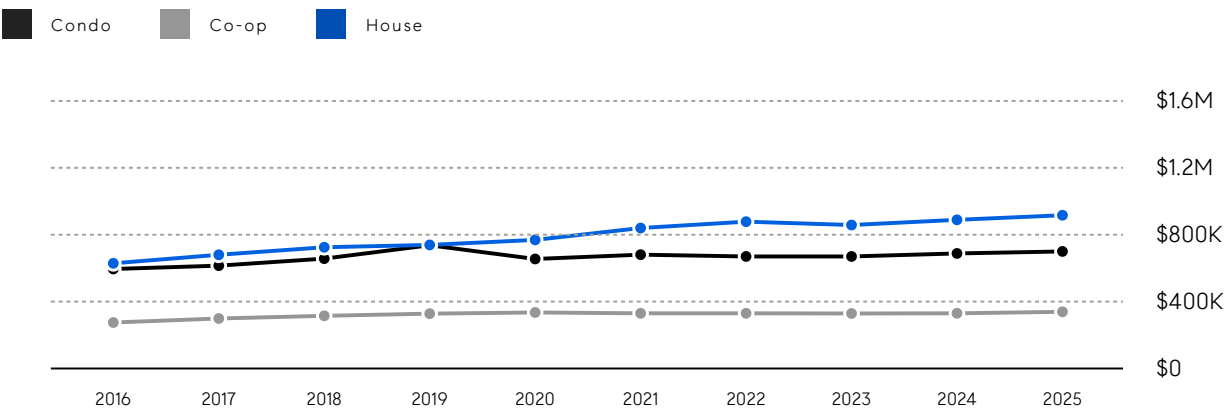
## By Type



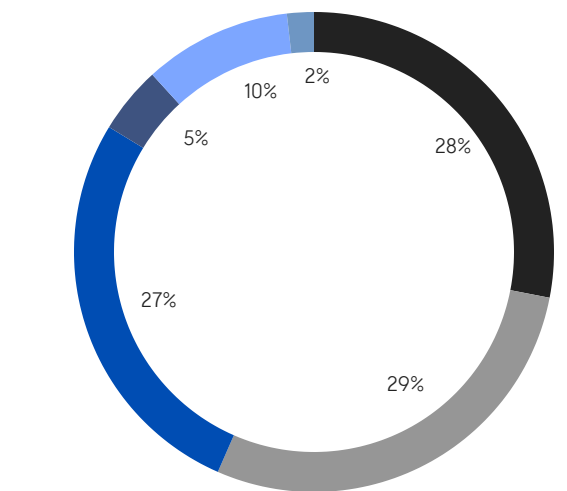
# Contracts Signed

September 2025

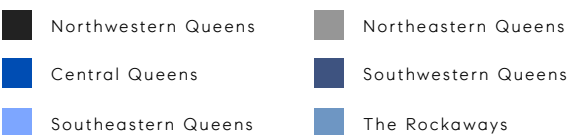
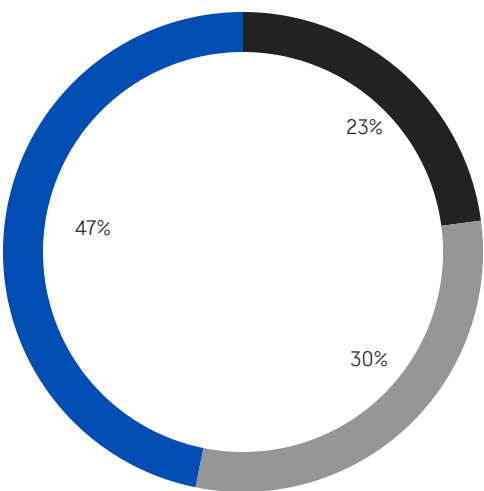
## Median Contract Price



## By Neighborhood



## By Type

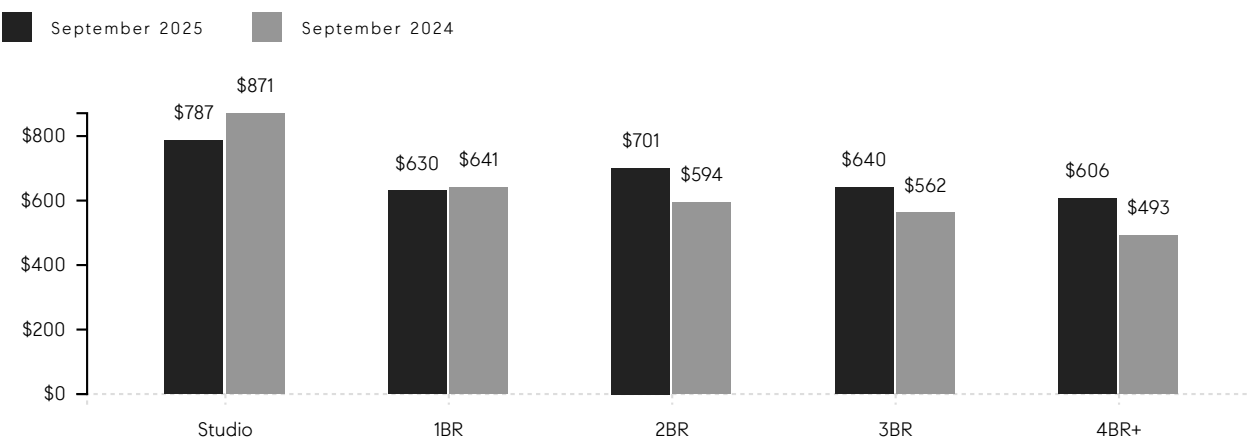


# Market Overview

September 2025

|                               | Sep 2025  | Aug 2025  | % Change | Sep 2024  | % Change |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| Average Sale Price            | \$766,453 | \$768,019 | -0.2%    | \$706,272 | 8.5%     |
| Median Sale Price             | \$700,000 | \$712,388 | -1.7%    | \$640,000 | 9.4%     |
| Average Price Per Square Foot | \$651     | \$663     | -1.8%    | \$591     | 10.2%    |
| Average Days On Market        | 76        | 91        | -16.5%   | 119       | -36.1%   |
| Average Discount              | 3%        | 3%        | -        | 4%        | -        |
| Inventory                     | 5,450     | 5,543     | -1.7%    | 5,554     | -1.9%    |
| Contracts Signed              | 803       | 930       | -13.7%   | 799       | 0.5%     |

## Average Price Per Square Foot

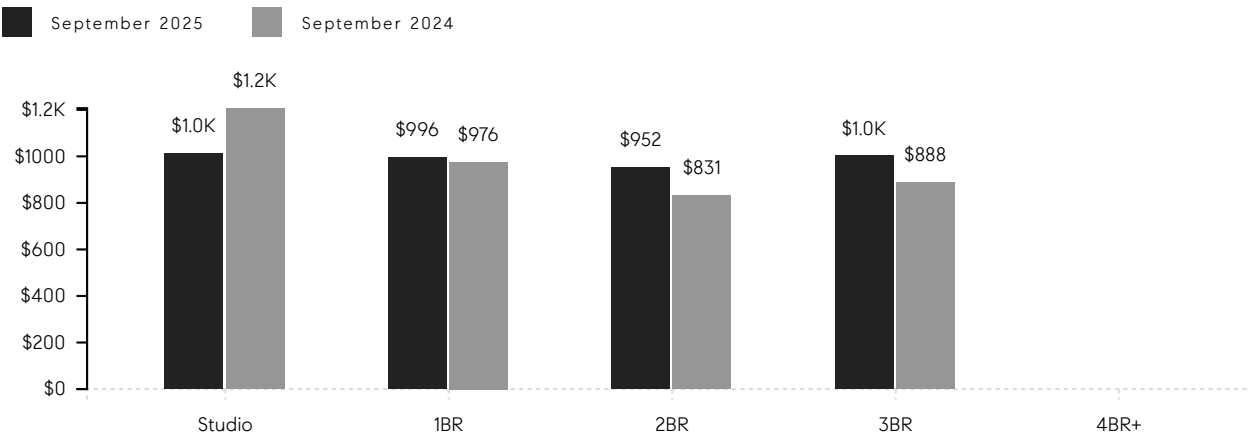


# Condos

September 2025

|                               | Sep 2025  | Aug 2025  | % Change | Sep 2024  | % Change |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| Average Sale Price            | \$783,561 | \$731,284 | 7.1%     | \$680,412 | 15.2%    |
| Median Sale Price             | \$680,000 | \$663,000 | 2.6%     | \$603,822 | 12.6%    |
| Average Price Per Square Foot | \$976     | \$977     | -0.1%    | \$927     | 5.3%     |
| Average Days On Market        | 94        | 127       | -26.0%   | 159       | -40.9%   |
| Average Discount              | 4%        | 4%        | -        | 4%        | -        |
| Inventory                     | 1,587     | 1,593     | -0.4%    | 1,494     | 6.2%     |
| Contracts Signed              | 184       | 223       | -17.5%   | 194       | -5.2%    |

## Average Price Per Square Foot

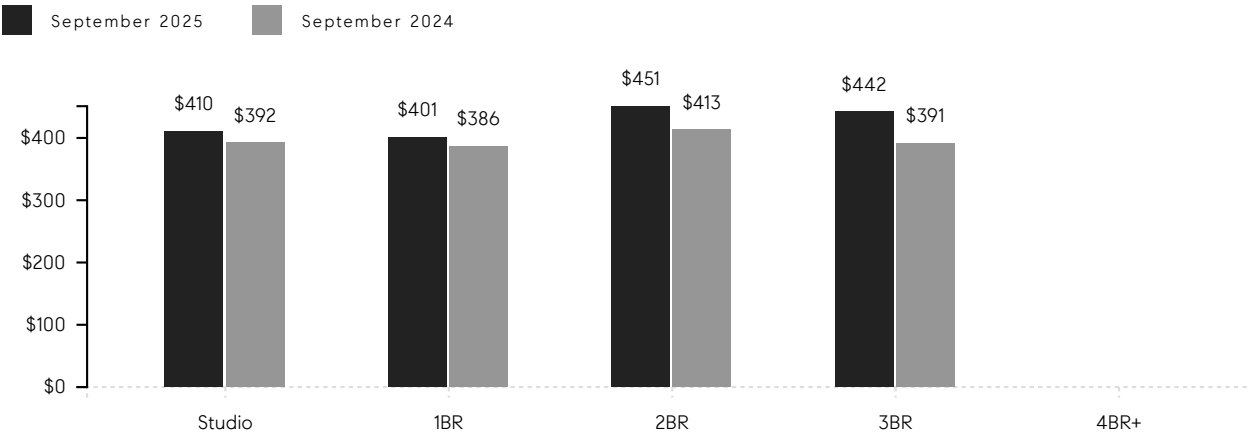


# Co-ops

September 2025

|                               | Sep 2025  | Aug 2025  | % Change | Sep 2024  | % Change |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| Average Sale Price            | \$377,080 | \$369,249 | 2.1%     | \$363,780 | 3.7%     |
| Median Sale Price             | \$333,750 | \$335,000 | -0.4%    | \$325,000 | 2.7%     |
| Average Price Per Square Foot | \$425     | \$421     | 1.0%     | \$397     | 7.1%     |
| Average Days On Market        | 86        | 95        | -9.5%    | 130       | -33.8%   |
| Average Discount              | 2%        | 2%        | -        | 4%        | -        |
| Inventory                     | 1,776     | 1,791     | -0.8%    | 2,147     | -17.3%   |
| Contracts Signed              | 243       | 275       | -11.6%   | 235       | 3.4%     |

## Average Price Per Square Foot



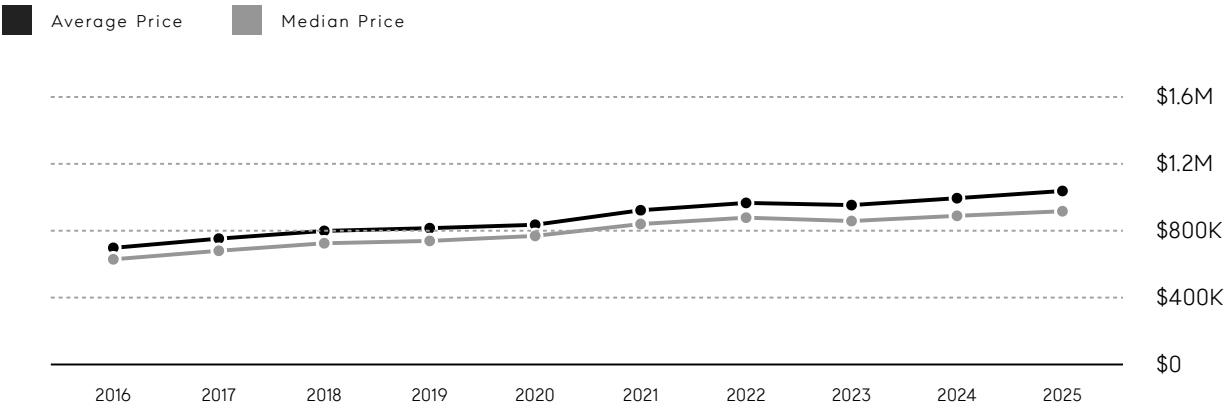


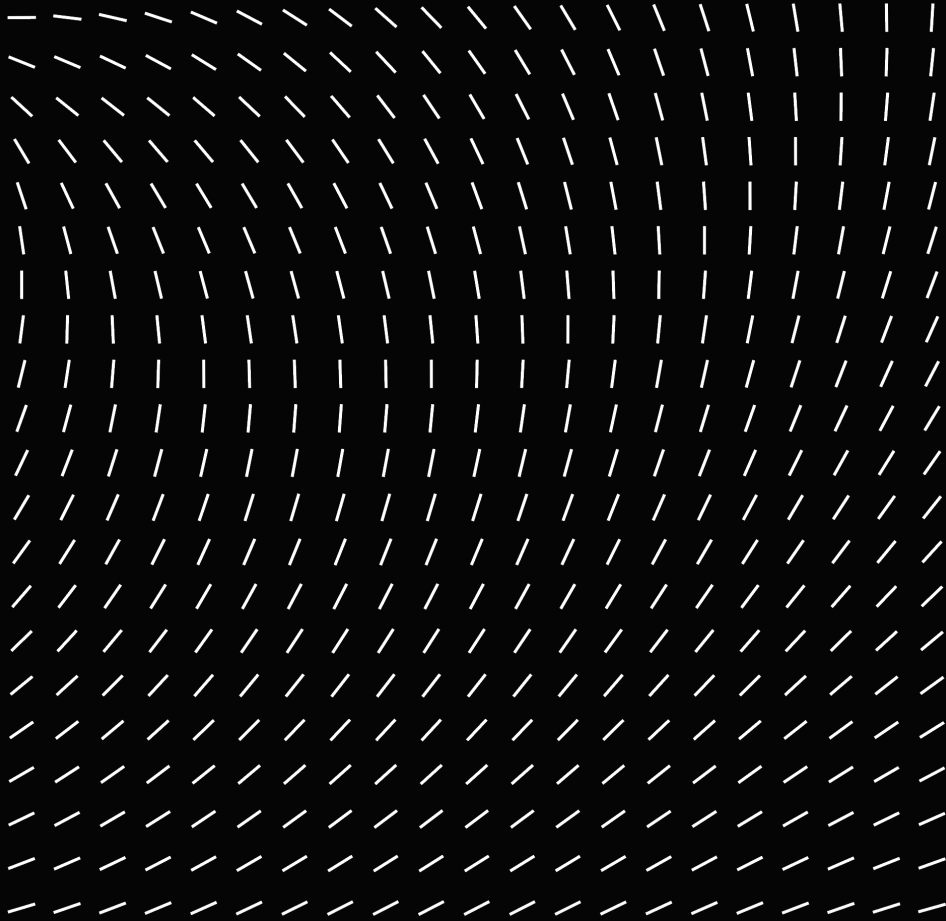
# Houses

September 2025

|                               | Sep 2025    | Aug 2025  | % Change | Sep 2024  | % Change |
|-------------------------------|-------------|-----------|----------|-----------|----------|
| Average Sale Price            | \$1,034,244 | \$996,160 | 3.8%     | \$940,503 | 10.0%    |
| Median Sale Price             | \$968,000   | \$920,000 | 5.2%     | \$885,000 | 9.4%     |
| Average Price Per Square Foot | \$634       | \$626     | 1.3%     | \$520     | 21.9%    |
| Average Days On Market        | 61          | 66        | -7.6%    | 81        | -24.7%   |
| Average Discount              | 3%          | 4%        | -        | 5%        | -        |
| Inventory                     | 2,087       | 2,159     | -3.3%    | 1,913     | 9.1%     |
| Contracts Signed              | 376         | 432       | -13.0%   | 370       | 1.6%     |

## Contract Prices





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