



# Q4

# S N E W U Q

2023  
RESIDENTIAL  
MARKET  
REPORT

**Brown Harris Stevens** THE Craft OF Research

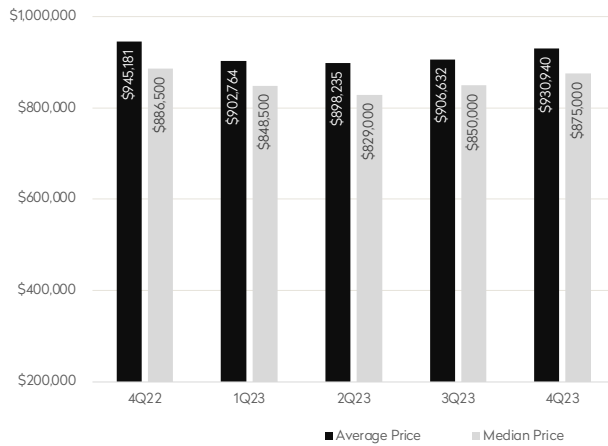
# All Queens

The average price of a 1-3 family home fell 2% over the past year to \$930,940, while the number of sales declined 10%.

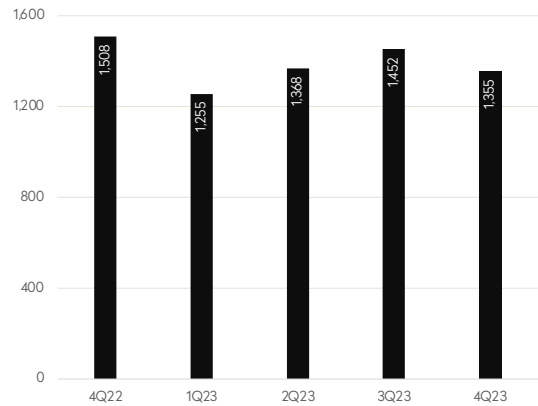
Apartment prices averaged \$504,011 in the fourth quarter, a 5% improvement from a year ago. The number of closings was also higher, with 14% more deals reported.

## 1-3 FAMILY HOMES

Average and Median Sales Prices

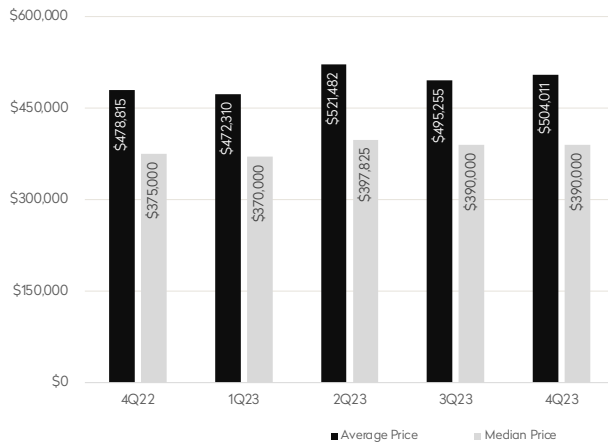


Number of Closings

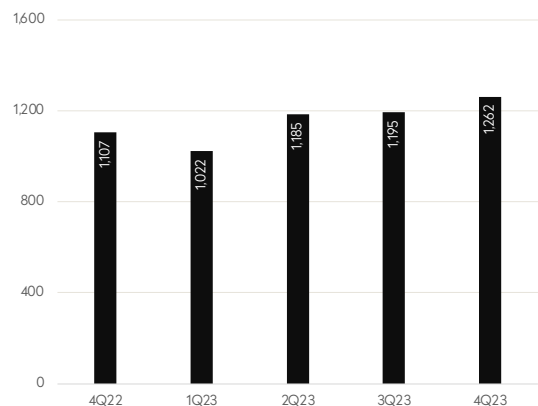


## APARTMENTS

Average and Median Sales Prices



Number of Closings



# Northwest Queens

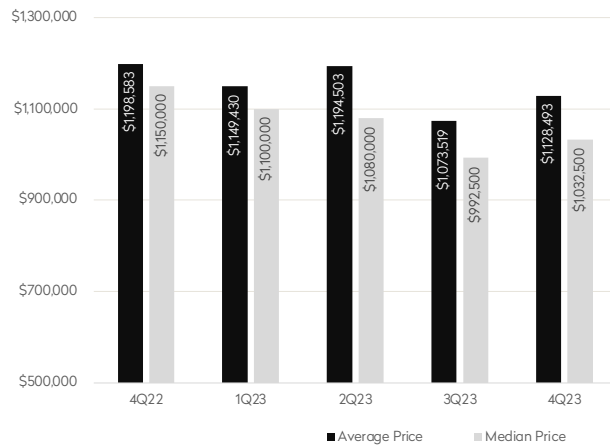
Astoria / Ditmars Steinway / East Elmhurst / Elmhurst / Hunters Point / Jackson Heights / Long Island City / Sunnyside / Woodside

Both the average price and the number of closings were 6% lower for 1-3 family homes compared to the fourth quarter of 2022.

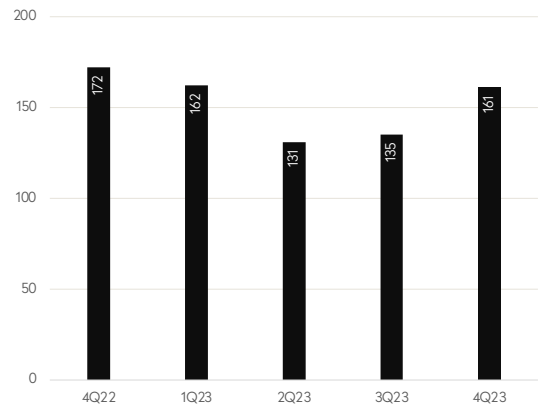
At \$659,906, the average apartment price was 8% higher than a year ago. The median price—which measures the middle of the market—posted a small decline from 2022’s fourth quarter.

## 1-3 FAMILY HOMES

Average and Median Sales Prices

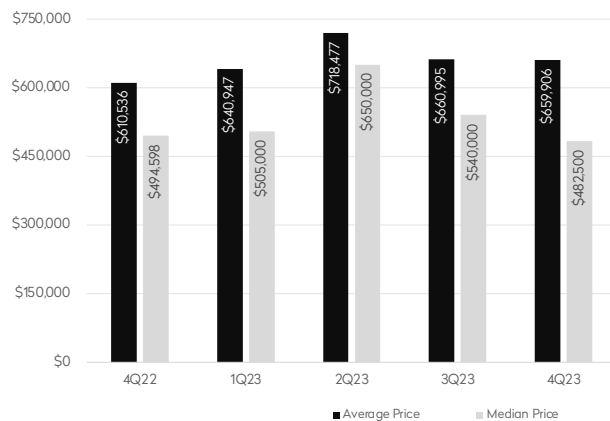


Number of Closings

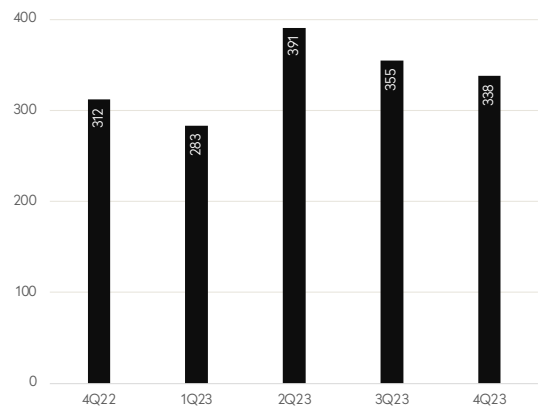


## APARTMENTS

Average and Median Sales Prices



Number of Closings



# Northeast Queens

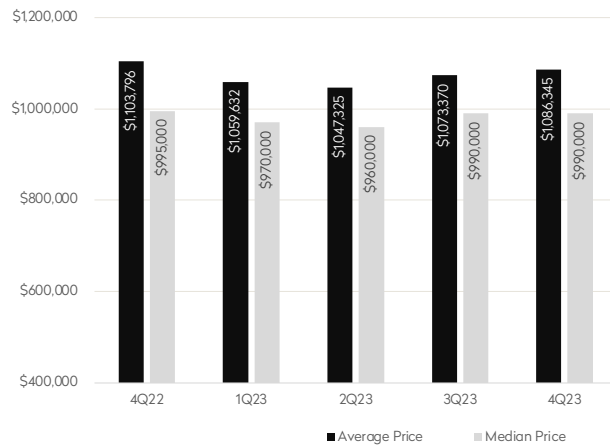
Bay Terrace / Bayside / Bellerose / College Point / Douglaston / Floral Park / Flushing / Little Neck / Whitestone

Both the average and median prices of 1-3 family homes posted small declines over the past year. There were 13% fewer closings reported than during 4Q22.

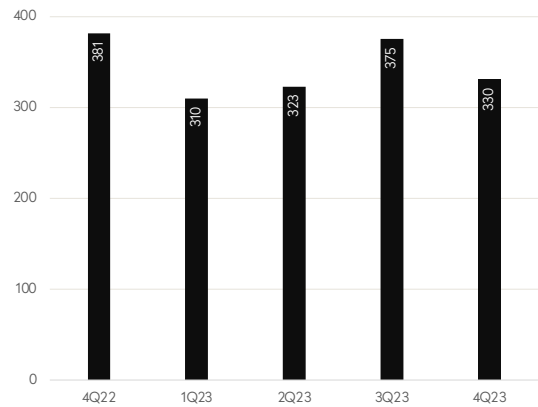
The average apartment price of \$521,367 was 8% above last year's comparable period. A sharp rise in new development activity over the past year helped bring the number of closings 36% higher during that time.

## 1-3 FAMILY HOMES

Average and Median Sales Prices

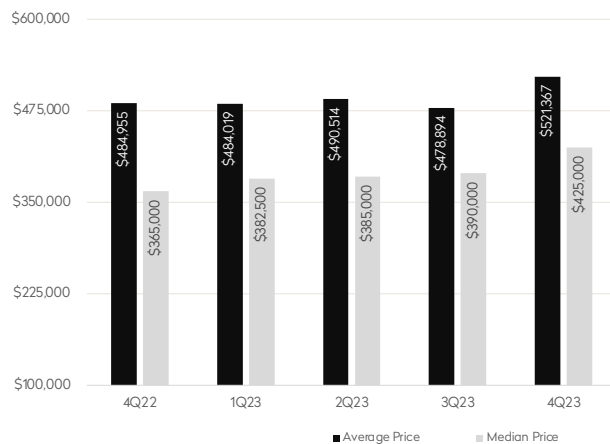


Number of Closings

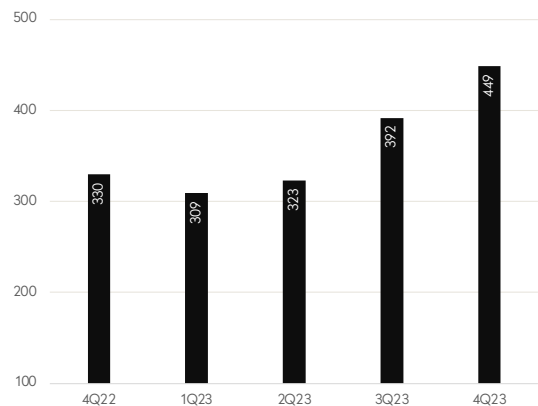


## APARTMENTS

Average and Median Sales Prices



Number of Closings



# Central Queens

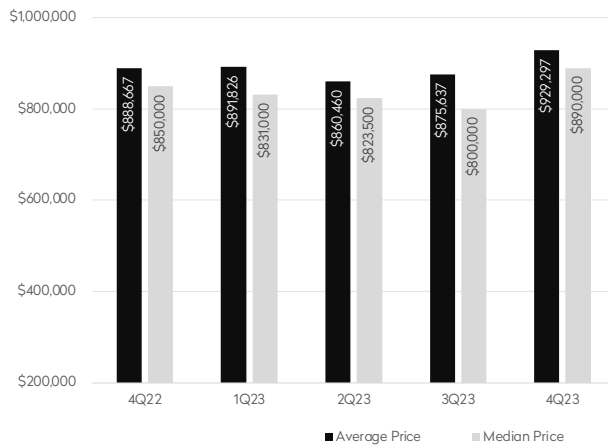
Briarwood / Corona / Forest Hills / Fresh Meadows / Glen Oaks / Jamaica / Jamaica Estates / Jamaica Hills / Kew Gardens / Kew Gardens Hills / Rego Park / Richmond Hill / Woodhaven

The median 1-3 family price of \$890,000 was 5% higher than during the fourth quarter of 2022. Closings were 12% lower than a year ago.

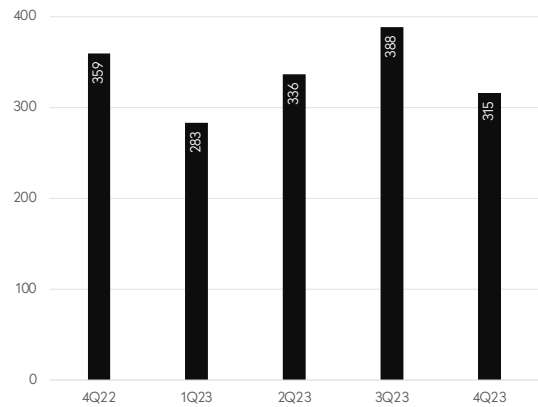
At \$335,000, the median apartment price was unchanged from 4Q22, while the number of closings rose 2%.

## 1-3 FAMILY HOMES

Average and Median Sales Prices

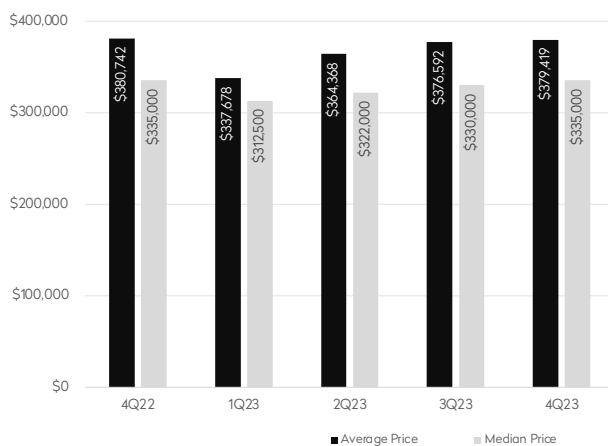


Number of Closings

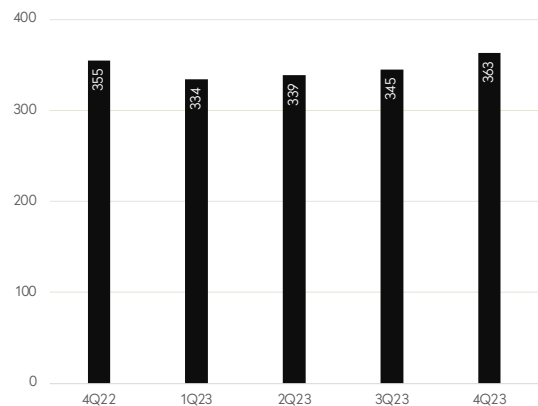


## APARTMENTS

Average and Median Sales Prices



Number of Closings



# Southwest Queens

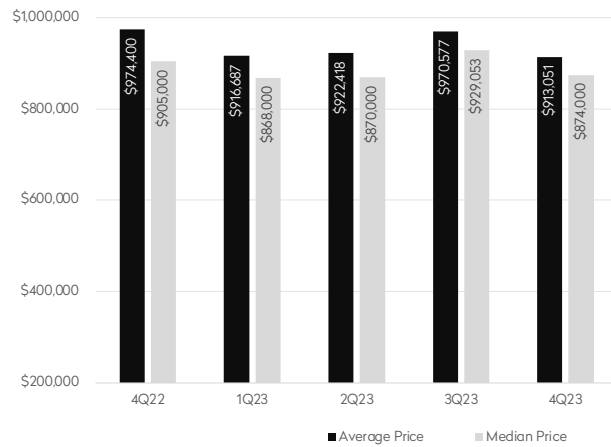
Forest Park / Glendale / Maspeth / Middle Village / Ridgewood

The average 1-3 family home price declined 6% from a year ago, while the number of closings fell 13%.

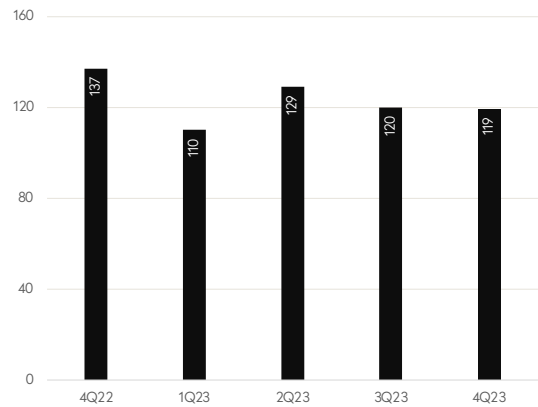
The average apartment price climbed 3% from 2022's fourth quarter to \$433,117.

## 1-3 FAMILY HOMES

Average and Median Sales Prices

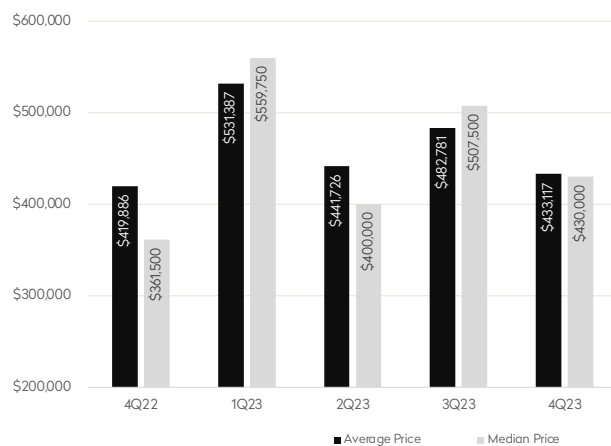


Number of Closings

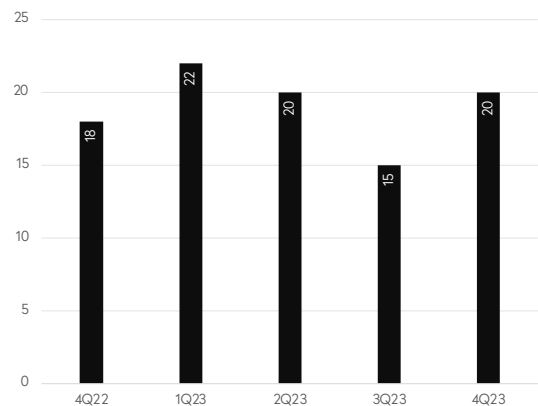


## APARTMENTS

Average and Median Sales Prices



Number of Closings



# Southeast Queens

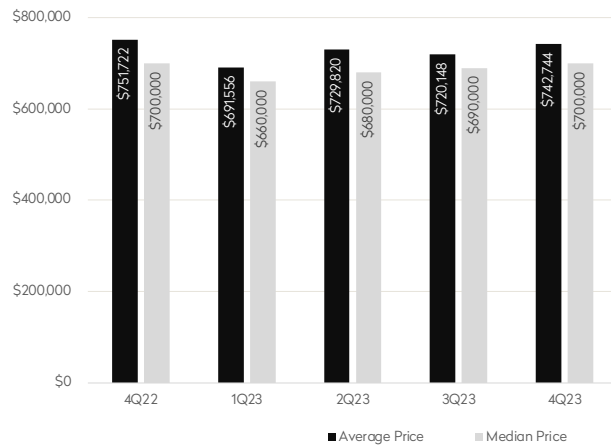
Arverne / Bayswater / Belle Harbor / Breezy Point / Broad Channel / Cambria Heights / Edgemere / Far Rockaway / Hollis / Hollis Hills / Holliswood / Howard Beach / Laurelton / Neponsit / Ozone Park / Queens Village / Rockaway / Rockaway Beach / Rockaway Park / Rosedale / South Ozone Park / Springfield Gardens / St. Albans

The average 1-3 family price ticked down 1% over the past year. There were 6% fewer closings than in 4Q22.

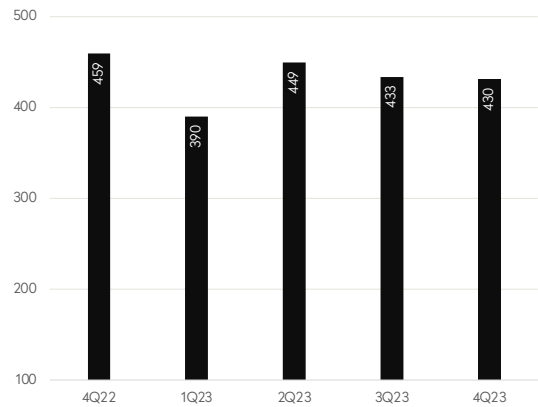
Apartment prices averaged \$360,533 in the fourth quarter, 6% less than a year ago. There were 92 apartment closings reported, unchanged from a year ago.

## 1-3 FAMILY HOMES

Average and Median Sales Prices

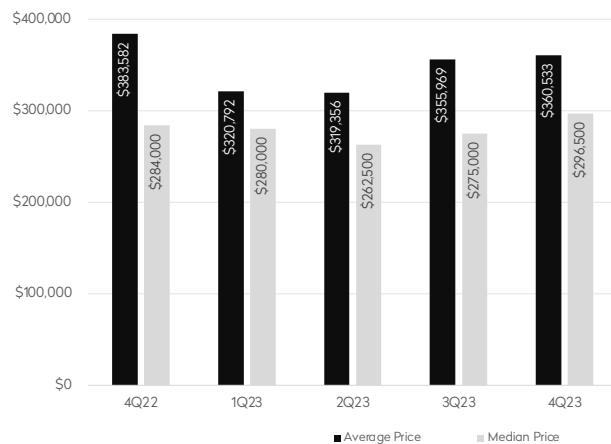


Number of Closings

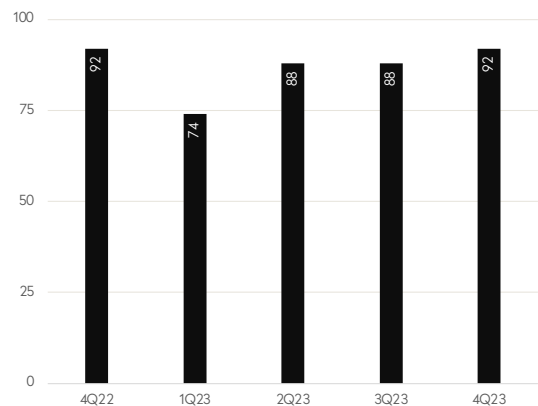


## APARTMENTS

Average and Median Sales Prices



Number of Closings



# Contact Us

## FOURTH QUARTER 2023

### Residential Market Report

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##### BHS Relocation Services

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**BHS** THE Craft OF Research

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

4Q23 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

To enable a fair comparison, only sales both closed and recorded during each quarter are included in the number of closings charts.

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