ELLIMAN REPORT

1Q 2016

NORTHWEST QUEENS SALES

Highlights of the Quarterly Survey of Residential Sales

> *"Sales slipped as price trend indicators moved higher."*

Northwest Queens Market Matrix	1Q–2016	%Δ (QTR)	4Q–2015	%Δ (YR)	1Q–2015
Average Sales Price	$669,022	2.4%	$653,514	4.2%	$641,796
Median Sales Price	$560,222	-5.8%	$595,000	5.3%	$532,036
Number of Sales	183	-21.1%	232	-8.5%	200
Days on Market (From Last List Date)	60	-4.8%	63	9.1%	55
Listing Discount (From Last List Price)	2.8%		1.3%		5.3%
Long Island City Condos Market Matrix	**1Q–2016**	**%Δ (QTR)**	**4Q–2015**	**%Δ (YR)**	**1Q–2015**
Average Sales Price	$1,055,533	13.8%	$927,407	5.2%	$1,003,582
Average Price Per Sq Ft	$1,082	-5.1%	$1,140	11.7%	$969
Median Sales Price	$905,000	6.5%	$850,000	3.9%	$870,750
Number of Sales (Closed)	20	-25.9%	27	-9.1%	22
Astoria Condos Matrix	**1Q–2016**	**%Δ (QTR)**	**4Q–2015**	**%Δ (YR)**	**1Q–2015**
Average Sales Price	$546,086	7.2%	$509,303	16.1%	$470,532
Average Price Per Sq Ft	$892	42.0%	$628	18.0%	$756
Median Sales Price	$550,000	4.9%	$524,398	4.0%	$528,781
Number of Sales (Closed)	16	-23.8%	21	-23.8%	21
Sunnyside Co-Op Matrix	**1Q–2016**	**%Δ (QTR)**	**4Q–2015**	**%Δ (YR)**	**1Q–2015**
Average Sales Price	$298,569	5.8%	$282,331	15.5%	$258,503
Median Sales Price	$290,000	-0.9%	$292,500	26.1%	$230,000
Number of Sales (Closed)	23	-17.9%	28	21.1%	19
Woodside Co-Op Matrix	**1Q–2016**	**%Δ (QTR)**	**4Q–2015**	**%Δ (YR)**	**1Q–2015**
Average Sales Price	$252,846	-16.3%	$302,065	-2.3%	$258,735
Median Sales Price	$258,500	-6.0%	$275,000	8.2%	$239,000
Number of Sales (Closed)	26	-16.1%	31	-13.3%	30

Overall sales activity in the northwest region of Queens slipped from the prior year quarter. There were 183 sales, down 8.5% from the prior year quarter. Median sales price increased 5.3% to $560,222. Average sales price followed the same pattern, rising 4.2% to $669,022 over the same period. Marketing time for the region averaged 60 days, 5 days slower than in the prior year quarter. Listing discount tightened to 2.8% from 5.3% in the same quarter last year.