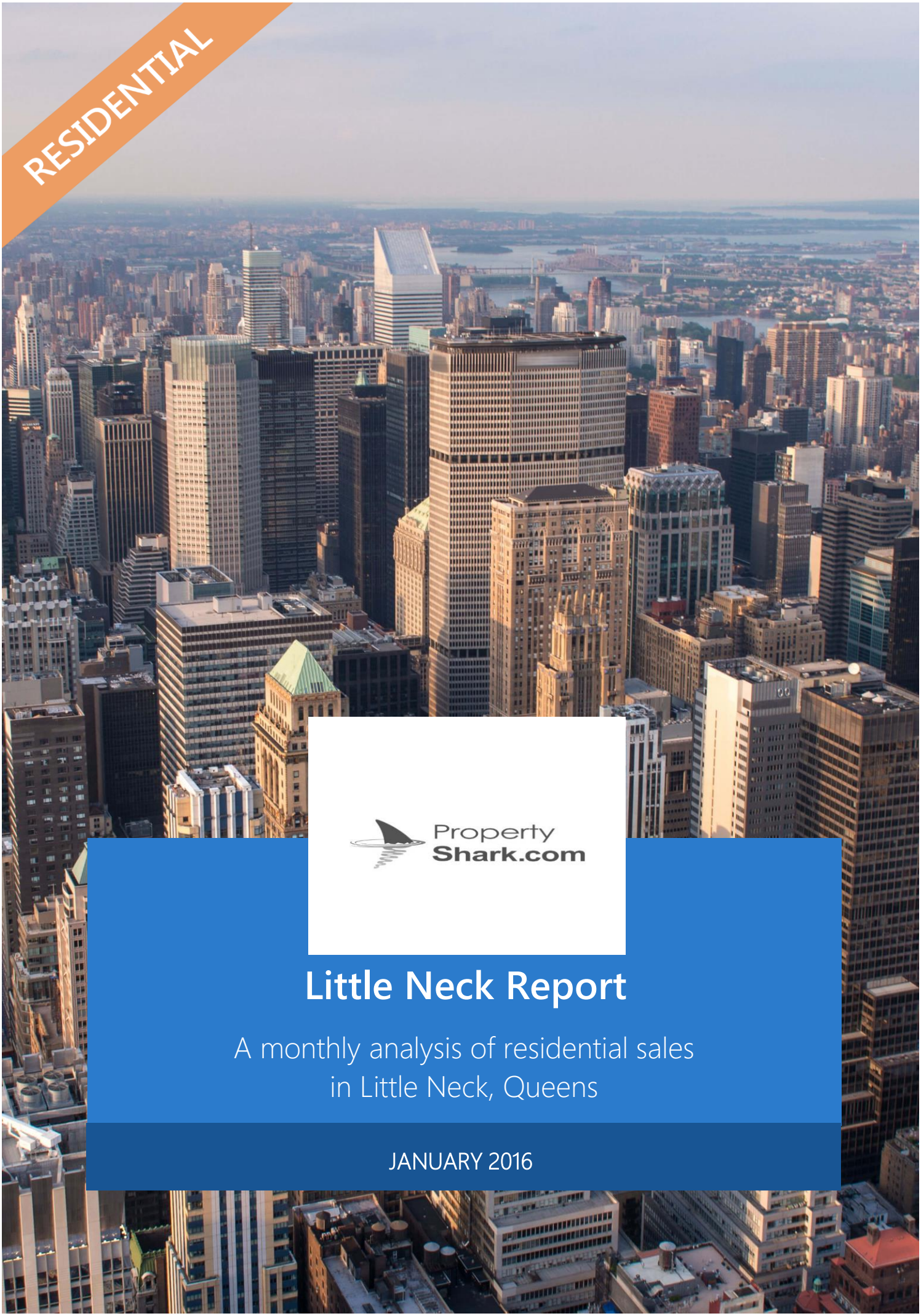
RESIDENTIAL



PropertyShark.com

Little Neck Report

A monthly analysis of residential sales in Little Neck, Queens

JANUARY 2016

PropertyShark.com

Residential Market Report, January 2016
Little Neck, Queens

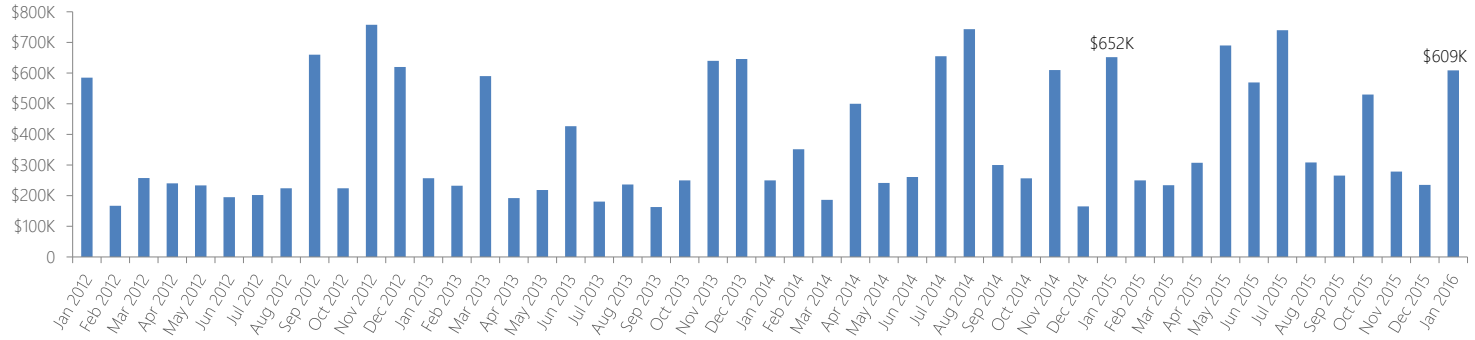
SUMMARY

MEDIAN SALE PRICE	NO. OF TRANSACTIONS	MEDIAN PRICE/SQ. FT.	BOROUGH MEDIAN SALE PRICE
$609K	10	$468	$370K
-7% Y-o-Y	-23% Y-o-Y	9% Y-o-Y	3% Y-o-Y

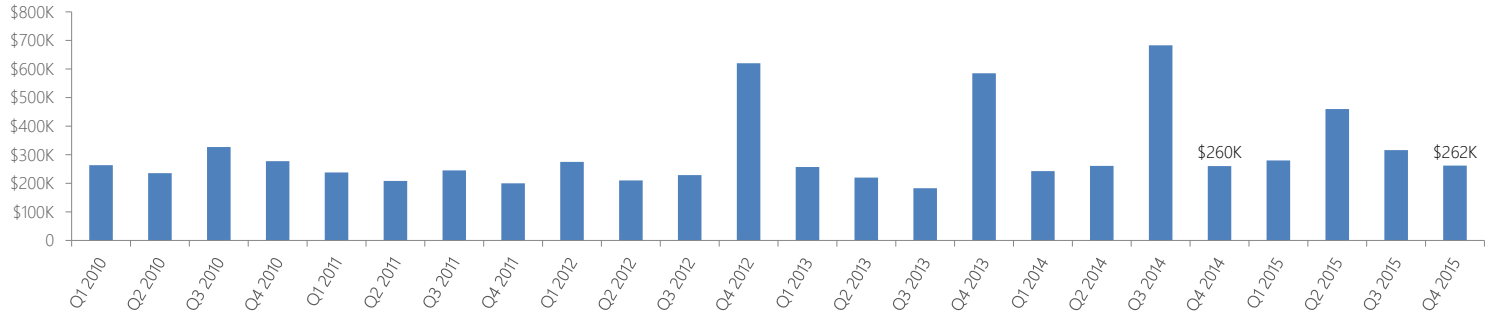
NEIGHBORHOOD BOUNDARIES

RESIDENTIAL STATS

Median Sale Price by Month

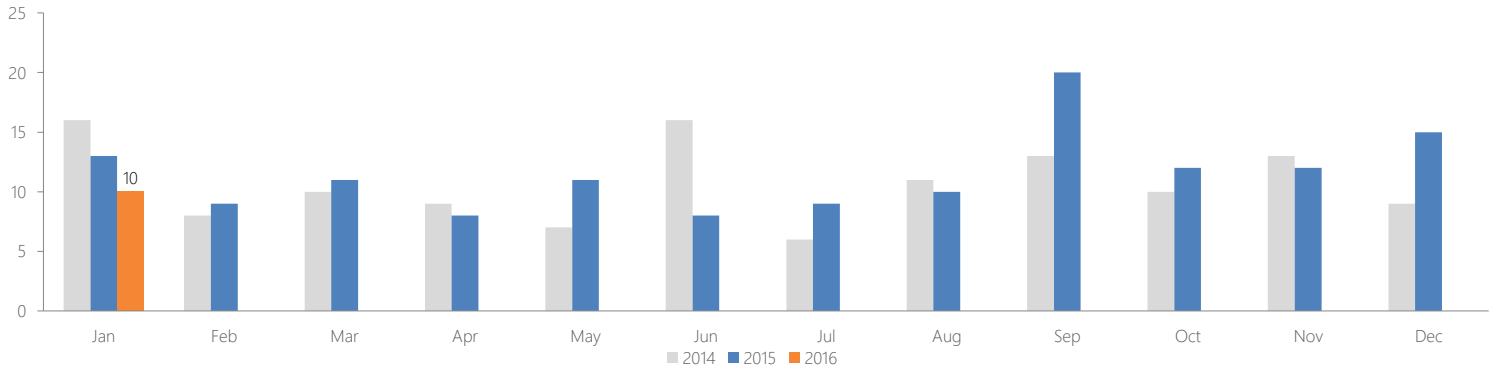


Median Sale Price by Quarter

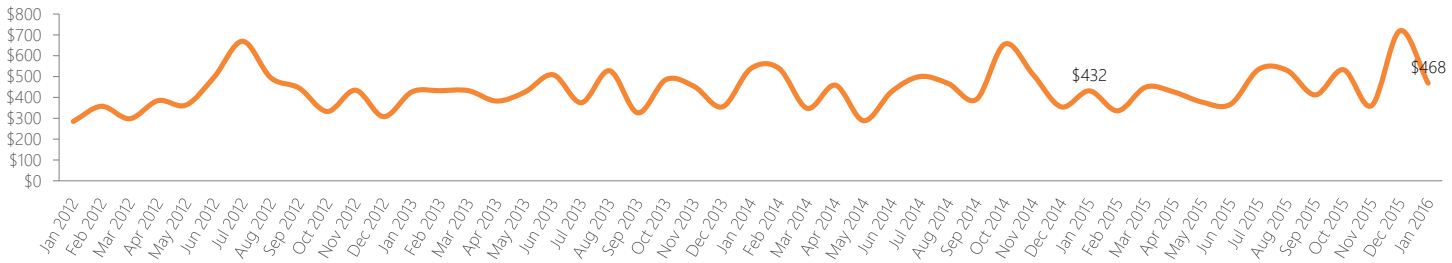


Number of Transactions

Month	2011	2012	2013	2014	2015	2016
Jan	5	9	16	16	13	10
Feb	8	10	8	8	9	
Mar	14	8	7	10	11	
Apr	10	15	10	9	8	
May	11	13	12	7	11	
Jun	8	11	14	16	8	
Jul	8	5	13	6	9	
Aug	14	11	20	11	10	
Sep	13	10	9	13	20	
Oct	11	6	9	10	12	
Nov	7	10	9	13	12	
Dec	13	19	14	9	15	



Median Price per Square Foot

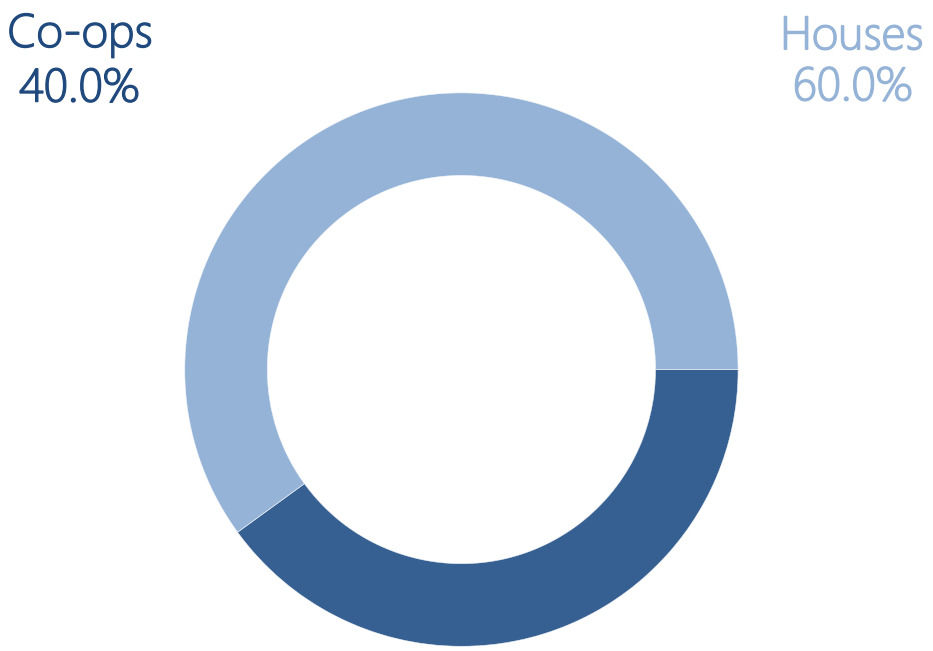


CO-OP VERSUS CONDO SALES

Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	n/a	n/a	n/a	n/a	n/a
Co-ops	$225,000	0%	n/a	n/a	4
Houses	$741,500	-11%	$468	9%	6

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
25209 Thornhill Ave	4-08253-0089	21-Jan-16	$2,250,000	House	4,195
5851 255 St	4-08351-0010	27-Jan-16	$860,000	House	1,872
5815 264 St	4-08399-0254	14-Jan-16	$813,000	House	2,254
5242 Little Neck Pkwy	4-08252-0043	11-Jan-16	$670,000	House	1,404
25614 Horace Harding Expre	4-08346-0045	21-Jan-16	$638,000	House	1,296
25014 39 Rd	4-08144-0096	05-Jan-16	$580,000	House	1,881
24957 60 Ave #141	4-08349-0036	22-Jan-16	$285,000	Coop	n/a
5701 Marathon Pkwy #263	4-08337-0001	14-Jan-16	$245,000	Coop	n/a
6002 Little Neck Pkwy #831	4-08359-0006	12-Jan-16	$205,000	Coop	n/a
24909-24933 63 Ave #1212	4-08373-0002	14-Jan-16	$157,000	Coop	n/a