



LONG ISLAND CITY MARKET REPORT

Q1 2021

IPRG



542 51ST AVE



45-35 41ST ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	542 51st Avenue	\$2,600,000	6	Hunters Point
2	45-35 41st Street	\$1,625,000	5	Sunnyside
3	47-16 46th Street	\$1,500,000	6	Sunnyside

* Transactions between \$1,000,000-\$50,000,000 from January 1, 2021 - March 31, 2021

* Zip Codes: 11101, 11104, 11106, 11377

* Neighborhoods include: Hunter's Point, Long Island City, Sunnyside, Sunnyside Gardens, Woodside

COMPLETE MULTIFAMILY MARKET METRICS

3

TRANSACTIONS
SOLD

\$5.73M

\$ VOLUME
SOLD

17

UNITS
SOLD

For More Information, Contact:

DEREK BESTREICH	STEVE REYNOLDS	TOM REYNOLDS	JOHN MURPHY
718.360.8802	718.360.8807	718.360.8817	718.360.9189



534 50TH AVE



5407 ROOSEVELT AVE



4815 43RD AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	534 50th Avenue	\$2,233,275	3	Hunters Point
2	5407 Roosevelt Avenue	\$1,350,000	5	Woodside
3	4815 43rd Avenue	\$1,225,000	5	Sunnyside

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COMPLETE MIXED-USE MARKET METRICS

3

TRANSACTIONS
SOLD

\$4.81M

\$ VOLUME
SOLD

13

UNITS
SOLD

For More Information, Contact:

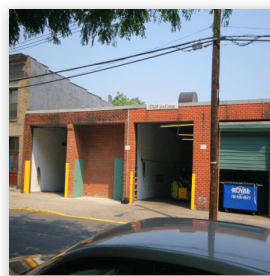
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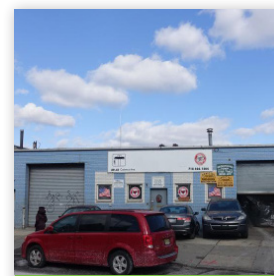
47-55 58TH ST



43-67 11TH ST



36-57 35TH ST



69-41 CALAMUS AVE

	ADDRESS	SALE PRICE	UNITS	NEIGHBORHOOD
1	4226 13th Street	\$8,050,000	1	Hunters Point
2	11-06 Broadway	\$7,000,000	2	Long Island City
3	47-55 58th Street	\$6,600,000	1	Woodside
4	43-67 11th Street	\$3,385,000	1	Hunters Point
5	36-57 35th Street	\$2,225,000	2	Long Island City
6	69-41 Calamus Avenue	\$2,175,000	1	Woodside
7	22-07 37th Avenue	\$1,900,000	1	Long Island City
8	36-28 23rd Street	\$1,675,000	1	Long Island City

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COMPLETE INDUSTRIAL MARKET METRICS

8

TRANSACTIONS
SOLD

\$33.01M

\$ VOLUME
SOLD

10

UNITS
SOLD

For More Information, Contact:

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39-53 57TH ST



50-07 5TH ST



27-17 38TH AVE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	39-53 57th Street	\$5,500,000	27,000	Woodside
2	50-07 5th Street	\$4,520,000	15,000	Hunters Point
3	27-17 38th Avenue	\$3,600,000	38,000	Long Island City

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COMPLETE DEVELOPMENT SITE MARKET METRICS

3

TRANSACTIONS
SOLD

\$13.62M

\$ VOLUME
SOLD

26,667

BSF
SOLD

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YEAR OVER YEAR

COMPARED TO Q1-2020

**Summary of Q1 Transactions in Long Island City



17

OF TRANSACTIONS

↑ +70% YoY



\$57.16M

DOLLAR VOLUME

↓ -14% YoY



40

OF UNITS

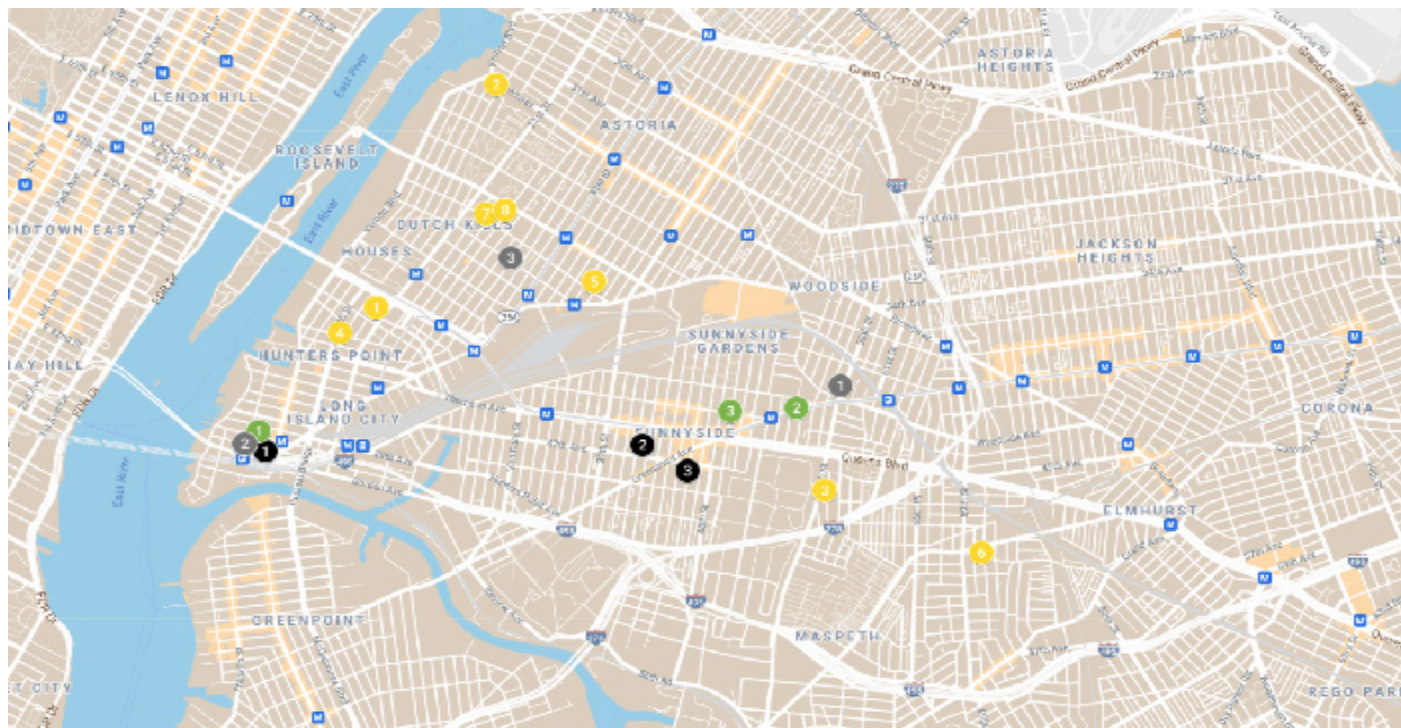
↓ -18% YoY

LONG ISLAND CITY

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$376 +36% YoY	\$419 -21% YoY	\$438 -9% YoY	\$207/BSF -18% YoY
\$/UNIT	\$336,111 +80% YoY	\$442,308 +26% YoY	\$3,456,688 -34% YoY	-

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**MULTIFAMILY**

- ❶ 542 51st Avenue
- ❷ 45-35 41st Street
- ❸ 47-16 46th Street

MIXED USE

- ❶ 534 50th Avenue
- ❷ 5407 Roosevelt Avenue
- ❸ 4815 43rd Avenue

INDUSTRIAL

- ❶ 4226 13th Street
- ❷ 11-06 Broadway
- ❸ 47-55 58th Street
- ❹ 43-67 11th Street
- ❺ 36-57 35th Street
- ❻ 69-41 Calamus Avenue
- ❼ 22-07 37th Avenue
- ❽ 36-28 23rd Street

DEVELOPMENT SITES

- ❶ 39-53 57th Street
- ❷ 50-07 5th Street
- ❸ 27-17 38th Avenue

LONG ISLAND CITY TEAM



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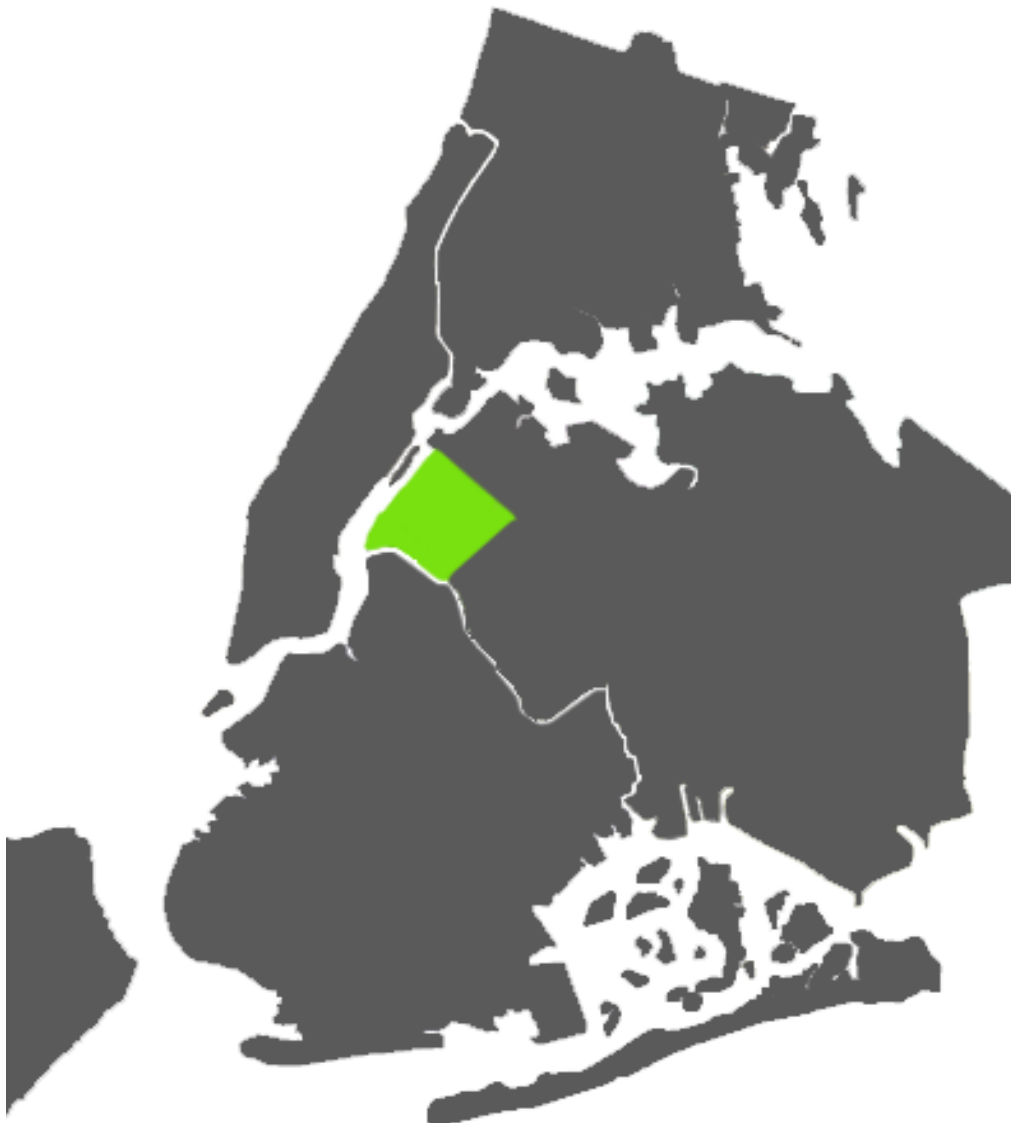
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1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
New York, NY 10006



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ALL BROKERS ARE NOT CREATED EQUAL.

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