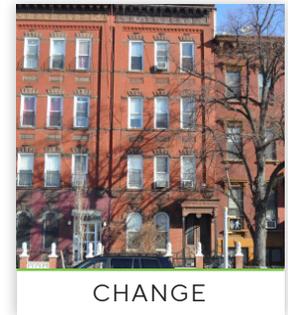
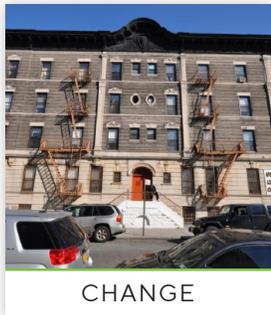


**LONG ISLAND CITY  
MARKET REPORT**

**Q2 2021**

**IPRG**



	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	242-248 Bainbridge Street	\$11,750,000	32	Bed-Stuy
2	1 Mac Donough Street	\$8,250,000	8	Bed-Stuy
3	950 Hart Street	\$4,000,000	21	Bushwick
4	898 Bushwick Avenue	\$3,408,075	8	Bushwick
5	978 Bedford Avenue	\$2,795,000	4	Bed-Stuy
6	147 Halsey Street	\$2,675,000	4	Bed-Stuy
7	285 Quincy Street	\$2,500,000	21	Bed-Stuy
8	1117 Jefferson Avenue	\$2,269,000	4	Bushwick
9	7218 Forest Avenue	\$1,950,000	4	Ridgewood
10	829 Bushwick Avenue	\$1,887,242	4	Bushwick
11	1106 Bushwick Avenue	\$1,700,000	8	Bushwick
12	626 Madison Street	\$1,600,000	4	Bed-Stuy
13	1144 Lafayette Avenue	\$1,450,000	4	Bushwick
14	551 Seneca Avenue	\$1,360,000	6	Ridgewood
15	680 Greene Avenue	\$1,350,000	4	Bed-Stuy
16	18-31 Stephen Street	\$1,300,000	6	Ridgewood
17	60-58 Catalpa Avenue	\$1,260,000	6	Ridgewood

**SELECT SALES ACTIVITY ABOVE**

\* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 2021

\* Zip Codes: 11101, 11104, 11106, 11377

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

**COMPLETE MUTLIFAMILY MARKET METRICS**

<p><b>20</b></p> <p>TRANSACTIONS SOLD</p>	<p><b>\$54.93M</b></p> <p>\$ VOLUME SOLD</p>	<p><b>166</b></p> <p>UNITS SOLD</p>
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For More Information, Contact:

<b>DEREK BESTREICH</b>	<b>STEVE REYNOLDS</b>	<b>TOM REYNOLDS</b>	<b>JOHN MURPHY</b>
718.360.8802	718.360.8807	718.360.8817	718.360.9189



CHANGE



CHANGE



CHANGE



CHANGE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	242-248 Bainbridge Street	\$11,750,000	32	Bed-Stuy
2	1 Mac Donough Street	\$8,250,000	8	Bed-Stuy
3	950 Hart Street	\$4,000,000	21	Bushwick
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12	626 Madison Street	\$1,600,000	4	Bed-Stuy
13	1144 Lafayette Avenue	\$1,450,000	4	Bushwick
14	551 Seneca Avenue	\$1,360,000	6	Ridgewood
15	680 Greene Avenue	\$1,350,000	4	Bed-Stuy

SELECT SALES ACTIVITY ABOVE

\* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 2021

\* Zip Codes: 11101, 11104, 11106, 11377

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

COMPLETE MIXED-USE MARKET METRICS

**9**  
TRANSACTIONS  
SOLD

**\$15.32M**  
\$ VOLUME  
SOLD

**43**  
UNITS  
SOLD

For More Information, Contact:

<b>DEREK BESTREICH</b>	<b>STEVE REYNOLDS</b>	<b>TOM REYNOLDS</b>	<b>JOHN MURPHY</b>
718.360.8802	718.360.8807	718.360.8817	718.360.9189



	ADDRESS	SALE PRICE	UNITS	NEIGHBORHOOD
1	225 13th Street	\$8,500,000	4	Bed-Stuy
2	701 Washington Avenue	\$8,000,000	4	Bed-Stuy
3	109 State Street	\$4,275,000	4	Bed-Stuy
4	852 Classon Avenue	\$4,250,000	8	Bushwick
5	255 Windsor Place	\$2,800,000	4	Bushwick
6	128 Montague Street	\$2,800,000	4	Bushwick
7	253 Van Brunt St & 93 Verona St	\$2,585,000	6	Bushwick
8	2 3rd Street	\$2,505,000	4	Bed-Stuy
9	687 A - 689 5th Avenue	\$2,400,000	6	Bed-Stuy
10	342 9th Street	\$2,000,000	6	Bushwick

\* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 2021

\* Zip Codes: 11101, 11104, 11106, 11377

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

COMPLETE INDUSTRIAL MARKET METRICS

10

TRANSACTIONS  
SOLD

\$17.40M

\$ VOLUME  
SOLD

74

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



CHANGE



CHANGE



CHANGE



CHANGE

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	225 13th Street	\$8,500,000	26,000	Bed-Stuy
2	701 Washington Avenue	\$8,000,000	26,000	Bed-Stuy
3	109 State Street	\$4,275,000	26,000	Bed-Stuy
4	852 Classon Avenue	\$4,250,000	26,000	Bushwick
5	255 Windsor Place	\$2,800,000	26,000	Bushwick
6	128 Montague Street	\$2,800,000	26,000	Bushwick
7	253 Van Brunt St & 93 Verona St	\$2,585,000	26,000	Bushwick
8	2 3rd Street	\$2,505,000	26,000	Bed-Stuy
9	687 A - 689 5th Avenue	\$2,400,000	26,000	Bed-Stuy
10	342 9th Street	\$2,000,000	26,000	Bushwick

\* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 2021

\* Zip Codes: 11101, 11104, 11106, 11377

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

COMPLETE DEVELOPMENT SITE MARKET METRICS

10

TRANSACTIONS  
SOLD

\$17.40M

\$ VOLUME  
SOLD

74

BSF  
SOLD

For More Information, Contact:

<b>DEREK BESTREICH</b>	<b>STEVE REYNOLDS</b>	<b>TOM REYNOLDS</b>	<b>JOHN MURPHY</b>
718.360.8802	718.360.8807	718.360.8817	718.360.9189

YEAR OVER YEAR

COMPARED TO Q2-2020

\*\*Summary of Q2 Transactions in Long Island City



20

# OF TRANSACTIONS

↑+23% YoY



\$86.92M

DOLLAR VOLUME

↓-80% YoY



88

# OF UNITS

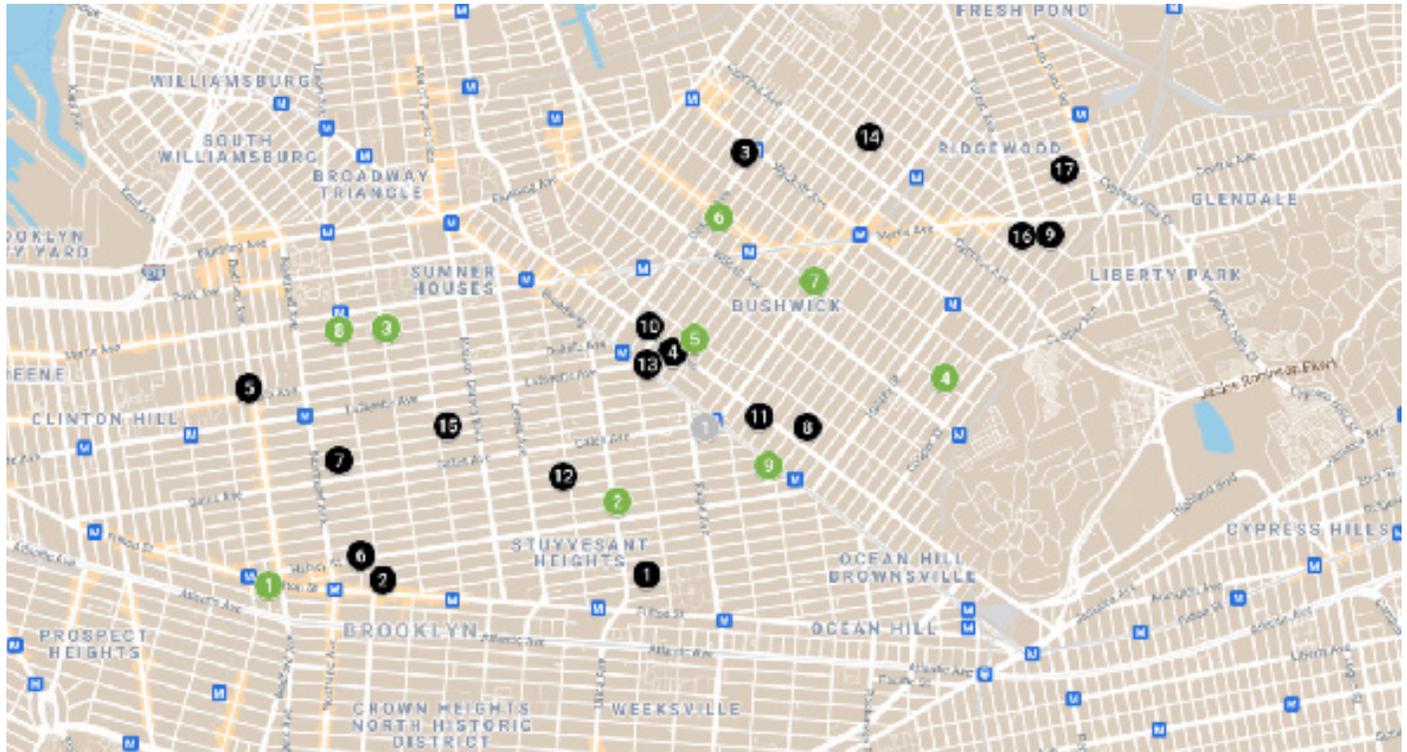
↓-30% YoY

LONG ISLAND CITY

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$392 +3% YoY	\$474 +1% YoY	\$824 +92% YoY	\$186/BSF -26% YoY
\$/UNIT	\$357,701 +5% YoY	\$632,212 +31% YoY	\$1,250,000 -94% YoY	-

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



**MULTIFAMILY**

**MIXED USE**

**INDUSTRIAL**

- 1 242-248 Bainbridge Street
- 2 1 Mac Donough Street
- 3 950 Hart Street
- 4 898 Bushwick Avenue
- 5 978 Bedford Avenue
- 6 147 Halsey Street
- 7 285 Quincy Street
- 8 1117 Jefferson Avenue
- 9 7218 Forest Avenue
- 10 829 Bushwick Avenue
- 11 1106 Bushwick Avenue
- 12 626 Madison Street
- 13 1144 Lafayette Avenue
- 14 551 Seneca Avenue
- 15 680 Greene Avenue
- 16 18-31 Stephen Street
- 17 60-58 Catalpa Avenue

- 1 1166 Fulton Street
- 2 227 Malcolm X Boulevard
- 3 139 Tompkins Avenue
- 4 847 Knickerbocker Avenue
- 5 1121 & 1123 Greene Avenue
- 6 354 Knickerbocker Avenue
- 7 551 Knickerbocker Avenue
- 8 68 Vernon Avenue
- 9 1478 Broadway
- 10 829 Bushwick Avenue
- 11 1106 Bushwick Avenue
- 12 626 Madison Street
- 13 1144 Lafayette Avenue
- 14 551 Seneca Avenue
- 15 680 Greene Avenue
- 16 18-31 Stephen Street
- 17 60-58 Catalpa Avenue

- 1 1166 Fulton Street
- 2 227 Malcolm X Boulevard
- 3 139 Tompkins Avenue
- 4 847 Knickerbocker Avenue
- 5 1121 & 1123 Greene Avenue

**DEVELOPMENT SITES**

- 1 1166 Fulton Street
- 2 227 Malcolm X Boulevard
- 3 139 Tompkins Avenue
- 4 847 Knickerbocker Avenue
- 5 1121 & 1123 Greene Avenue
- 6 354 Knickerbocker Avenue
- 7 551 Knickerbocker Avenue
- 8 68 Vernon Avenue
- 9 1478 Broadway
- 10 829 Bushwick Avenue

## LONG ISLAND CITY TEAM



**DEREK BESTREICH**  
718.360.8802  
DBestreich@IPRG.com



**STEVE REYNOLDS**  
718.360.8807  
SReynolds@IPRG.com



**TOM REYNOLDS**  
718.360.8817  
TReynolds@IPRG.com



**JOHN MURPHY**  
718.360.9189  
JMurphy@IPRG.com



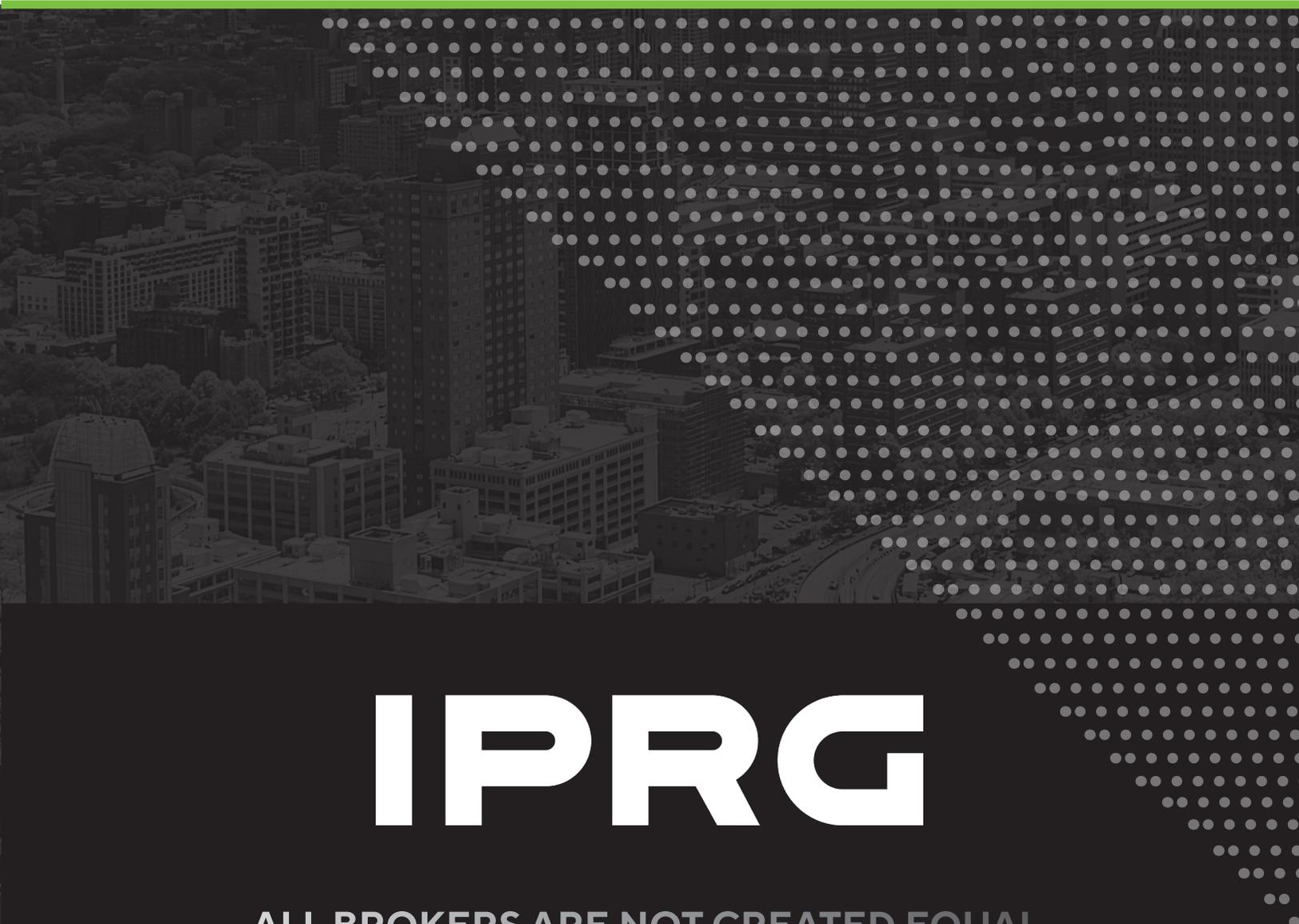
**1**  
POWERFUL  
TEAM

**650+**  
PROPERTIES SOLD

OVER  
**\$2B**  
TOTAL SALES

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