

NORTHWEST QUEENS MARKET REPORT

JULY 2021



INVESTMENT PROPERTY REALTY GROUP

718.360.8801 | www.IPRG.com

JULY 2021



2

CLOSED TRANSACTIONS

The total number of closed transactions in July 2021 decreased by **67%** compared to July 2020.

\$7.25M

CLOSED DOLLAR VOLUME

The total dollar volume in July 2021 decreased by **72%** compared to July 2020.

0

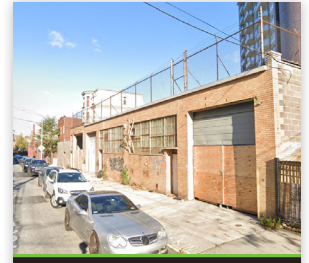
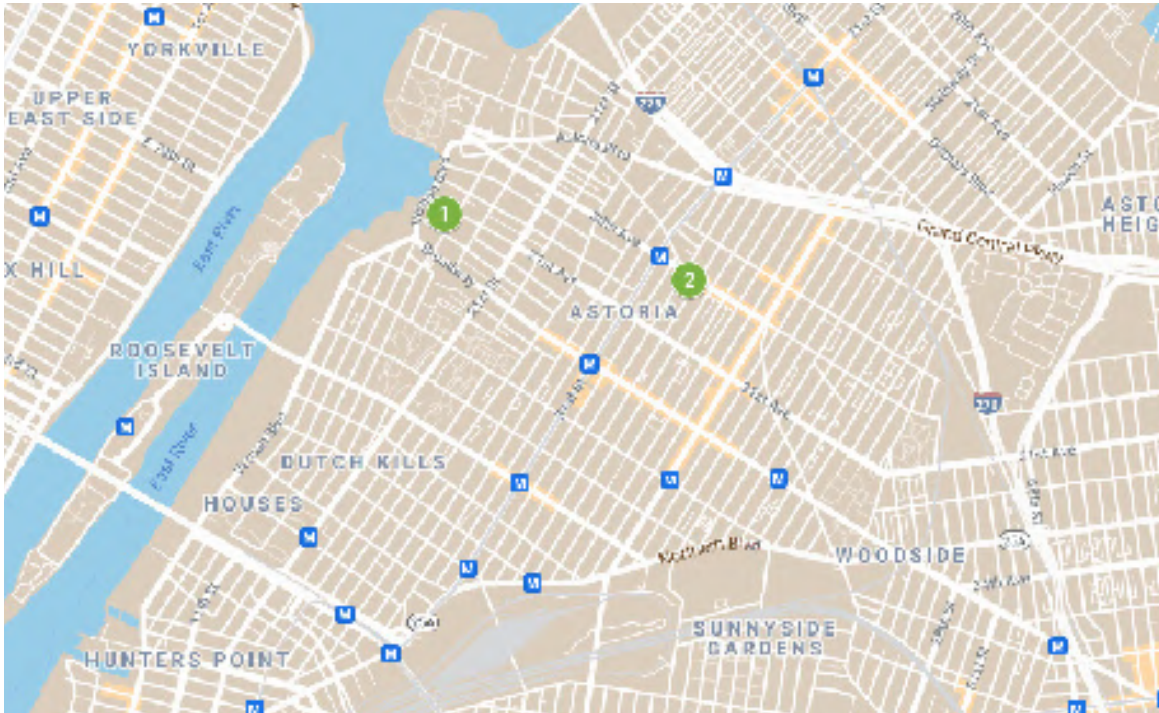
MULTIFAMILY
TRANSACTIONS

1

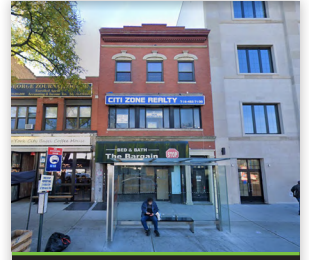
MIXED-USE
TRANSACTION

1

DEVELOPMENT
TRANSACTION



11-32 31ST DR



33-08 30TH AVE

| | ADDRESS | SALE PRICE | TOTAL UNITS | ASSET TYPE |
|---|-------------------|-------------|-------------|-------------|
| 1 | 11-32 31st Drive | \$4,750,000 | *28,500 BSF | Development |
| 2 | 33-08 30th Avenue | \$2,500,000 | 5 | Mixed Use |

*Development Site / Buildable Square Footage

NORTHWEST QUEENS JULY COMPLETE MARKET METRICS

2

TRANSACTIONS
SOLD

\$7.25

\$ VOLUME
SOLD

5

UNITS
SOLD

28,500

BSF
SOLD

Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - July 31, 2021

Zip Codes: 11102, 11103, 11105, 11106, 11369, 11370, 11372

Neighborhoods: Astoria Heights, Ditmars Steinway, East Elmhurst, Jackson Heights, Old Astoria, South Astoria

MONTH OVER MONTH

COMPARED TO JUNE 2021

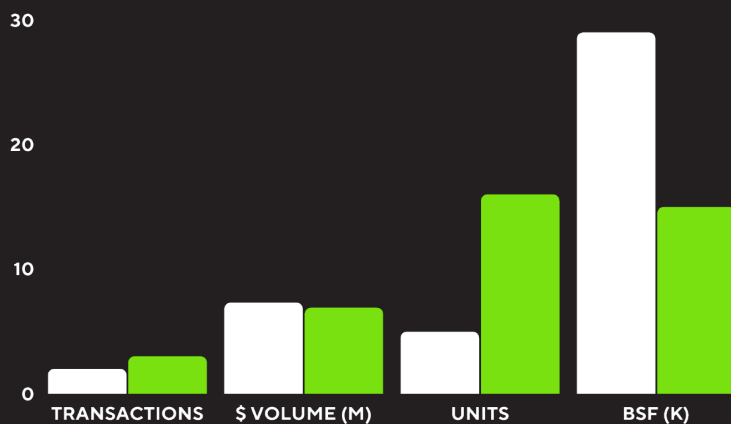
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|-------------|-------------------|---------------|------------|------------|
| JULY 2021 | 2 | \$7,250,000 | 5 | 28,500 |
| JUNE 2021 | 3 | \$6,925,000 | 16 | 14,649 |
| % of CHANGE | ↓ -33% MoM | ↑ +5% MoM | ↓ -69% MoM | ↑ +95% MoM |

YEAR OVER YEAR

COMPARED TO JULY 2020

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|-------------|-------------------|---------------|------------|----------|
| JULY 2021 | 2 | \$7,250,000 | 5 | 28,500 |
| JULY 2020 | 6 | \$25,825,710 | 43 | - |
| % of CHANGE | ↓ -67% YoY | ↓ -72% YoY | ↓ -88% YoY | N/A |

MONTH OVER MONTH

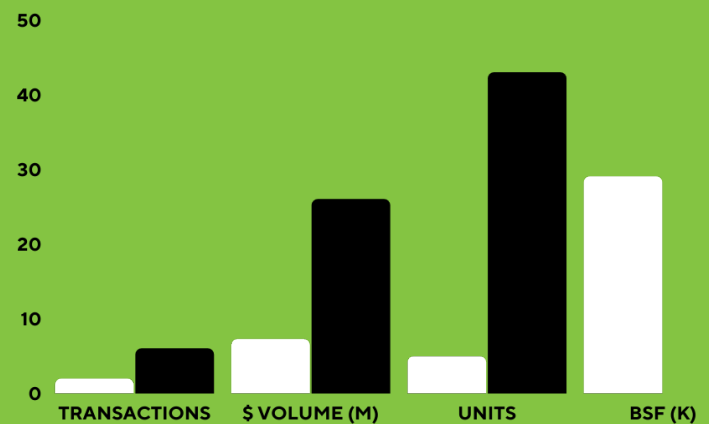


JULY 2021



JUNE 2021

YEAR OVER YEAR



JULY 2021



JULY 2020

Contact the Northwest Queens Team For More Information

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1

POWERFUL
TEAM

700+

PROPERTIES SOLD

OVER

\$2B

TOTAL SALES



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



TOM REYNOLDS
PARTNER



DONAL FLAHERTY
PARTNER



ZACHARY ZISKIN
DIRECTOR



JUSTIN ZEITCHIK
VICE PRESIDENT



HAKEEM LECKY
SENIOR ASSOCIATE



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



GABRIEL KATES
ASSOCIATE



DANIEL SHAWAH
ASSOCIATE



KYLE KATZ
ASSOCIATE



AZEM KAJOSHAI
ASSOCIATE



JOHN MURPHY
ASSOCIATE



**STAVROS COU-
VARAS**



LOGAN BOENNING
ASSOCIATE



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MADLINE WOODS
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ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

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