

NYC INVESTMENT SALES AND ADVISORY

NORTHWEST QUEENS MARKET REPORT

MAY
2021

MANHATTAN | BROOKLYN | BRONX | QUEENS

MAY 2021 SALES ACTIVITY

NORTHWEST QUEENS



3525-3535 95th Street



31-56 34th Street



1919 Ditmars Boulevard

	ADDRESS	SALE PRICE	TOTAL	ASSET CLASS	NEIGHBORHOOD
1	35-25 & 35-35 95th Street	\$12,000,000	80	Multi-Family	Jackson Heights
2	31-56 34th Street	\$3,100,000	17	Multi-Family	South Astoria
3	19-19 Ditmars Boulevard	\$1,850,000	5	Mixed Use	Ditmars-Steinway
4	4217 Broadway	\$1,700,000	3	Mixed Use	South Astoria
5	28-46 Steinway Street	\$1,700,000	1	Retail	South Astoria
6	37-08 31st Avenue	\$1,600,000	7,566 BSF	Development	South Astoria
7	21-76 19th Street	\$1,585,000	6	Multi-Family	Ditmars-Steinway

7

TRANSACTIONS
SOLD

\$23.53M

\$ VOLUME
SOLD

112

UNITS
SOLD

7,566

BSF
SOLD

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

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

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

For More Information, Contact:

DEREK BESTREICH LUKE SPROVIERO DONAL FLAHERTY LOGAN BOENNING STAVROS COUVARAS

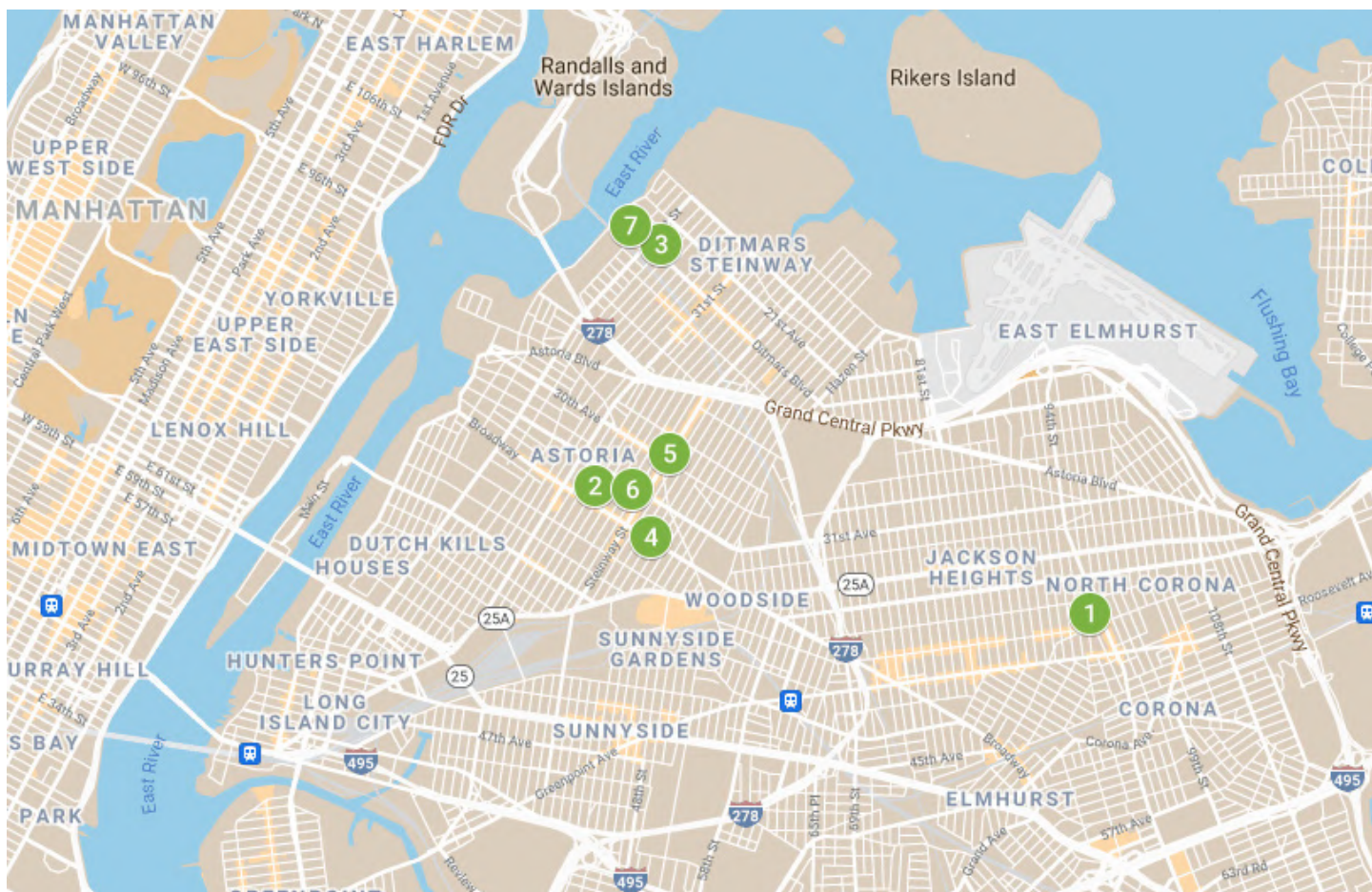
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MONTH OVER MONTH

COMPARED TO APRIL 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	7	\$23,535,000	112
APRIL 2021	2	\$3,200,000	11
% of CHANGE	↑ +250% MoM	↑ +635% MoM	↑ +918% MoM

YEAR OVER YEAR

COMPARED TO MAY 2020

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS
MAY 2021	7	\$23,535,000	112
MAY 2020	5	\$34,852,231	16
% of CHANGE	↑ +40% YoY	↓ -32% YoY	↑ +600% YoY

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NORTHWEST QUEENS TEAM



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IPRG ADVANTAGE



1
POWERFUL
TEAM

650+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES

WHY US?



Track Record

The market specialists.

We have sold hundreds of NYC investment properties for over \$2 billion, with numerous price records across all asset classes.



Our People

All brokers are not created equal.

We are expert brokers that provide strategic guidance to best navigate the sales process and achieve optimal results.



Tech + Data

Information is power.

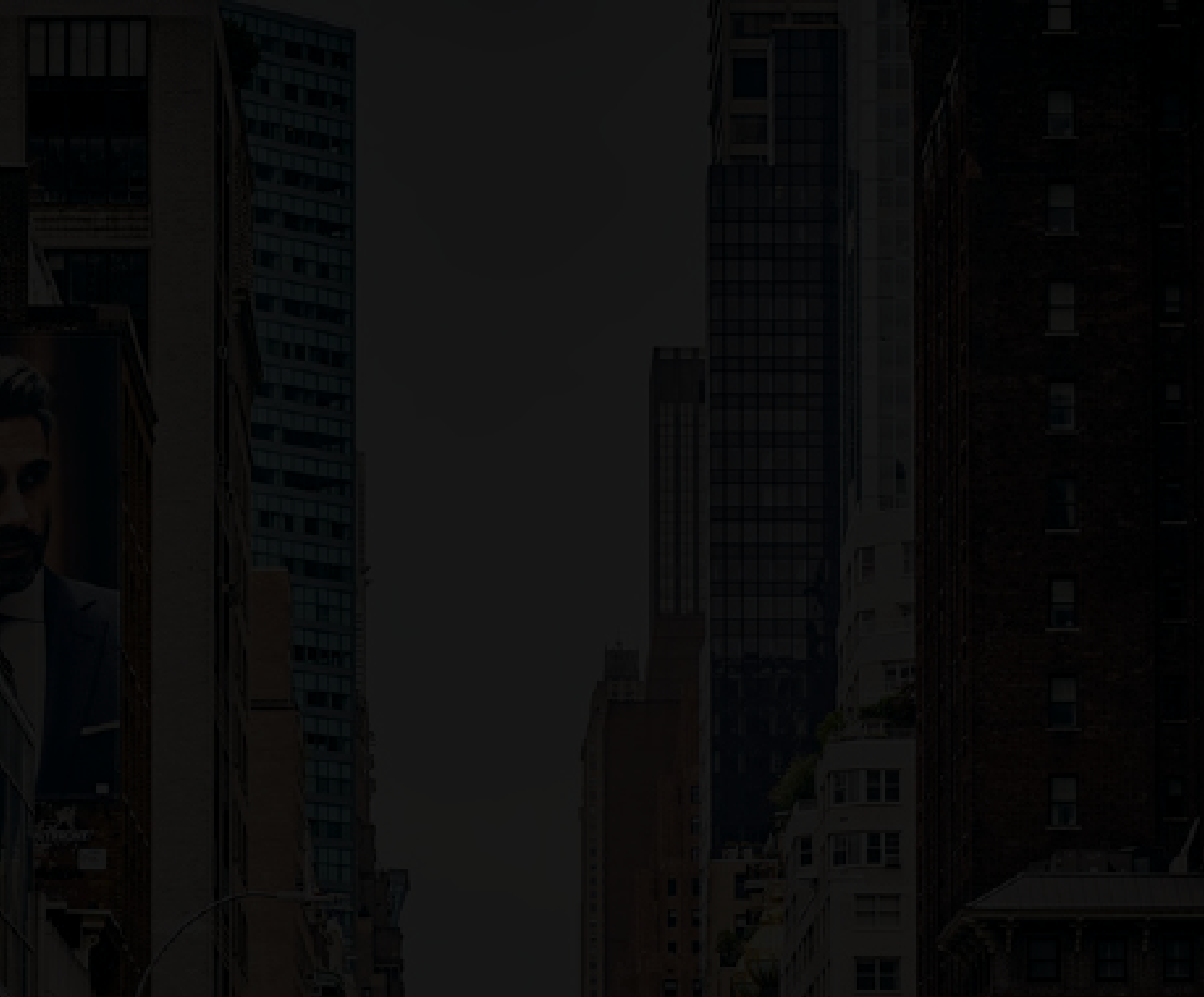
We utilize our proprietary database firm-wide to efficiently connect sellers with buyers.



One Team

Strength in numbers.

We've created a collaborative team and territory approach with NYC market coverage and information sharing.



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