

# NORTHWEST QUEENS MARKET REPORT

## Q1 2021

**IPRG**



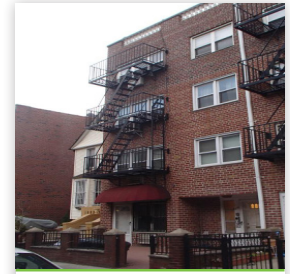
12-26 30TH AVE



3222-3226 41ST ST



32-71 42ND ST



31-16 31ST ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	12-26 30th Avenue	\$14,800,000	36	Old Astoria
2	3222-3226 41st Street	\$8,300,000	40	Astoria
3	32-71 42nd Street	\$3,125,000	24	South Astoria
4	31-16 31st Street	\$1,900,000	5	South Astoria
5	2159 42nd Street	\$1,339,000	4	Ditmars-Steinway
6	78-19 19th Road	\$1,100,000	5	Astoria Heights

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

COMPLETE MULTIFAMILY MARKET METRICS

6

TRANSACTIONS  
SOLD

\$30.56M

\$ VOLUME  
SOLD

114

UNITS  
SOLD

For More Information, Contact:

<b>DEREK BESTREICH</b>	<b>LUKE SPROVIERO</b>	<b>DONAL FLAHERTY</b>	<b>LOGAN BOENNING</b>	<b>STAVROS COUVARAS</b>
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28-14 STEINWAY ST



18-14 ASTORIA BLVD

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	28-14 Steinway Street	\$1,770,000	3	South Astoria
2	18-14 Astoria Boulevard	\$1,550,000	4	Old Astoria

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COMPLETE MIXED-USE MARKET METRICS

**2**  
TRANSACTIONS  
SOLD

**\$3.32M**  
\$ VOLUME  
SOLD

**7**  
UNITS  
SOLD

For More Information, Contact:

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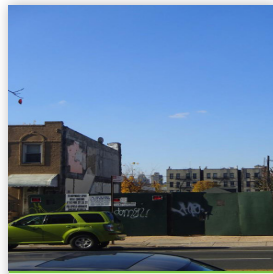
**NO INDUSTRIAL SALES IN Q1 2021**

*For More Information, Contact:*

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21-16 24TH AVE



3012 21ST ST



14-47 BROADWAY



2555-2559 44TH ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	21-16 24th Avenue	\$3,975,000	17,699	Ditmars-Steinway
2	3012 21st Street	\$3,500,000	12,000	Old Astoria
3	14-47 Broadway	\$1,400,000	13,600	South Astoria
4	2555-2559 44th Street	\$1,300,000	6,250	South Astoria

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COMPLETE DEVELOPMENT SITE MARKET METRICS

4

TRANSACTIONS  
SOLD

\$10.18M

\$ VOLUME  
SOLD

49,549

BSF  
SOLD

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YEAR OVER YEAR

COMPARED TO Q1-2020

\*\*Summary of Q1 Transactions in Northwest Queens



12

# OF TRANSACTIONS

↓ -43% YoY



\$44.10M

DOLLAR VOLUME

↓ -52% YoY



121

# OF UNITS

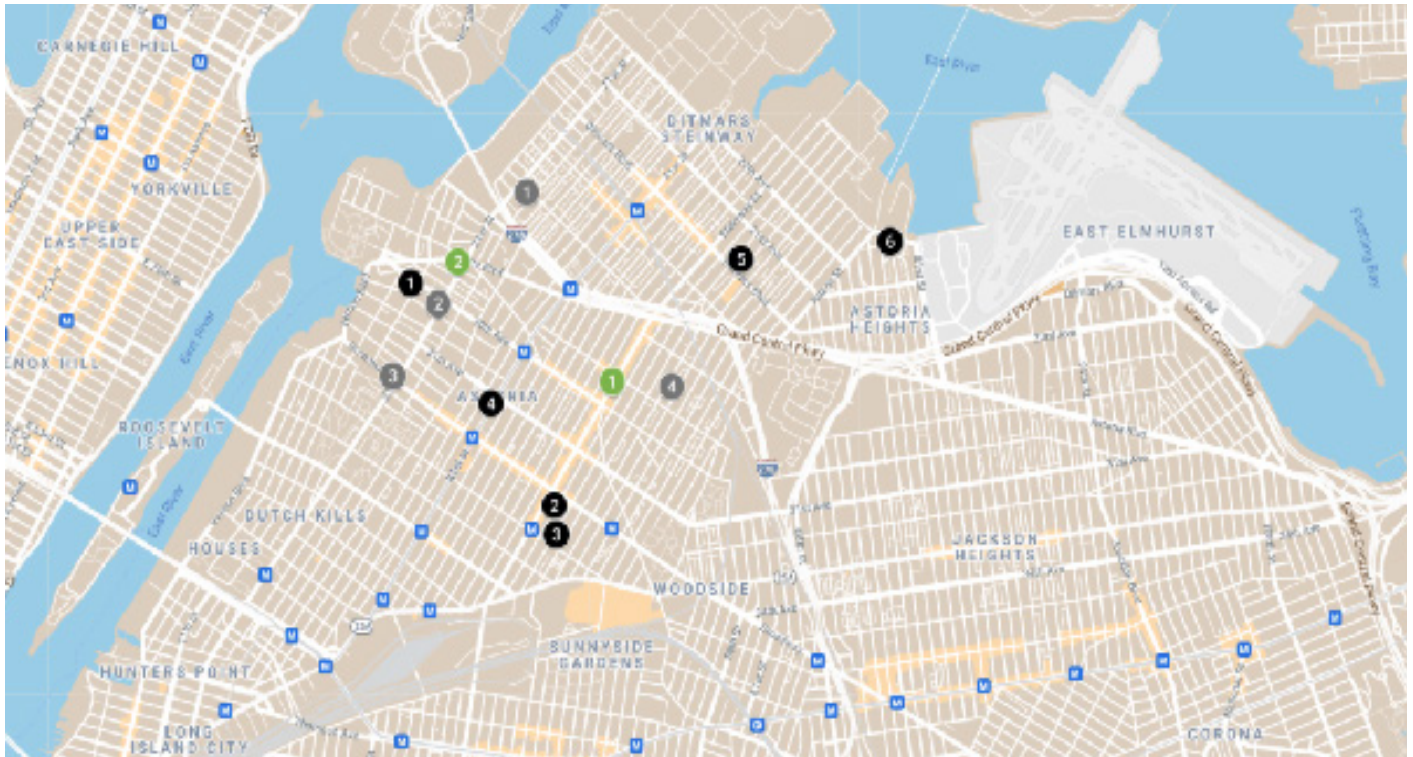
↑ +4% YoY

NORTHWEST QUEENS

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	<b>\$376</b> -20% YoY	<b>\$204</b> -63% YoY	NO INDUSTRIAL SALES	<b>\$206/BSF</b> -3% YoY
\$/UNIT	<b>\$337,037</b> +6% YoY	<b>\$516,667</b> -9% YoY	NO INDUSTRIAL SALES	-

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**MULTIFAMILY**

**MIXED USE**

**DEVELOPMENT SITES**

- ❶ 12-26 30th Avenue
- ❷ 3222-3226 41st Street
- ❸ 32-71 42nd Street
- ❹ 31-16 31st Street
- ❺ 2159 42nd Street
- ❻ 78-19 19th Road

- ❶ 28-14 Steinway Street
- ❷ 18-14 Astoria Boulevard

- ❶ 21-16 24th Avenue
- ❷ 3012 21st Street
- ❸ 14-47 Broadway
- ❹ 2555-2559 44th Street

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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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