



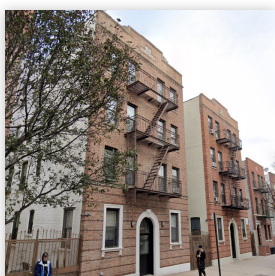
NORTHWEST QUEENS MARKET REPORT

Q2 2021

IPRG



3525 & 3535 95th St



31-56 34th St



21-76 19th St



70-01 34th Ave

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	35-25 & 35-35 95th Street	\$12,000,000	80	Jackson Heights
2	31-56 34th Street	\$3,100,000	17	South Astoria
3	30-12 49th Street	\$1,700,000	6	South Astoria
4	21-76 19th Street	\$1,585,000	6	Ditmars-Steinway
5	70-01 34th Avenue	\$1,400,000	6	Jackson Heights

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

5

TRANSACTIONS
SOLD

\$19.79M

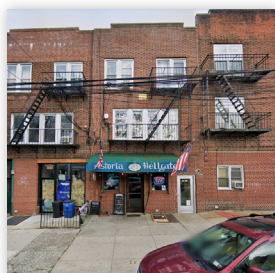
\$ VOLUME
SOLD

115

UNITS
SOLD



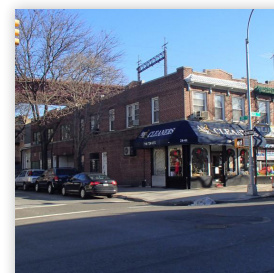
42-01 31st Ave



1919 Ditmars Blvd



25-43 Steinway St



2273 28th St

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	42-01 31st Avenue	\$3,400,000	7	South Astoria
2	19-19 Ditmars Boulevard	\$1,850,000	5	Ditmars-Steinway
3	25-43 Steinway Street	\$1,825,000	3	South Astoria
4	2273 28th Street	\$1,800,000	5	Ditmars-Steinway
5	4217 Broadway	\$1,700,000	3	South Astoria

* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 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 MIXED-USE MARKET METRICS

5

TRANSACTIONS
SOLD

\$10.58M

\$ VOLUME
SOLD

23

UNITS
SOLD



37-08 31st Avenue

ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1 37-08 31st Avenue	\$1,600,000	7,566	South Astoria

* Transactions between \$1,000,000-\$50,000,000 from April 1 2021 - June 30, 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 DEVELOPMENT SITE MARKET METRICS

1

TRANSACTIONS
SOLD

\$1.60M

\$ VOLUME
SOLD

7,566

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q2-2020

**Summary of Q2 Transactions in Northwest Queens



11

OF TRANSACTIONS

↕ -35% YoY



\$31.96M

DOLLAR VOLUME

↓ -48% YoY



138

OF UNITS

↑ +19% YoY

NORTHWEST QUEENS

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$290 -38% YoY	\$514 -7% YoY	N/A	\$207/BSF -3% YoY
\$/UNIT	\$222,637 -30% YoY	\$478,143 -16% YoY	N/A	-

For More Information, Contact:

DEREK BESTREICH LUKE SPROVIERO DONAL FLAHERTY LOGAN BOENNING STAVROS COUVARAS

718.360.8802

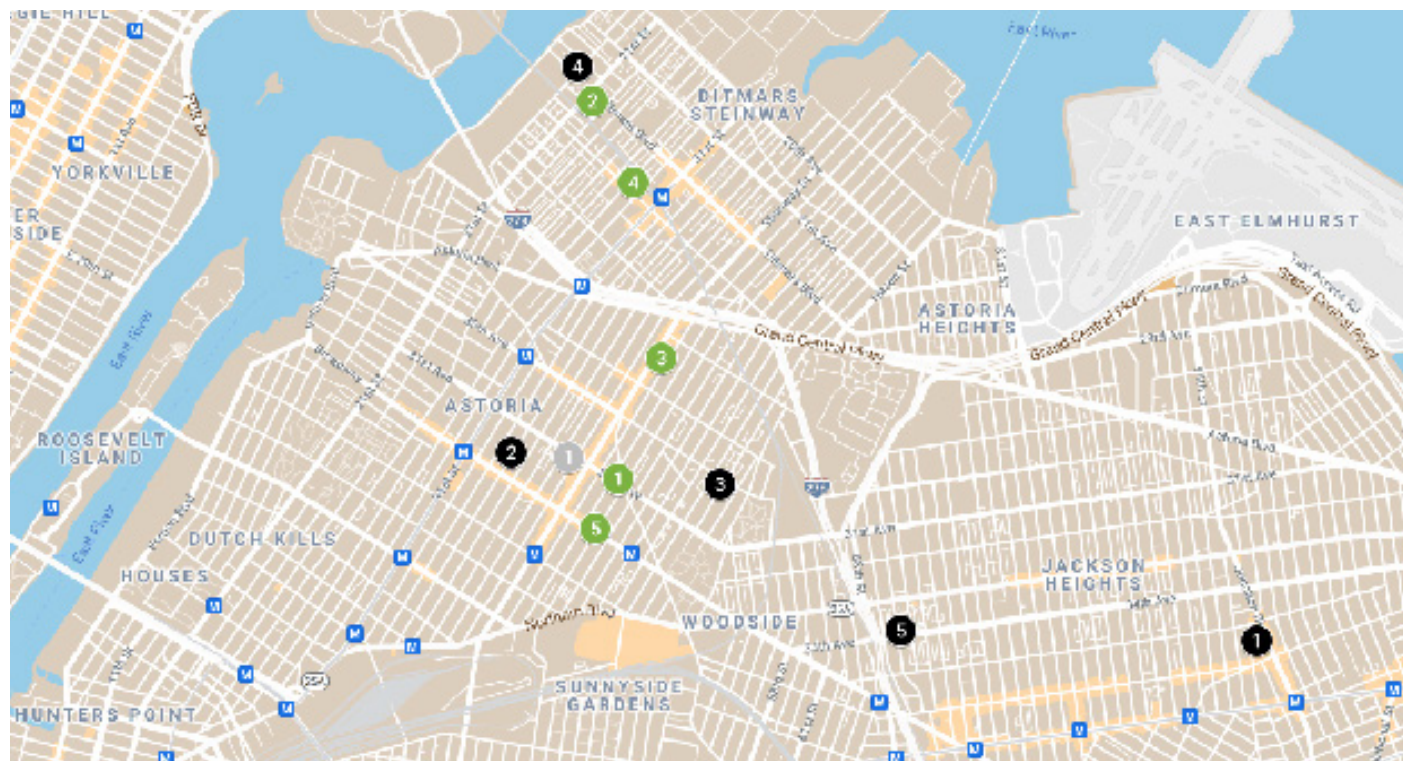
718.360.8803

718.360.8823

718.360.8857

718.360.5753

INVESTMENT PROPERTY REALTY GROUP

**MULTIFAMILY****MIXED USE****INDUSTRIAL**

- ❶ 35-25 & 35-35 95th Street
- ❷ 31-56 34th Street
- ❸ 30-12 49th Street
- ❹ 21-76 19th Street
- ❺ 70-01 34th Avenue

- ❶ 42-01 31st Avenue
- ❷ 19-19 Ditmars Boulevard
- ❸ 25-43 Steinway Street
- ❹ 2273 28th Street
- ❺ 4217 Broadway

- ❶ No Industrial Sales in Q2 2021

DEVELOPMENT SITES

- ❶ 37-08 31st Avenue

NORTHWEST QUEENS TEAM



DEREK BESTREICH
718.360.8802
DBestreich@IPRG.com



LUKE SPROVIERO
718.360.8803
LSproviero@IPRG.com



DONAL FLAHERTY
718.360.8823
DFlaherty@IPRG.com



LOGAN BOENNING
718.360.8857
LBoenning@IPRG.com



STAVROS COUVARAS
718.360.5753
SCouvaras@IPRG.com





1

POWERFUL
TEAM

650+

PROPERTIES SOLD

OVER
\$2B

TOTAL SALES

**INVESTMENT PROPERTY REALTY
GROUP**

45 Broadway, 29th Floor
New York, NY 10006



IPRG

ALL BROKERS ARE NOT CREATED EQUAL.

CALL FOR A COMPLIMENTARY PROPERTY VALUATION

www.IPRG.com | 718.360.8801

Investment Property Realty Group, LLC | 45 Broadway, 29th Fl, New York, NY 10006



iprg_ny



IPRG NY