



QUEENS MARKET REPORT

Q3 2021

QUEENS MARKET OVERVIEW

AVERAGE PRICE/SF BY TERRITORY



Q3

30

CLOSED TRANSACTIONS

The total number of closed transactions in Q3 2021 decreased by **3%** compared to Q3 2020.

\$134M

CLOSED DOLLAR VOLUME

The total dollar volume in Q3 2021 decreased by **29%** compared to Q3 2020.

QUEENS Q3 2021 CLOSED TRANSACTIONS

14

MULTIFAMILY
TRANSACTIONS SOLD
+133% YoY

4

MIXED-USE
TRANSACTIONS SOLD
-60% YoY

5

INDUSTRIAL
TRANSACTIONS SOLD
0% YoY

7

DEVELOPMENT
TRANSACTIONS SOLD
-30% YoY

NORTH QUEENS

Q3 2021 COMPLETE MARKET METRICS

12

TRANSACTIONS SOLD

\$64.03M

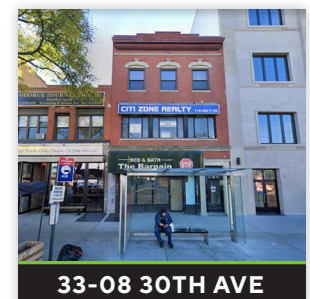
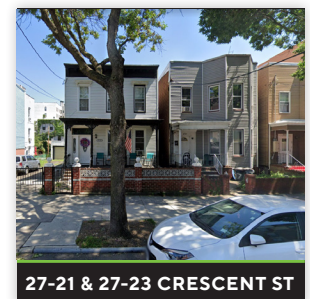
\$ VOLUME SOLD

173

UNITS SOLD

45,475

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	8001 37th Avenue	\$26,250,000	100	Mixed Use
2	11-07 Welling Court	\$14,500,000	28	Multi-Family
3	11-32 31st Drive	\$4,750,000	*28,500 BSF	Development
4	27-21 & 27-23 Crescent Street	\$2,900,000	*10,000 BSF	Development
5	25-34 36th Street	\$2,800,000	8	Multi-Family
6	33-08 30th Avenue	\$2,500,000	5	Mixed Use
7	22-65 27th Street	\$2,025,000	6	Multi-Family
8	3534 32nd Street	\$1,950,000	6	Multi-Family
9	3541 34th Street	\$1,725,000	7	Multi-Family
10	24-21 42nd Street	\$1,675,000	*6,975 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

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

NORTHWEST QUEENS

Q3 2021 COMPLETE MARKET METRICS

18

TRANSACTIONS SOLD

\$70.28M

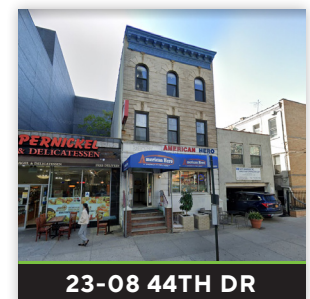
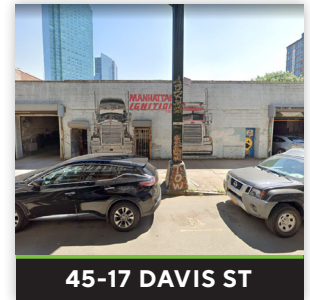
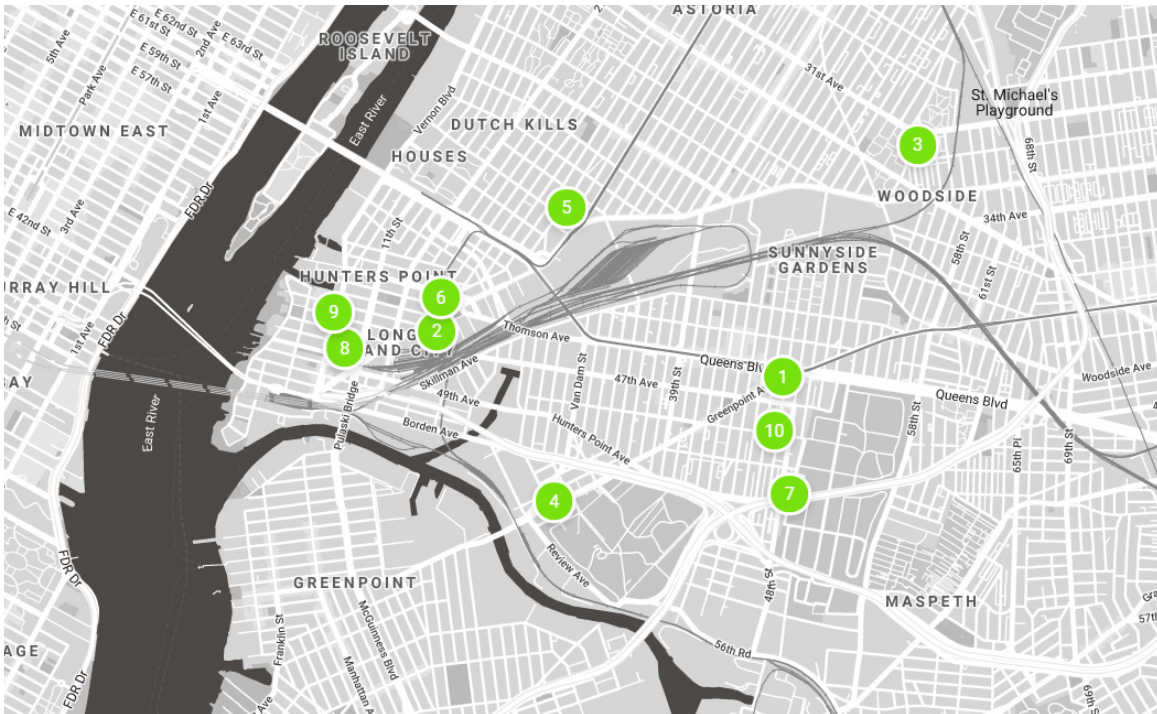
\$ VOLUME SOLD

148

UNITS SOLD

76,250

BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	4627 Greenpoint Avenue	\$14,250,000	32	Mixed Use
2	45-17 Davis Street	\$11,000,000	*37,500 BSF	Development
3	31-20 54th Street	\$9,700,000	68	Multi-Family
4	5 Building Package	\$5,350,000	5	Mixed Use
5	39-31 29th Street	\$4,000,000	1	Industrial
6	23-08 44th Drive	\$3,250,000	*22,000 BSF	Development
7	50-54 49th Street	\$3,050,000	1	Industrial
8	10-32 47th Road	\$2,500,000	1 / *10,000 BSF	Industrial/Dvlp Site
9	46-14 Vernon Boulevard	\$2,300,000	6	Multi-Family
10	46-15 48th Avenue	\$2,300,000	6	Mixed Use

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from July 1, 2021 - September 30, 2021

Zip Codes: 11101, 11104, 11106, 11377

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



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



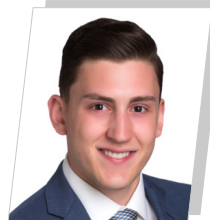
HAKEEM LECKY
SENIOR ASSOCIATE



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



GABRIEL KATES
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DANIEL SHAWAH
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KYLE KATZ
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SEAN MASHIHI
ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



LUCAS VITOLLO
ASSOCIATE



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SALES MANAGER



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QUEENS Q3 2021 REPORT

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