



NORTH QUEENS MARKET REPORT

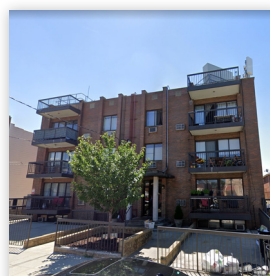
Q4 2021



3047 29TH ST



24-24 28TH ST



1962 77TH ST



32-38 41ST ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	3047 29th Street	\$11,200,000	45	Old Astoria
2	24-24 28th Street & 24-25 27th Street	\$6,000,000	18	Ditmars-Steinway
3	1962 77th Street	\$5,100,000	17	Astoria Heights
4	32-38 41st Street	\$4,625,000	20	South Astoria
5	21-24 Newtown Avenue	\$3,450,000	12	Old Astoria
6	21-45 28th Street	\$3,150,000	16	Ditmars-Steinway
7	24-24 28th Street	\$3,000,000	9	Ditmars-Steinway
8	30-22 32nd Street	\$2,875,000	8	South Astoria
9	32-58 48th Street	\$2,300,000	6	South Astoria
10	30-86 33rd Street	\$2,135,000	7	South Astoria
11	31-25 41st Street	\$1,999,990	6	South Astoria
12	30-70 44th Street	\$1,950,000	6	South Astoria
13	3093 44th Street	\$1,900,000	6	South Astoria
14	27-63 Crescent Street	\$1,600,000	6	Old Astoria
15	2829 43rd Street	\$1,575,000	6	South Astoria
16	25-29 Crescent Street	\$1,550,000	4	Old Astoria
17	31-59 33rd Street	\$1,550,000	7	South Astoria
18	32-33 44th Street	\$1,530,000	21	South Astoria
19	32-32 44th Street	\$1,530,000	6	South Astoria
20	28-52 35th Street	\$1,500,000	6	South Astoria

SELECT SALES ACTIVITY ABOVE

* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 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

21

TRANSACTIONS
SOLD

\$61.88M

\$ VOLUME
SOLD

238

UNITS
SOLD



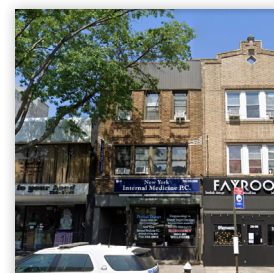
33-53 82ND ST



21-02 30TH AVE



33-22 23RD AVE



28-10 STEINWAY ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	33-53 82nd Street & 33-54 83rd Street	\$17,100,000	62	Jackson Heights
2	21-02 30th Avenue	\$1,700,000	5	Old Astoria
3	33-22 23rd Avenue	\$1,600,000	4	Ditmars-Steinway
4	28-10 Steinway Street	\$1,600,000	3	South Astoria
5	21-00 77th Street	\$1,550,000	4	Astoria Heights / Upper Ditmars
6	72-22 34th Avenue	\$1,300,000	6	Jackson Heights

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

COMPLETE MIXED-USE MARKET METRICS

6

TRANSACTIONS
SOLD

\$24.85M

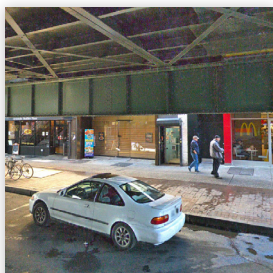
\$ VOLUME
SOLD

84

UNITS
SOLD



14-30 ASTORIA BLVD



22-56 31ST ST



12-16 30TH AVE



14-45 BROADWAY

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	14-30 Astoria Boulevard	\$4,500,000	27,080	Old Astoria
2	22-56 31st Street	\$3,750,000	23,400	Ditmars-Steinway
3	12-16 30th Avenue	\$3,200,000	14,800	Old Astoria
4	14-45 Broadway	\$1,585,000	11,500	South Astoria

* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 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 DEVELOPMENT SITE MARKET METRICS

4

TRANSACTIONS
SOLD

\$13.04M

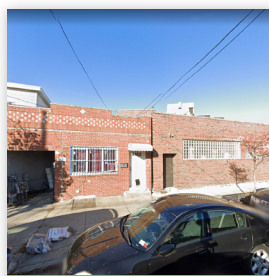
\$ VOLUME
SOLD

76,780

BSF
SOLD



19-19 37TH ST



18-25 26TH ROAD

	ADDRESS	SALE PRICE	UNITS	NEIGHBORHOOD
1	19-19 37th Street	\$14,400,000	1	Ditmars-Steinway
2	18-25 26th Road	\$2,000,000	1	Old Astoria

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

* Zip Codes: 11101, 11104, 11106, 11377

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

COMPLETE INDUSTRIAL MARKET METRICS

2

TRANSACTIONS
SOLD

\$16.4M

\$ VOLUME
SOLD

2

UNITS
SOLD

For More Information, Contact:

DEREK BESTREICH LUKE SPROVIERO DONAL FLAHERTY LOGAN BOENNING

718.360.8802

718.360.8803

718.360.8823

718.360.8857

YEAR OVER YEAR

COMPARED TO Q4-2020

**Summary of Q4 Transactions in North Queens

**33**

OF TRANSACTIONS

↑ +83% YoY

**\$219.29M**

DOLLAR VOLUME

↑ +108% YoY

**324**

OF UNITS

↑ +215% YoY

NORTH QUEENS

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$364 +31% YoY	\$387 +57% YoY	\$564 +34% YoY	\$249/BSF +8% YoY
\$/UNIT	\$280,786 +27% YoY	\$358,884 -36% YoY	\$8,200,000 +94% YoY	-

For More Information, Contact:

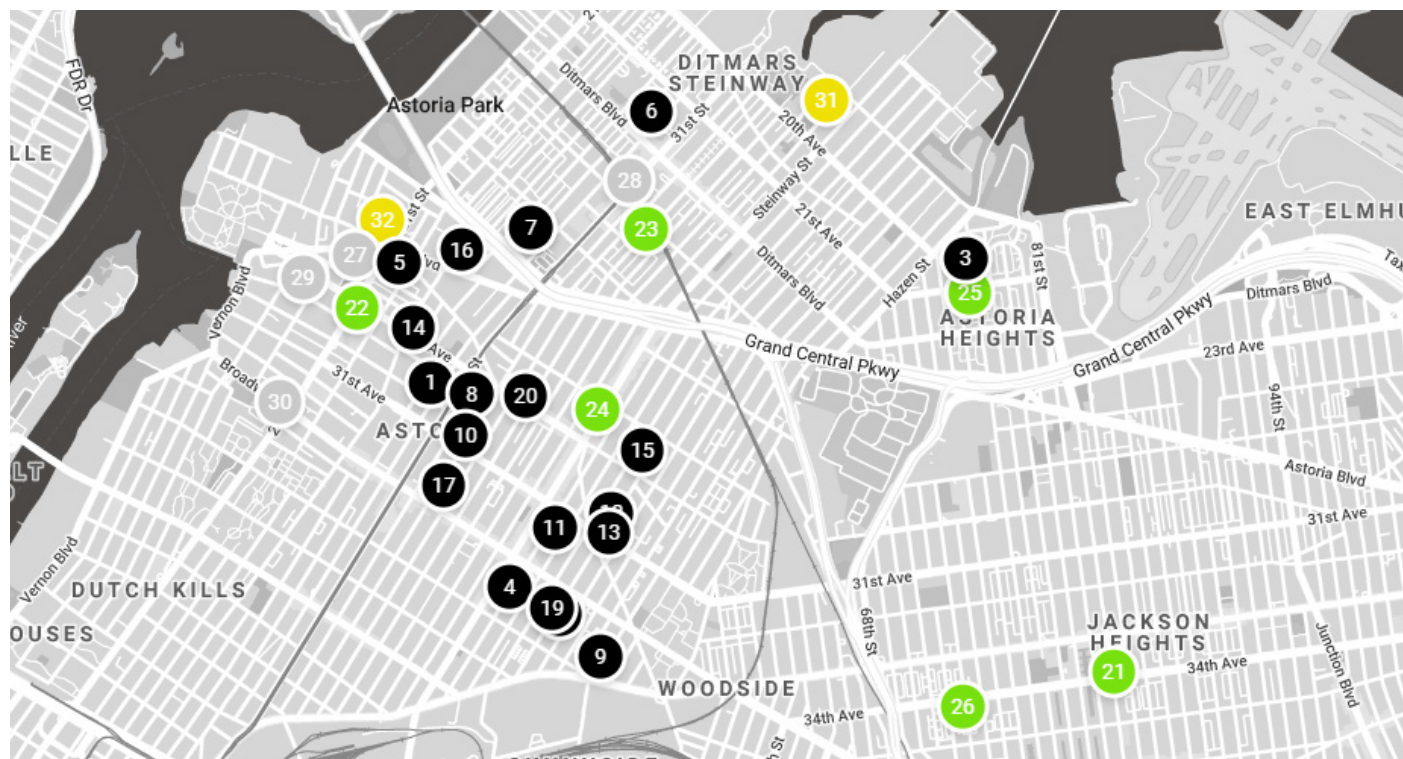
DEREK BESTREICH LUKE SPROVIERO DONAL FLAHERTY LOGAN BOENNING

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718.360.8857

**MULTIFAMILY****MIXED USE****DEVELOPMENT SITES**

- ❶ 3047 29th Street
- ❷ 24-24 28th Street & 24-25 27th Street
- ❸ 1962 77th Street
- ❹ 32-38 41st Street
- ❺ 21-24 Newtown Avenue
- ❻ 21-45 28th Street
- ❼ 24-24 28th Street
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- ❶❹ 28-10 Steinway Street
- ❶❺ 21-00 77th Street
- ❶❻ 72-22 34th Avenue

- ❷❶ 14-30 Astoria Boulevard
- ❷❷ 22-56 31st Street
- ❷❸ 12-16 30th Avenue
- ❷❹ 14-45 Broadway

INDUSTRIAL

- ❸❶ 19-19 37th Street
- ❸❷ 18-25 26th Road

NORTH 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





1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



NORTH QUEENS Q4 2021 REPORT

THE NORTH QUEENS TEAM

**DEREK
BESTREICH**

718.360.8802

DBestreich@IPRG.com

**LOGAN
BOENNING**

718.360.88357

LBoenning@IPRG.com

**LUKE
SPROVIERO**

718.360.8803

LSproviero@IPRG.com

**DONAL
FLAHERTY**

718.360.8823

DFlaherty@IPRG.com
