

NORTHWEST QUEENS MARKET REPORT

Q4 2021



511 50TH AVE



45-42 VERNON BLVD



41-27 49TH ST



47-45 43RD ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	511 50th Avenue	\$4,725,000	4	Hunters Point
2	45-42 Vernon Boulevard	\$2,600,000	6	Hunters Point
3	41-27 49th Street	\$2,125,000	6	Sunnyside
4	47-45 43rd Street	\$1,950,000	6	Sunnyside
5	34-49 42nd Street	\$1,695,000	6	Long Island City
6	41-10 40th Street	\$1,500,000	4	Sunnyside
7	47-09 47th Avenue	\$1,500,000	6	Sunnyside
8	34-25 42nd Street	\$1,420,000	6	Long Island City

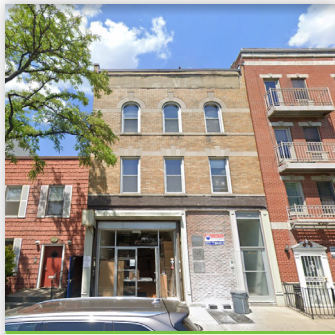
* Transactions between \$1,000,000-\$50,000,000 from October 1, 2021 - December 31, 2021

* Zip Codes: 11101, 11104, 11106, 11377

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

COMPLETE MULTIFAMILY MARKET METRICS

<p>8</p> <p>TRANSACTIONS SOLD</p>	<p>\$17.52M</p> <p>\$ VOLUME SOLD</p>	<p>44</p> <p>UNITS SOLD</p>
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10-47 48TH AVE



47-02 GREENPOINT AVE

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	10-47 48th Avenue	\$2,600,000	3	Hunters Point
2	47-02 Greenpoint Avenue	\$2,300,000	5	Sunnyside

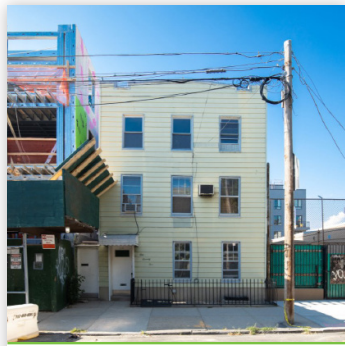
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COMPLETE MIXED-USE MARKET METRICS

<p>2</p> <p>TRANSACTIONS SOLD</p>	<p>\$4.9M</p> <p>\$ VOLUME SOLD</p>	<p>8</p> <p>UNITS SOLD</p>
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2 SITE PORTFOLIO



38-21 12TH ST



42-76 HUNTER ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	2 Site Portfolio	\$39,750,000	380,400	Long Island City
2	38-21 12th Street	\$35,000,000	351,000	Long Island City
3	42-76 Hunter Street	\$1,375,000	5,625	Hunters Point

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COMPLETE DEVELOPMENT SITE MARKET METRICS

3

TRANSACTIONS
SOLD

\$76.13M

\$ VOLUME
SOLD

737,025

BSF
SOLD

For More Information, Contact:

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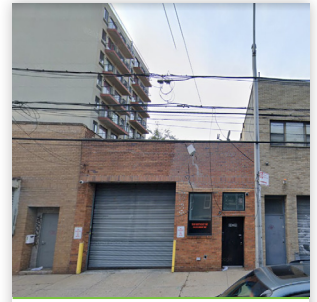
53-05 37TH AVE



2 SITE PORTFOLIO



42-20 12TH ST



38-28 30TH ST

	ADDRESS	SALE PRICE	UNITS	NEIGHBORHOOD
1	53-05 37th Avenue	\$8,100,000	1	Woodside
2	2 Site Portfolio	\$7,550,000	3	Sunnyside
3	42-20 12th Street	\$3,270,000	1	Hunters Point
4	38-28 30th Street	\$2,500,000	1	Long Island City
5	36-57 36th Street	\$2,420,500	1	Long Island City

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COMPLETE INDUSTRIAL MARKET METRICS

<p>5</p> <p>TRANSACTIONS SOLD</p>	<p>\$23.84M</p> <p>\$ VOLUME SOLD</p>	<p>7</p> <p>UNITS SOLD</p>
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YEAR OVER YEAR

COMPARED TO Q2-2020

**Summary of Q2 Transactions in Long Island City



18

OF TRANSACTIONS

↓ -31% YoY



\$122.38M

DOLLAR VOLUME

↓ -45% YoY



59

OF UNITS

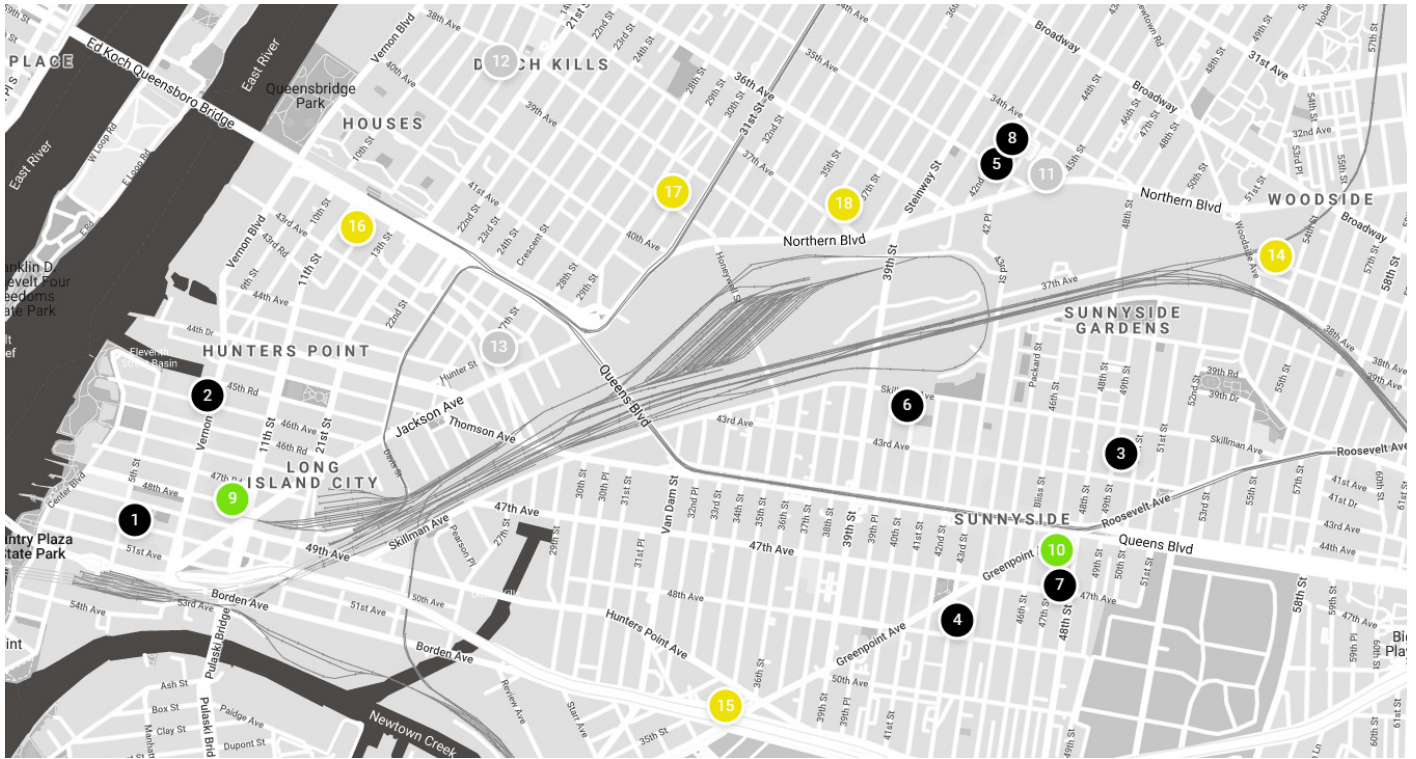
↓ -2% YoY

LONG ISLAND CITY

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$454 +30% YoY	\$532 +16% YoY	\$341 -38% YoY	-
\$/UNIT	\$429,740 +76% YoY	\$663,333 +89% YoY	\$3,761,433 -68% YoY	-

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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- ❶ 511 50th Avenue
- ❷ 45-42 Vernon Boulevard
- ❸ 41-27 49th Street
- ❹ 47-45 43rd Street
- ❺ 34-49 42nd Street
- ❻ 41-10 40th Street
- ❼ 47-09 47th Avenue
- ❽ 34-25 42nd Street

- ❾ 10-47 48th Avenue
- ❿ 47-02 Greenpoint Avenue

- ⓫ 2 Site Portfolio
- ⓬ 38-21 12th Street
- ⓭ 42-76 Hunter Street

INDUSTRIAL

- ⓮ 53-05 37th Avenue
- ⓯ 2 Site Portfolio
- ⓰ 42-20 12th Street
- ⓱ 38-28 30th Street
- ⓲ 36-57 36th Street

NORTHWEST QUEENS TEAM



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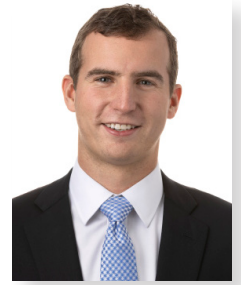
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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



NORTHWEST QUEENS Q4 2021 REPORT

THE NORTHWEST QUEENS TEAM

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