

A nighttime photograph of a city skyline, likely North Queens, with numerous lit-up buildings and a prominent tall skyscraper. The image is dark, with the city lights providing contrast. A large black diagonal shape is overlaid on the bottom right of the image.

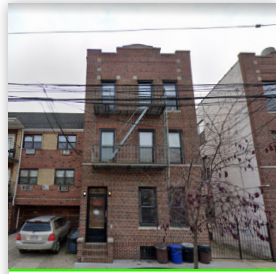
NORTH QUEENS **MARKET REPORT**

Q1 2022

IPRG



23-06 21ST ST



35-31 32ND ST



2317 38TH ST



32-74 44TH ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	23-06 21st Street	\$11,600,000	59	Ditmars-Steinway
2	35-31 32nd Street	\$1,950,000	6	South Astoria
3	2317 38th Street	\$1,750,000	4	Ditmars-Steinway
4	32-74 44th Street	\$1,525,000	6	South Astoria
5	3012 44th Street	\$1,500,000	6	South Astoria
6	25-18 41st Street	\$1,500,000	6	South Astoria
7	32-24 38th Street	\$1,390,000	4	South Astoria
8	24-18 43rd Street	\$1,225,000	6	South Astoria
9	32-34 44th Street	\$1,200,000	6	Old Astoria

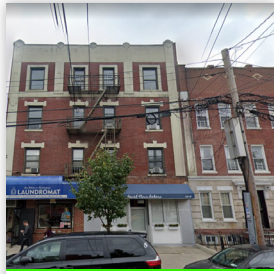
* Transactions between \$1,000,000-\$50,000,000 from January 1, 2022 - March 31, 2022

* Zip Codes: 11102, 11103, 11105, 11106, 11369, 11370, 11372

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

COMPLETE MUTLIFAMILY MARKET METRICS

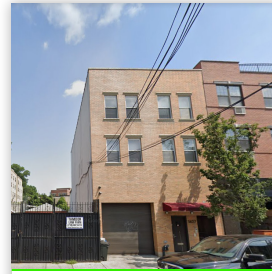
<p>9</p> <p>TRANSACTIONS SOLD</p>	<p>\$23.64M</p> <p>\$ VOLUME SOLD</p>	<p>103</p> <p>UNITS SOLD</p>
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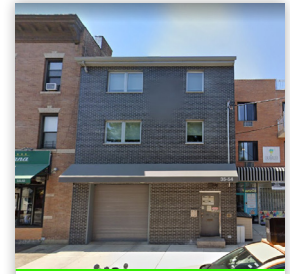
43-18 25TH AVE



28-04 31ST ST



14-27 ASTORIA BLVD



35-54 32ND ST

	ADDRESS	SALE PRICE	TOTAL UNITS	NEIGHBORHOOD
1	43-18 25th Avenue	\$7,300,000	16	South Astoria
2	28-04 31st Street	\$5,815,000	12	Old Astoria
3	14-27 Astoria Boulevard	\$2,775,000	4	Old Astoria
4	35-54 32nd Street	\$2,450,000	3	South Astoria
5	41-06 Broadway	\$1,900,000	5	South Astoria
6	28-02 21st Avenue	\$1,300,000	3	Ditmars-Steinway

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COMPLETE MIXED-USE MARKET METRICS

<p>6</p> <p>TRANSACTIONS SOLD</p>	<p>\$21.54M</p> <p>\$ VOLUME SOLD</p>	<p>43</p> <p>UNITS SOLD</p>
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2 SITE PACKAGE



21-31 SHORE BLVD



25-25 31ST AVE



23-14 31ST ST

	ADDRESS	SALE PRICE	TOTAL BSF	NEIGHBORHOOD
1	2 Site Package	\$19,975,000	94,380	Old Astoria
2	21-31 Shore Boulevard	\$4,500,000	17,820	Ditmars-Steinway
3	25-25 31st Avenue	\$2,300,000	11,325	Old Astoria
4	23-14 31st Street	\$1,875,000	10,600	Ditmars-Steinway

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COMPLETE DEVELOPMENT SITE MARKET METRICS

4

TRANSACTIONS
SOLD

\$28.65M

\$ VOLUME
SOLD

134,125

BSF
SOLD

YEAR OVER YEAR

COMPARED TO Q1-2021

**Summary of Q1 Transactions in North Queens



19

OF TRANSACTIONS

↑ +58% YoY



\$73.83M

DOLLAR VOLUME

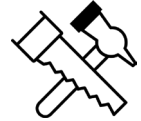
↑ +68% YoY



146

OF UNITS

↑ +21% YoY



134,125

BUILDABLE SF

↑ +171% YoY

NORTH QUEENS

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$376 N/A	\$511 +150% YoY	N/A	\$249/BSF +8% YoY
\$/UNIT	\$273,883 -19% YoY	\$544,097 +5% YoY	N/A	N/A

For More Information, Contact:

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MULTIFAMILY

MIXED USE

DEVELOPMENT SITES

- 1 23-06 21st Street
- 2 35-31 32nd Street
- 3 2317 38th Street
- 4 32-74 44th Street
- 5 3012 44th Street
- 6 25-18 41st Street
- 7 32-24 38th Street
- 8 24-18 43rd Street
- 9 32-34 44th Street

- 10 43-18 25th Avenue
- 11 28-04 31st Street
- 12 14-27 Astoria Boulevard
- 13 35-54 32nd Street
- 14 41-06 Broadway
- 15 28-02 21st Avenue

- 16 2 Site Package
- 17 21-31 Shore Boulevard
- 18 25-25 31st Avenue
- 19 23-14 31st Street

NORTH QUEENS TEAM



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1
POWERFUL
TEAM

700+
PROPERTIES SOLD

OVER
\$2B
TOTAL SALES



NORTH QUEENS Q1 2022 REPORT

THE NORTH QUEENS TEAM

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