



# **NORTH QUEENS MARKET REPORT**

**JULY 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH QUEENS JULY 2022 COMPLETE MARKET METRICS

9

TRANSACTIONS SOLD

\$29.01M

\$ VOLUME SOLD

74

UNITS SOLD

6,750

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2819-2821 33rd Street	\$9,300,000	South Astoria	Multi-Family	38
2	23-61 31st Street	\$5,930,000	Ditmars-Steinway	Mixed Use	11
3	76-19 Northern Boulevard	\$3,400,000	East Elmhurst	Industrial	1
4	82-17 & 82-19 Astoria Boulevard	\$2,665,000	East Elmhurst	Multi-Family	5
5	98-18 Astoria Boulevard	\$2,035,000	East Elmhurst	Mixed Use	6
6	25-55 23rd Street	\$1,552,831	Old Astoria	Development	*6,750 BSF
7	23-12 30th Road	\$1,400,000	Old Astoria	Multi-Family	4
8	33-11 36th Avenue	\$1,380,000	South Astoria	Mixed Use	3
9	30-06 42nd Street	\$1,350,000	South Astoria	Multi-Family	6

\*Development Site / Buildable Square Footage



2819-2821 33RD ST



23-61 31ST ST



76-19 NORTHERN BLVD



82-17 & 82-19 ASTORIA BLVD

# NORTH QUEENS

## JULY 2022 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2022 - JULY 31, 2022

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

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

### MONTH OVER MONTH

COMPARED TO JUNE 2022

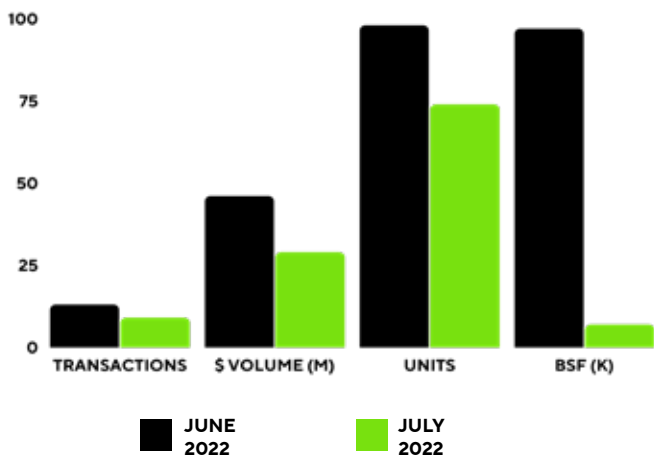
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JUNE 2022</b>	13	\$46,180,000	98	97,122
<b>JULY 2022</b>	9	\$29,012,831	74	6,750
<b>% of CHANGE</b>	↓ -31% MoM	↓ -37% MoM	↓ -24% MoM	↓ -93% MoM

### YEAR OVER YEAR

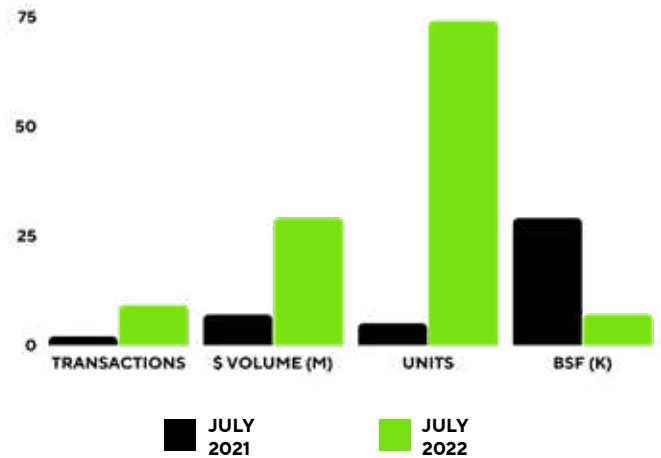
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2021</b>	2	\$7,250,000	5	28,500
<b>JULY 2022</b>	9	\$29,012,831	74	6,750
<b>% of CHANGE</b>	↑ +350% YoY	↑ +300% YoY	↑ +1,380% YoY	↓ -76% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team For More Information

DEREK BESTREICH 718.360.8802 LUKE SPROVIERO 718.360.8803 DONAL FLAHERTY 718.360.8823 LOGAN BOENNING 718.360.8857 SAL MONTEVERDE 718.360.5933

# IPRG

## NORTH QUEENS JULY 2022 REPORT

### THE NORTH QUEENS TEAM

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

---

**LUKE  
SPROVIERO**  
718.360.8803  
luke@iprg.com

---

**DONAL  
FLAHERTY**  
718.360.8823  
donal@iprg.com

---

**LOGAN  
BOENNING**  
718.360.8857  
lboenning@iprg.com

**SAL  
MOTEVERDE**  
718.360.5933  
smonteverde@iprg.com

718.360.8801

[www.IPRG.com](http://www.IPRG.com)