



NORTHWEST QUEENS MARKET REPORT

JULY 2022

INVESTMENT PROPERTY REALTY GROUP

NORTHWEST QUEENS JULY 2022 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$76.48M

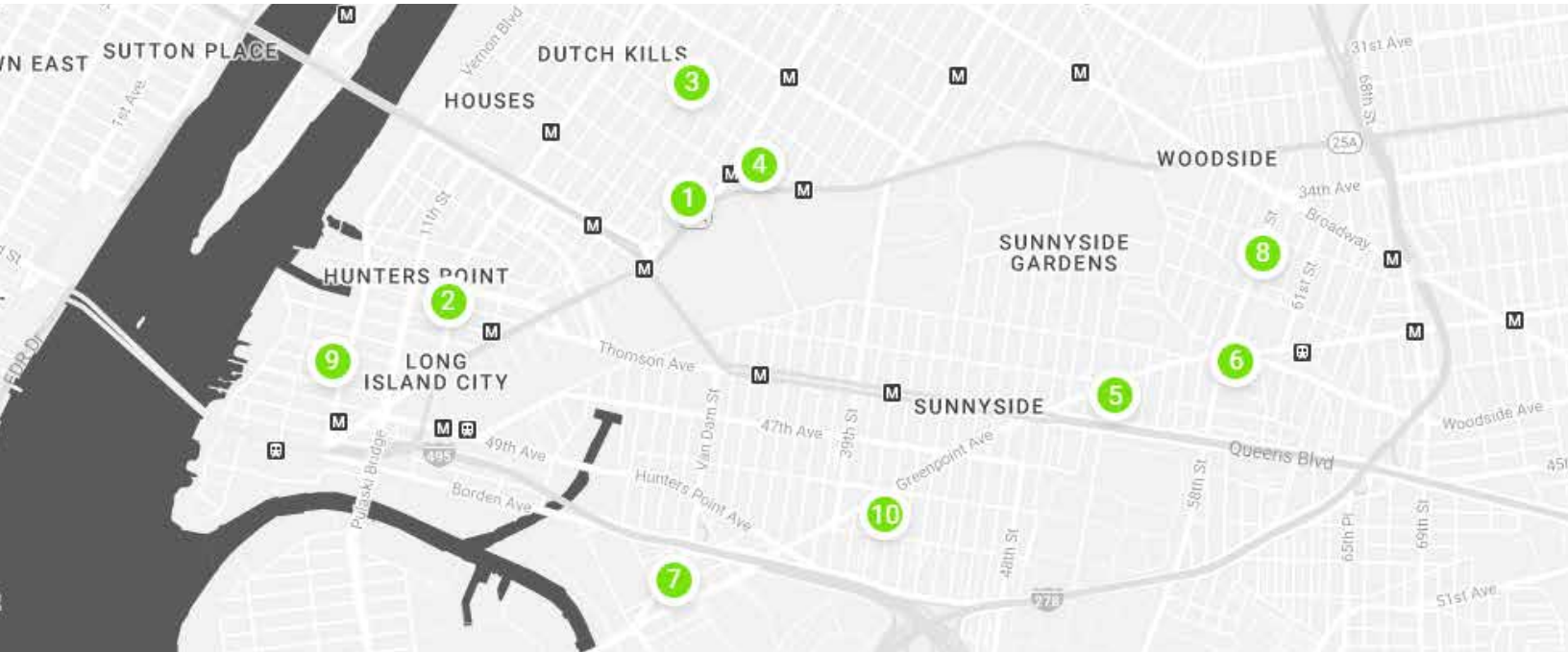
\$ VOLUME SOLD

101

UNITS SOLD

90,313

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	29-24 & 29-16 40th Avenue	\$19,000,000	Long Island City	Development	*87,500 BSF
2	11-55 45th Avenue	\$14,775,000	Hunters Point	Mixed Use	48
3	37-19 Crescent Street	\$12,750,000	Long Island City	Industrial	1
4	32-04 38th Avenue	\$11,244,000	Long Island City	Mixed Use	21
5	43-09 52nd Street	\$6,700,000	Woodside	Multi-Family	11
6	58-28 Roosevelt Avenue	\$3,000,000	Woodside	Mixed Use	6
7	52-15 Van Dam Street	\$2,650,000	Long Island City	Industrial	1
8	37-19 58th Street	\$2,550,000	Woodside	Industrial	1
9	543 47th Road	\$1,500,000	Hunters Point	Multi-Family	6
10	48-32 41st Street	\$1,250,000	Sunnyside	Multi-Family	6

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



29-24 & 29-16 40TH AVE



11-55 45TH AVE



37-19 CRESCENT ST



32-04 38TH AVE

NORTHWEST QUEENS

JULY 2022 MARKET ANALYSIS

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

Zip Codes: 11101, 11104, 11106, 11377

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

MONTH OVER MONTH

COMPARED TO JUNE 2022

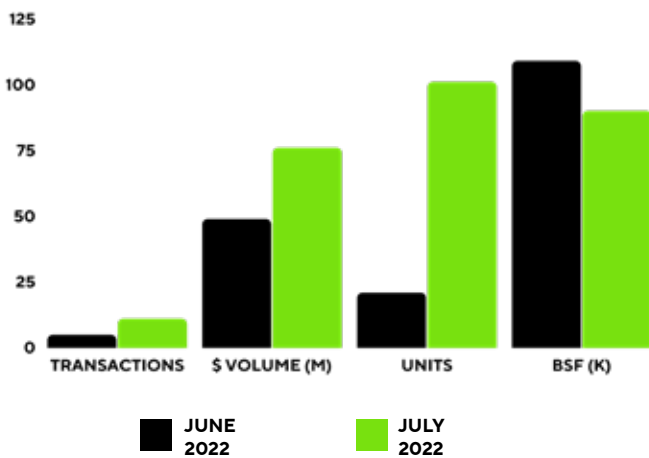
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2022	5	\$49,025,000	21	108,625
JULY 2022	11	\$76,479,000	101	90,313
% of CHANGE	↑+120% MoM	↑+56% MoM	↑+381% MoM	↓-17% MoM

YEAR OVER YEAR

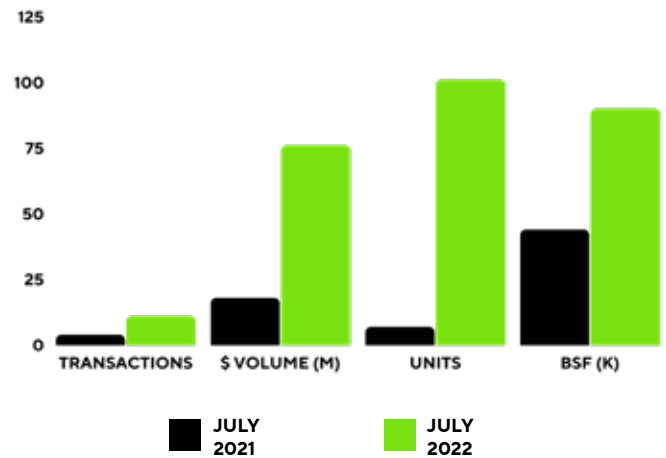
COMPARED TO JULY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2021	4	\$17,550,000	7	44,250
JULY 2022	11	\$76,479,000	101	90,313
% of CHANGE	↑+175% YoY	↑+336% YoY	↑+1,343% YoY	↑+104% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northwest Queens Team For More Information

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IPRG

NORTHWEST QUEENS JULY 2022 REPORT

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