



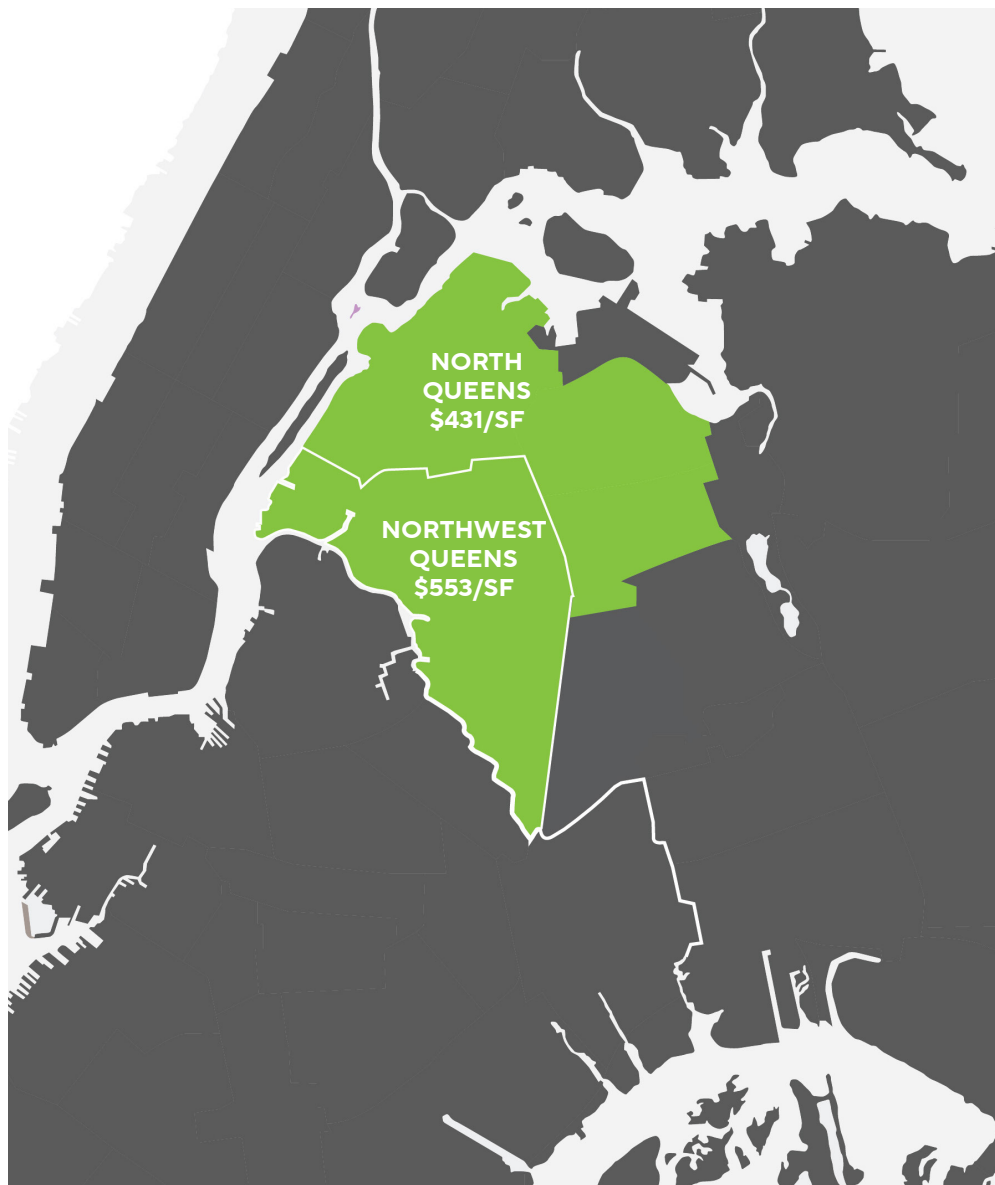
QUEENS MARKET REPORT

Q2 2022

INVESTMENT PROPERTY REALTY GROUP

QUEENS MARKET OVERVIEW

AVERAGE PRICE/SF BY TERRITORY



Q2

57

CLOSED TRANSACTIONS

The total number of closed transactions in Q2 2022 increased by **185%** compared to Q2 2021.

\$204M

CLOSED DOLLAR VOLUME

The total dollar volume in Q2 2022 increased by **52%** compared to Q2 2021.

QUEENS Q2 2022 CLOSED TRANSACTIONS

28

MULTIFAMILY
TRANSACTIONS SOLD

+250% YoY

13

MIXED-USE
TRANSACTIONS SOLD

+63% YoY

3

INDUSTRIAL
TRANSACTIONS SOLD

N/A

13

DEVELOPMENT
TRANSACTIONS SOLD

+225% YoY

NORTH QUEENS

Q2 2022 COMPLETE MARKET METRICS

24

TRANSACTIONS SOLD

183

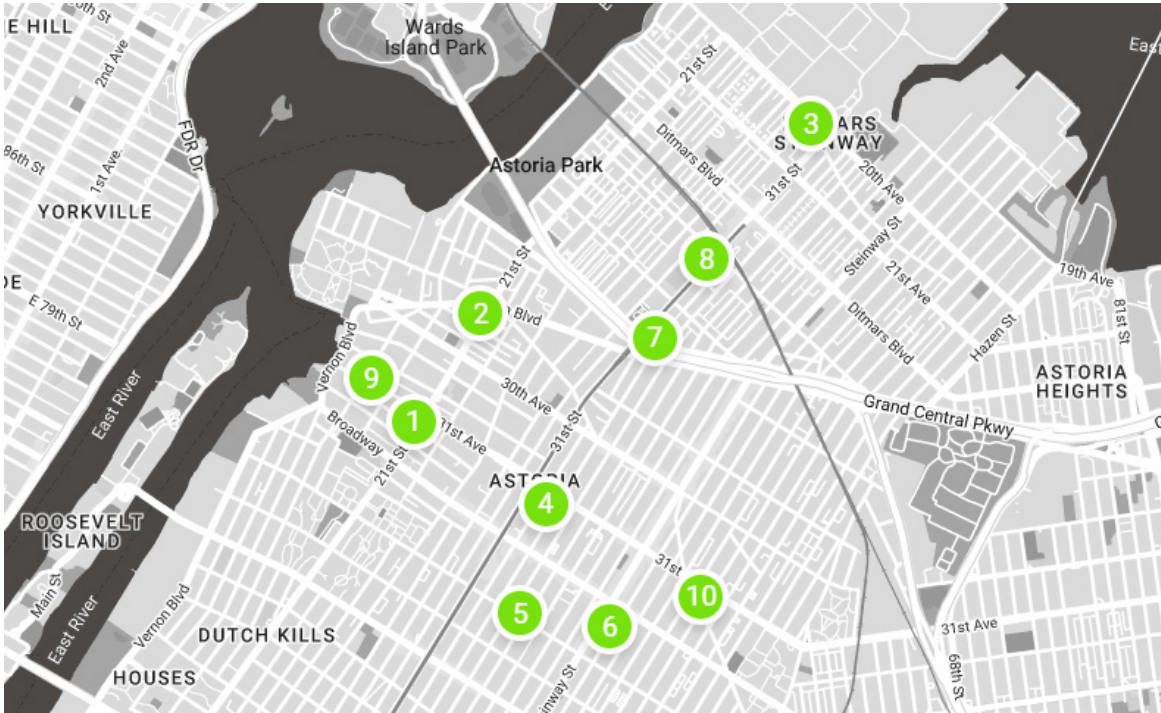
UNITS SOLD

\$77.29M

\$ VOLUME SOLD

126,822

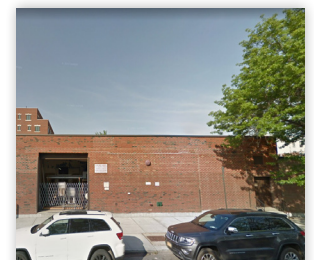
BSF SOLD



31-16 21ST ST



2716 & 2716-2720 A 21ST ST



29-10, 29-14, 29-15 20TH AVE



31-15 32ND ST

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	31-16 21st Street	\$10,300,000	*46,612 BSF	Development
2	2716 & 2716-2720 A 21st Street	\$7,700,000	*33,540 BSF	Development
3	29-10, 29-14, 29-15 20th Avenue	\$6,626,000	*23,750 BSF	Development
4	31-15 32nd Street	\$6,300,000	24	Multi-Family
5	34-11 34th Avenue	\$4,650,000	28	Multi-Family
6	32-30 41st Street	\$4,400,000	20	Multi-Family
7	24-60 32nd Street	\$3,937,500	16	Multi-Family
8	23-12 31st Street	\$2,800,000	5	Mixed Use
9	12-07 31st Avenue	\$2,700,000	7	Multi-Family
10	44-14 31st Avenue	\$2,650,000	*16,970 BSF	Development

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

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

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

NORTHWEST QUEENS

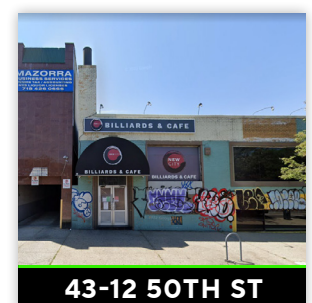
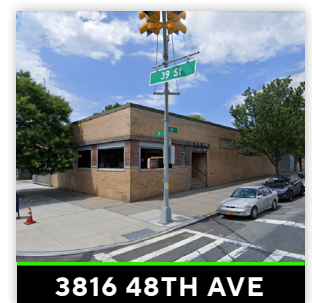
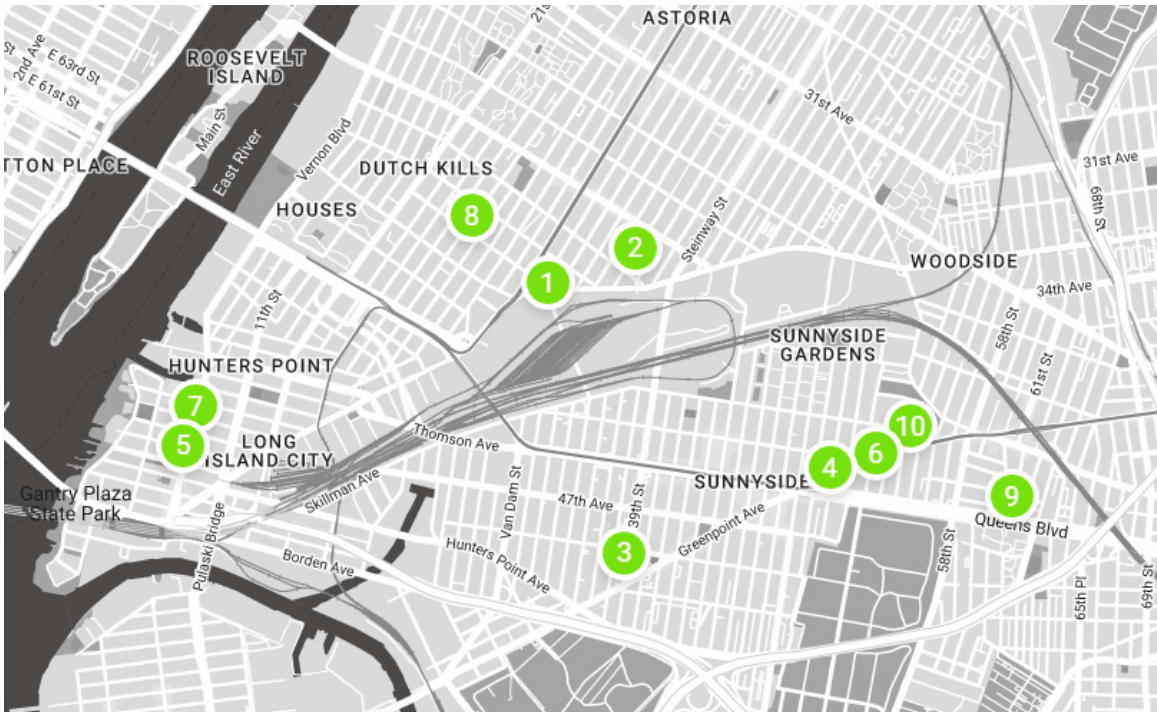
Q2 2022 COMPLETE MARKET METRICS

16
TRANSACTIONS SOLD

45
UNITS SOLD

\$78.97M
\$ VOLUME SOLD

207,977
BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	38-38 32nd St & 32-03 39th Ave	\$28,625,000	*98,625 BSF	Development
2	36-30 36th Street	\$7,900,000	1	Industrial
3	3816 48th Avenue	\$7,500,000	1	Industrial
4	43-12 50th Street	\$7,000,000	*41,852 BSF	Development
5	47-18 Vernon Boulevard	\$4,275,000	5	Mixed Use
6	43-25 52nd Street	\$3,250,000	*23,000 BSF	Development
7	4640 Vernon Boulevard	\$2,900,000	*7,500 BSF	Development
8	38-14 & 38-18 Crescent Street	\$2,675,000	*10,000 BSF	Development
9	60-06 43rd Avenue	\$2,325,000	19	Multi-Family
10	53-11 Skillman Avenue	\$2,100,000	6	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from April 1, 2022 - June 30, 2022

Zip Codes: 11101, 11104, 11106, 11377

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

RIDGEWOOD

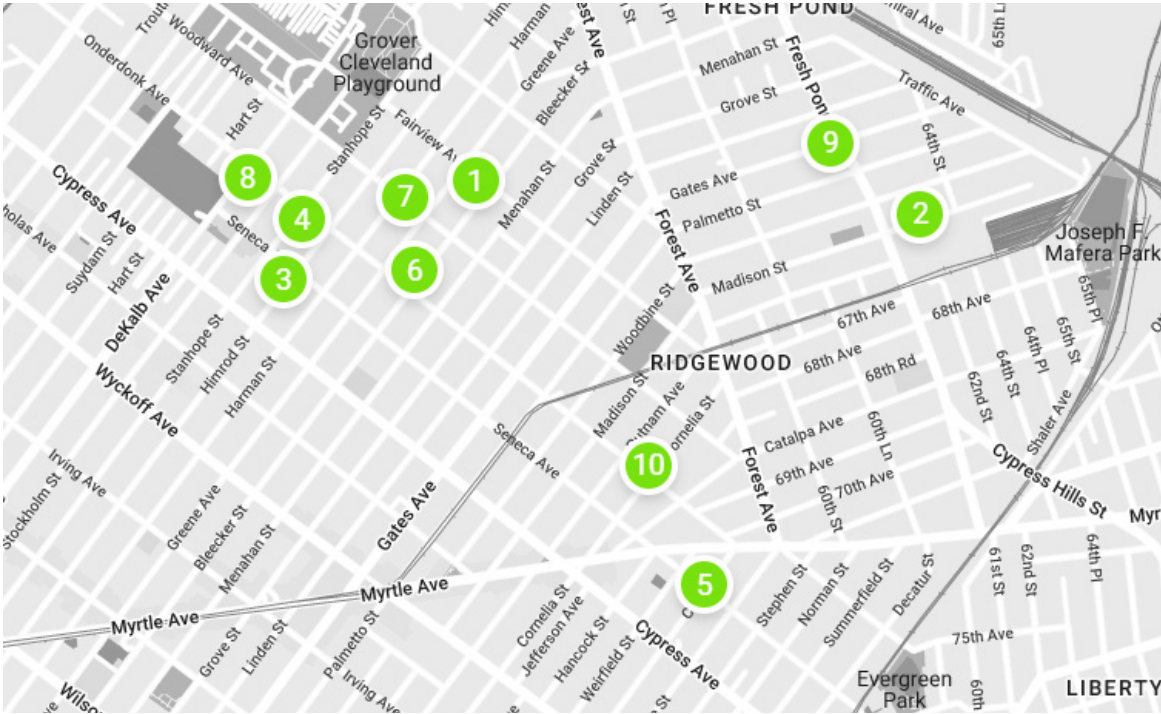
Q2 2022 COMPLETE MARKET METRICS

17
TRANSACTIONS SOLD

121
UNITS SOLD

\$47.3M
\$ VOLUME SOLD

0
BSF SOLD



5 BUILDING PACKAGE



61-27 MADISON ST & 61-30 WOODBINE ST



412 & 418 SENECA AVE



402-404 ONDERDONK AVE

	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	5 Building Package	\$12,755,000	20	Multi-Family
2	61-27 Madison St & 61-30 Woodbine St	\$4,550,000	16	Multi-Family
3	412 & 418 Seneca Avenue	\$4,300,000	5	Mixed Use
4	402-404 Onderdonk Avenue	\$3,400,000	13	Mixed Use
5	969 Seneca Avenue	\$2,525,000	9	Mixed Use
6	18-63 Bleecker Street	\$2,480,000	4	Multi-Family
7	475 Woodward Avenue	\$2,300,000	7	Multi-Family
8	352 Onderdonk Avenue	\$2,100,000	5	Mixed Use
9	68-34 Fresh Pond Road	\$1,930,000	3	Mixed Use
10	18-53 Cornelia Street	\$1,750,000	6	Multi-Family

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage

Transactions between **\$1,000,000 - \$50,000,000** from **April 1, 2022 - June 30, 2022**

Zip Code: 11385

Neighborhood: Ridgewood

IPRG ADVANTAGE OUR PEOPLE



DEREK BESTREICH
PRESIDENT



LUKE SPROVIERO
PARTNER
MANAGING DIRECTOR



STEVE REYNOLDS
PARTNER
MANAGING DIRECTOR



ADAM LOBEL
PARTNER
MANAGING DIRECTOR



TOM REYNOLDS
PARTNER



DONAL FLAHERTY
PARTNER



ZACHARY ZISKIN
DIRECTOR



JUSTIN ZEITCHIK
VICE PRESIDENT



BRIAN DAVILA
SENIOR ASSOCIATE



TOBY WARING
SENIOR ASSOCIATE



DANIEL SHAWAH
SENIOR ASSOCIATE



COREY HAYNES
ASSOCIATE



LOGAN BOENNING
ASSOCIATE



THOMAS VENTURA
ASSOCIATE



ELI ZEMPSKY
ASSOCIATE



ANDREW CIPOLLI
ASSOCIATE



HENRY HILL
ASSOCIATE



SAL MONTEVERDE
ASSOCIATE

SALES SUPPORT



BRIAN UNDERKOFLE
SALES MANAGER



SERGE SARKISIAN
INVESTMENT ANALYST



MADELINE WOODS
TRANSACTION
COORDINATOR



ELLIANA SILENO
MARKETING
COORDINATOR



MOLLY CATHCART
OPERATIONS
ASSOCIATE



GIUSEPPE GIAMBANCO
ANALYST



QUEENS Q2 2022 REPORT

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