



NORTHWEST QUEENS MARKET REPORT

Q3 2022

INVESTMENT PROPERTY REALTY GROUP

NORTHWEST QUEENS Q3 2022 MULTIFAMILY METRICS

7

TRANSACTIONS SOLD

\$21.90M

\$ VOLUME SOLD

80

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	43-09 52nd Street	\$6,700,000	Woodside	11
2	39-33 57th Street	\$4,750,000	Woodside	21
3	34-23 & 34-27 43rd Street	\$3,500,000	Long Island City	12
4	1138 44th Drive	\$2,750,000	Hunters Point	18
5	543 47th Road	\$1,500,000	Hunters Point	6
6	45-44 40th Street	\$1,450,000	Sunnyside	6
7	48-32 41st Street	\$1,250,000	Sunnyside	6

Multifamily Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 31, 2022

Zip Codes: 11101, 11104, 11106, 11377

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

NORTHWEST QUEENS Q3 2022 MIXED-USE METRICS

3

TRANSACTIONS SOLD

\$29.02M

\$ VOLUME SOLD

75

UNITS SOLD



11-55 45TH AVE



32-04 38TH AVE



58-28 ROOSEVELT AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	11-55 45th Avenue	\$14,775,000	Hunters Point	48
2	32-04 38th Avenue	\$11,244,000	Long Island City	21
3	58-28 Roosevelt Avenue	\$3,000,000	Woodside	6

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 31, 2022

Zip Codes: 11101, 11104, 11106, 11377

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

NORTHWEST QUEENS Q3 2022 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$24.66M

\$ VOLUME SOLD

115,067

BUILDABLE SF SOLD



29-24 & 29-16 40TH AVE



10-15 43RD AVE



43-27 52ND ST



37-17 GREENPOINT AVE

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	29-24 & 29-16 40th Avenue	\$19,000,000	Long Island City	87,500
2	10-15 43rd Avenue	\$2,550,000	Hunters Point	8,754
3	43-27 52nd Street	\$2,050,000	Woodside	16,000
4	37-17 Greenpoint Avenue	\$1,060,000	Sunnyside	2,813

Development Site Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 31, 2022

Zip Codes: 11101, 11104, 11106, 11377

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

NORTHWEST QUEENS Q3 2022 INDUSTRIAL METRICS

6

TRANSACTIONS SOLD

\$33.65M

\$ VOLUME SOLD

7

UNITS SOLD



37-19 CRESCENT ST



39-27 59TH ST



36-24 34TH ST



52-15 VAN DAM ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	37-19 Crescent Street	\$12,750,000	Long Island City	1
2	39-27 59th Street	\$8,500,000	Woodside	1
3	36-24 34th Street	\$6,050,000	Long Island City	2
4	52-15 Van Dam Street	\$2,650,000	Long Island City	1
5	37-19 58th Street	\$2,550,000	Woodside	1
6	32-14 61st Street	\$1,150,000	Woodside	1

Industrial Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 31, 2022

Zip Codes: 11101, 11104, 11106, 11377

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

Q3 2022 COMPLETE MARKET METRICS

20

TRANSACTIONS SOLD
+11% YoY

\$109.23M

\$ VOLUME SOLD
+55% YoY

162

UNITS SOLD
+9% YoY

115,067

BUILDABLE SF SOLD
+51% YoY

PRICE ANALYSIS BY TERRITORY

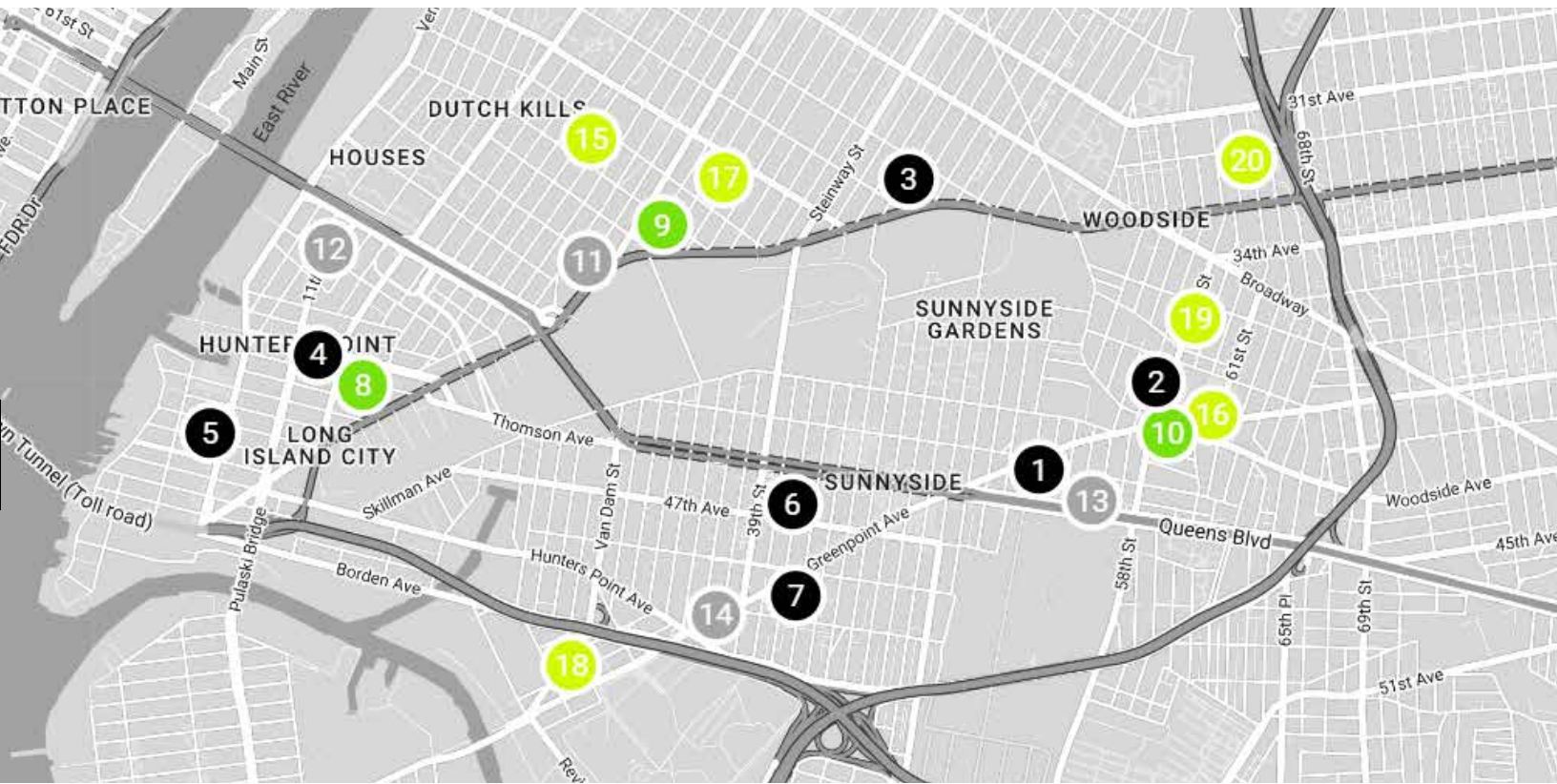
NORTHWEST QUEENS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$421 +17% YoY	\$443 -8% YoY	\$253 +22% YoY	\$509 -33% YoY
\$/UNIT	\$282,818 +5% YoY	\$447,747 +28% YoY	N/A	\$5,104,167 +90% YoY

*Development Site / Buildable Square Footage

NORTHWEST QUEENS

Q3 2022 MARKET MAP



MULTIFAMILY

- 1 43-09 52nd Street
- 2 39-33 57th Street
- 3 34-23 & 34-27 43rd Street
- 4 1138 44th Drive
- 5 543 47th Road
- 6 45-44 40th Street
- 7 48-32 41st Street

MIXED USE

- 8 11-55 45th Avenue
- 9 32-04 38th Avenue
- 10 58-28 Roosevelt Avenue

DEVELOPMENT SITES

- 11 29-24 & 29-16 40th Avenue
- 12 10-15 43rd Avenue
- 13 43-27 52nd Street
- 14 37-17 Greenpoint Avenue

INDUSTRIAL

- 15 37-19 Crescent Street
- 16 39-27 59th Street
- 17 36-24 34th Street
- 18 52-15 Van Dam Street
- 19 37-19 58th Street
- 20 32-14 61st Street

CONTACT THE **NORTHWEST QUEENS** TEAM FOR MORE INFORMATION

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

**STEVE
REYNOLDS**
718.360.8807
steve@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**HENRY
HILL**
718.360.0668
hhill@iprg.com

**JOHN
LEUBA**
718.360.8517
jleuba@iprg.com

1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES