



# **NORTHWEST QUEENS MARKET REPORT**

**Q4 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTHWEST QUEENS Q4 2022 MULTIFAMILY METRICS

### 6

TRANSACTIONS SOLD

### \$8.24M

\$ VOLUME SOLD

### 43

UNITS SOLD



4122 54TH STREET



4524 39TH PLACE



4714 11TH STREET



34-27 42ND STREET

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	4122 54th Street	\$1,675,000	Woodside	10
2	4524 39th Place	\$1,625,000	Sunnyside	12
3	4714 11th Street	\$1,535,000	Hunters Point	3
4	34-27 42nd Street	\$1,300,000	Long Island City	6
5	514 50th Avenue	\$1,100,000	Hunters Point	6
6	34-08 43rd Street	\$1,000,000	Long Island City	6

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 31, 2022**

Zip Codes: 11101, 11104, 11106, 11377

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

# NORTHWEST QUEENS

## Q4 2022 MIXED-USE METRICS

**3**

TRANSACTIONS SOLD

**\$5.65M**

\$ VOLUME SOLD

**12**

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	2805 34th Avenue	\$2,450,000	Long Island City	5
2	42-42 27th Street	\$1,725,000	Hunters Point	3
3	4302 58th Street	\$1,475,000	Woodside	4

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from October 1, 2022 - December 31, 2022

Zip Codes: 11101, 11104, 11106, 11377

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

### Q4 2022 COMPLETE MARKET METRICS

**9**  
TRANSACTIONS SOLD  
-50% YoY

**\$13.89M**  
\$ VOLUME SOLD  
-89% YoY

**55**  
UNITS SOLD  
-7% YoY

### PRICE ANALYSIS BY TERRITORY

#### NORTHWEST QUEENS

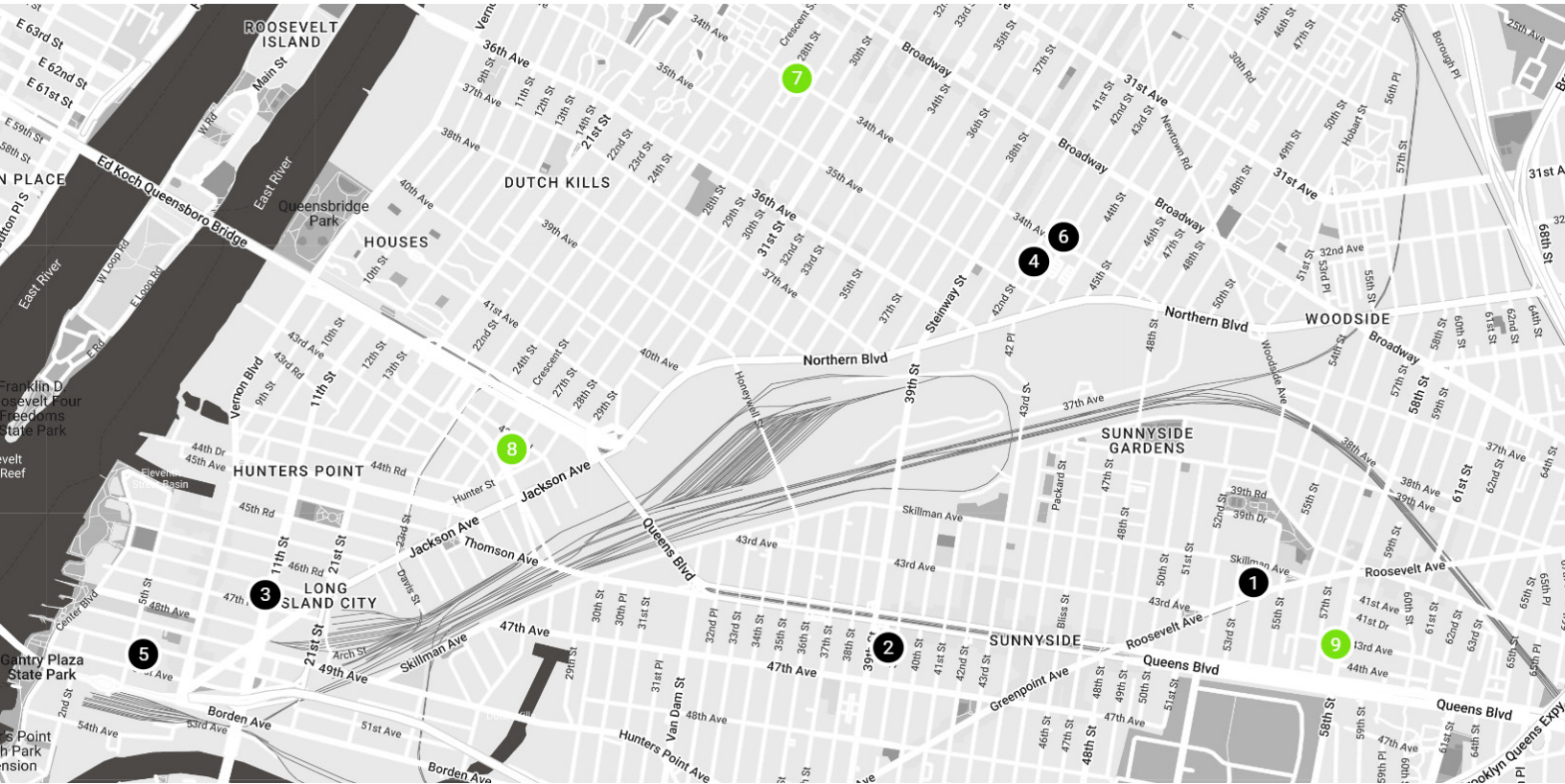
	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$339 -25% YoY	\$630 +18% YoY	- N/A	- -100% YoY
\$/UNIT	\$230,208 -46% YoY	\$477,917 +36% YoY	N/A	- -100% YoY

\*Development Site / Buildable Square Footage



# NORTHWEST QUEENS

## Q4 2022 MARKET MAP



### MULTIFAMILY

- 1 4122 54th Street
- 2 4524 39th Place
- 3 4714 11th Street
- 4 34-27 42nd Street
- 5 514 50th Avenue
- 6 34-08 43rd Street

### MIXED USE

- 7 2805 34th Avenue
- 8 42-42 27th Street
- 9 4302 58th Street



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

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**