



# **NORTH QUEENS MARKET REPORT**

**Q3 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH QUEENS Q3 2022 MULTIFAMILY METRICS

# 12

TRANSACTIONS SOLD

# \$29.85M

\$ VOLUME SOLD

# 111

UNITS SOLD



2819-2821 33RD ST



35-28 95TH ST



82-17 & 82-19 ASTORIA BLVD



25-59 35TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	2819-2821 33rd Street	\$9,300,000	South Astoria	38
2	35-28 95th Street	\$2,840,000	Jackson Heights	20
3	82-17 & 82-19 Astoria Boulevard	\$2,665,000	East Elmhurst	5
4	25-59 35th Street	\$2,025,000	South Astoria	6
5	24-19 46th Street	\$1,950,000	South Astoria	2
6	34-32 33rd Street	\$1,900,000	South Astoria	6
7	31-29 35th Street	\$1,820,000	South Astoria	6
8	32-18 34th Street	\$1,750,000	South Astoria	6
9	32-37 43rd Street	\$1,550,000	South Astoria	6
10	23-12 30th Road	\$1,400,000	Old Astoria	4
11	30-06 42nd Street	\$1,350,000	South Astoria	6
12	30-04 45th Street	\$1,300,000	South Astoria	6

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2022 - September 30, 2022**

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

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

## NORTH QUEENS Q3 2022 MIXED-USE METRICS

**7**

TRANSACTIONS SOLD

**\$22.42M**

\$ VOLUME SOLD

**41**

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	23-67 31st Street	\$6,400,000	Ditmars-Steinway	10
2	23-61 31st Street	\$5,930,000	Ditmars-Steinway	11
3	37-40 75th Street	\$3,170,000	Jackson Heights	6
4	36-02 28th Avenue	\$2,100,000	South Astoria	3
5	98-18 Astoria Boulevard	\$2,035,000	East Elmhurst	6
6	29-13 21st Avenue	\$1,400,000	Ditmars-Steinway	2
7	33-11 36th Avenue	\$1,380,000	South Astoria	3

*Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022*

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

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

## NORTH QUEENS Q3 2022 DEVELOPMENT SITE METRICS

4

TRANSACTIONS SOLD

\$33.70M

\$ VOLUME SOLD

185,061

BUILDABLE SF SOLD



30-55 VERNON BLVD



25-23 NEWTOWN AVE



31-49 12TH ST



25-55 23RD ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	30-55 Vernon Boulevard	\$25,000,000	Old Astoria	148,400
2	25-23 Newtown Avenue	\$4,750,000	Old Astoria	18,166
3	31-49 12th Street	\$2,400,000	South Astoria	11,745
4	25-55 23rd Street	\$1,552,831	Old Astoria	6,750

Development Site Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022

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

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

## NORTH QUEENS Q3 2022 INDUSTRIAL METRICS

**1**

TRANSACTIONS SOLD

**\$3.4M**

\$ VOLUME SOLD

**1**

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	76-19 Northern Boulevard	\$3,400,000	East Elmhurst	1

*Industrial Transactions between \$1,000,000 - \$50,000,000 from July 1, 2022 - September 30, 2022*

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

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

### Q3 2022 COMPLETE MARKET METRICS

24

TRANSACTIONS SOLD  
+118% YoY

\$89.38M

\$ VOLUME SOLD  
+49% YoY

153

UNITS SOLD  
-12% YoY

185,062

BUILDABLE SF SOLD  
+2346% YoY

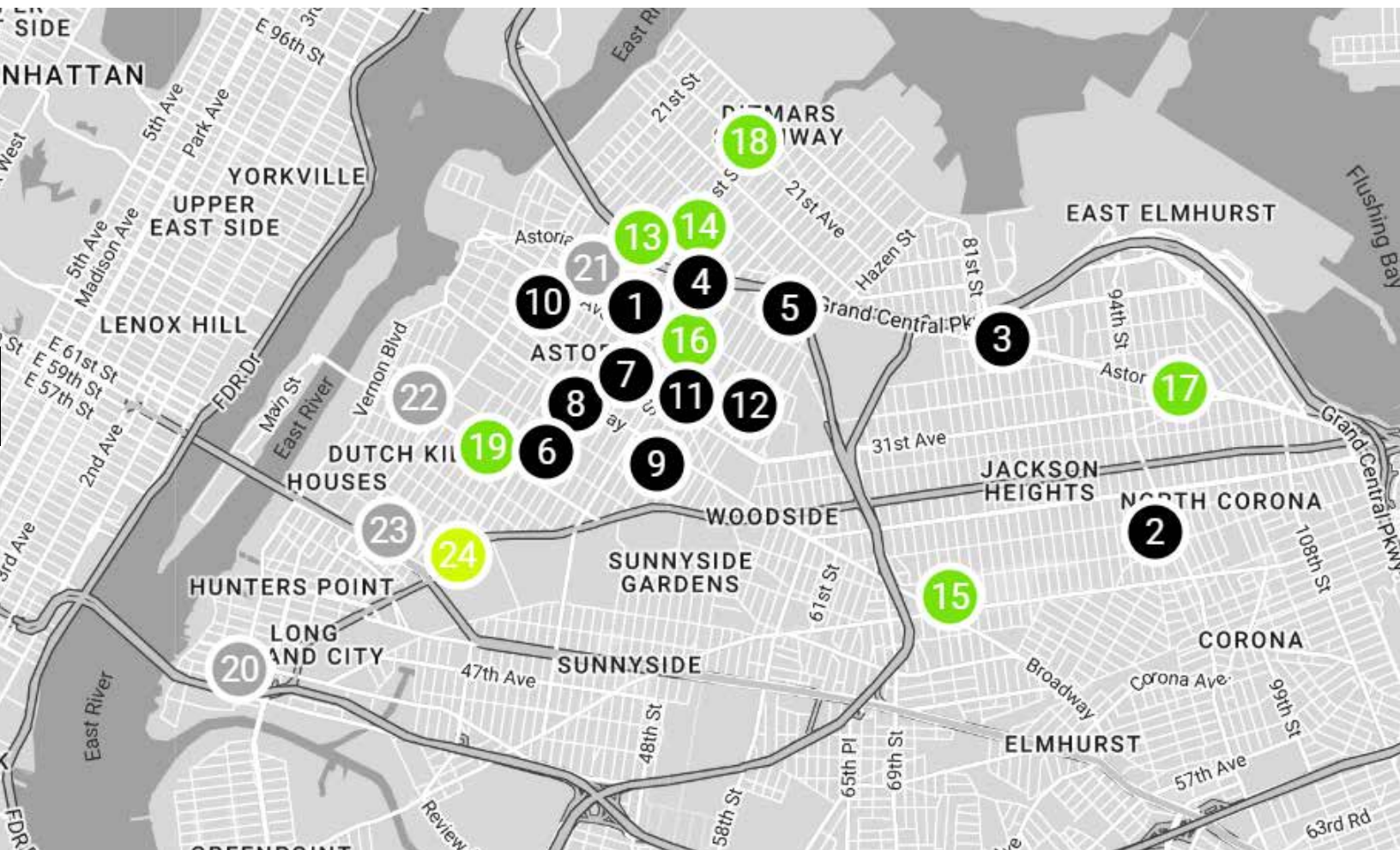
### PRICE ANALYSIS BY TERRITORY

#### NORTH QUEENS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$447 0% YoY	\$659 +60% YoY	\$216 +5% YoY	\$1,380 +227% YoY
\$/UNIT	\$349,492 +9% YoY	\$558,084 +46% YoY	N/A	\$34,000,000 +706% YoY

\*Development Site / Buildable Square Footage





### MULTIFAMILY

- 1 2819-2821 33rd Street
- 2 35-28 95th Street
- 3 82-17 & 82-19 Astoria Boulevard
- 4 25-59 35th Street
- 5 24-19 46th Street
- 6 34-32 33rd Street
- 7 31-29 35th Street
- 8 32-18 34th Street
- 9 32-37 43rd Street
- 10 23-12 30th Road
- 11 30-06 42nd Street
- 12 30-04 45th Street

### MIXED USE

- 13 23-67 31st Street
- 14 23-61 31st Street
- 15 37-40 75th Street
- 16 36-02 28th Avenue
- 17 98-18 Astoria Boulevard
- 18 29-13 21st Avenue
- 19 33-11 36th Avenue

### DEVELOPMENT SITES

- 20 30-55 Vernon Boulevard
- 21 25-23 Newtown Avenue
- 22 31-49 12th Street
- 23 25-55 23rd Street

### INDUSTRIAL

- 24 76-19 Northern Boulevard

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

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**