



# **NORTH QUEENS MARKET REPORT**

**Q4 2022**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH QUEENS Q4 2022 MULTIFAMILY METRICS

### 8

TRANSACTIONS SOLD

### \$13.48M

\$ VOLUME SOLD

### 45

UNITS SOLD



25-54 14TH PLACE



26-18 28TH STREET



32-56 45TH STREET



30-24 23RD STREET

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	25-54 14th Place	\$2,650,000	Old Astoria	12
2	26-18 28th Street	\$2,200,000	Old Astoria	6
3	32-56 45th Street	\$1,750,000	South Astoria	5
4	30-24 23rd Street	\$1,562,000	Old Astoria	4
5	30-32 44th Street	\$1,550,000	South Astoria	6
6	30-53 71st Street	\$1,300,000	East Elmhurst	3
7	25-69 45th Street	\$1,270,000	South Astoria	3
8	31-46 35th Street	\$1,200,000	South Astoria	6

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

## Q4 2022 MIXED-USE METRICS

# 6

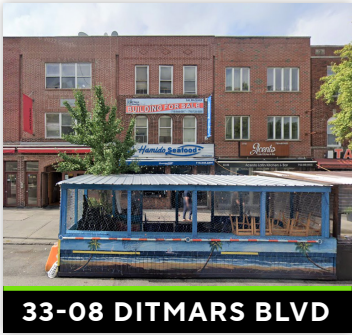
TRANSACTIONS SOLD

# \$9.93M

\$ VOLUME SOLD

# 23

UNITS SOLD



**33-08 DITMARS BLVD**



**41-08 30TH AVENUE**



**41-09 BROADWAY**



**12-36 31ST DRIVE**

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	33-08 Ditmars Boulevard	\$2,400,000	Ditmars–Steinway	3
2	41-08 30th Avenue	\$2,075,000	South Astoria	3
3	41-09 Broadway	\$1,850,000	South Astoria	3
4	12-36 31st Drive	\$1,400,000	South Astoria	6
5	25-86 31st Street	\$1,175,000	Old Astoria	3
6	30-93 41st Street	\$1,025,000	South Astoria	5

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **October 1, 2022 - December 31, 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 Q4 2022 DEVELOPMENT SITE METRICS

### 3

TRANSACTIONS SOLD

### \$15.78M

\$ VOLUME SOLD

### 64,325

BUILDABLE SF SOLD



21-05 31ST AVENUE



30-33 29TH STREET



14-35 BROADWAY

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	21-05 31st Avenue	\$7,400,000	Old Astoria	27,900
2	30-33 29th Street	\$5,775,000	Old Astoria	22,725
3	14-35 Broadway	\$2,600,000	South Astoria	13,700

\*Development Site / Buildable Square Footage

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

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

# NORTH QUEENS

## Q4 2022 INDUSTRIAL METRICS

**2**  
TRANSACTIONS SOLD

**\$10.70M**  
\$ VOLUME SOLD

**2**  
UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	24-32 44th Street	\$6,800,000	South Astoria	1
2	24-81 47th Street	\$3,900,000	South Astoria	1

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

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

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

### Q4 2022 COMPLETE MARKET METRICS

**19**

TRANSACTIONS SOLD  
-42% YoY

**\$49.88M**

\$ VOLUME SOLD  
-77% YoY

**70**

UNITS SOLD  
-78% YoY

**64,325**

BUILDABLE SF SOLD  
-16% YoY

### PRICE ANALYSIS BY TERRITORY

#### NORTH QUEENS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$526 +45% YoY	\$551 +42% YoY	\$236 +3% YoY	\$613 +9% YoY
\$/UNIT	\$330,375 +18% YoY	\$489,722 +36% YoY	N/A	\$5,350,000 -35% YoY

\*Development Site / Buildable Square Footage

# NORTH QUEENS

## Q4 2022 MARKET MAP



### MULTIFAMILY

- 1 25-54 14th Place
- 2 26-18 28th Street
- 3 32-56 45th Street
- 4 30-24 23rd Street
- 5 30-32 44th Street
- 6 30-53 71st Street
- 7 25-69 45th Street
- 8 31-46 35th Street

### MIXED USE

- 9 33-08 Ditmars Boulevard
- 10 41-08 30th Avenue
- 11 41-09 Broadway
- 12 12-36 31st Drive
- 13 25-86 31st Street
- 14 30-93 41st Street

### DEVELOPMENT SITES

- 15 21-05 31st Avenue
- 16 30-33 29th Street
- 17 14-35 Broadway

### INDUSTRIAL

- 18 24-32 44th Street
- 19 24-81 47th Street



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

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**1**

**POWERFUL TEAM**

**725+**

**PROPERTIES SOLD**

**\$2B+**

**TOTAL SALES**