



NORTH QUEENS MARKET REPORT

OCTOBER 2022

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS OCTOBER 2022 COMPLETE MARKET METRICS

5

TRANSACTIONS SOLD

\$11.58M

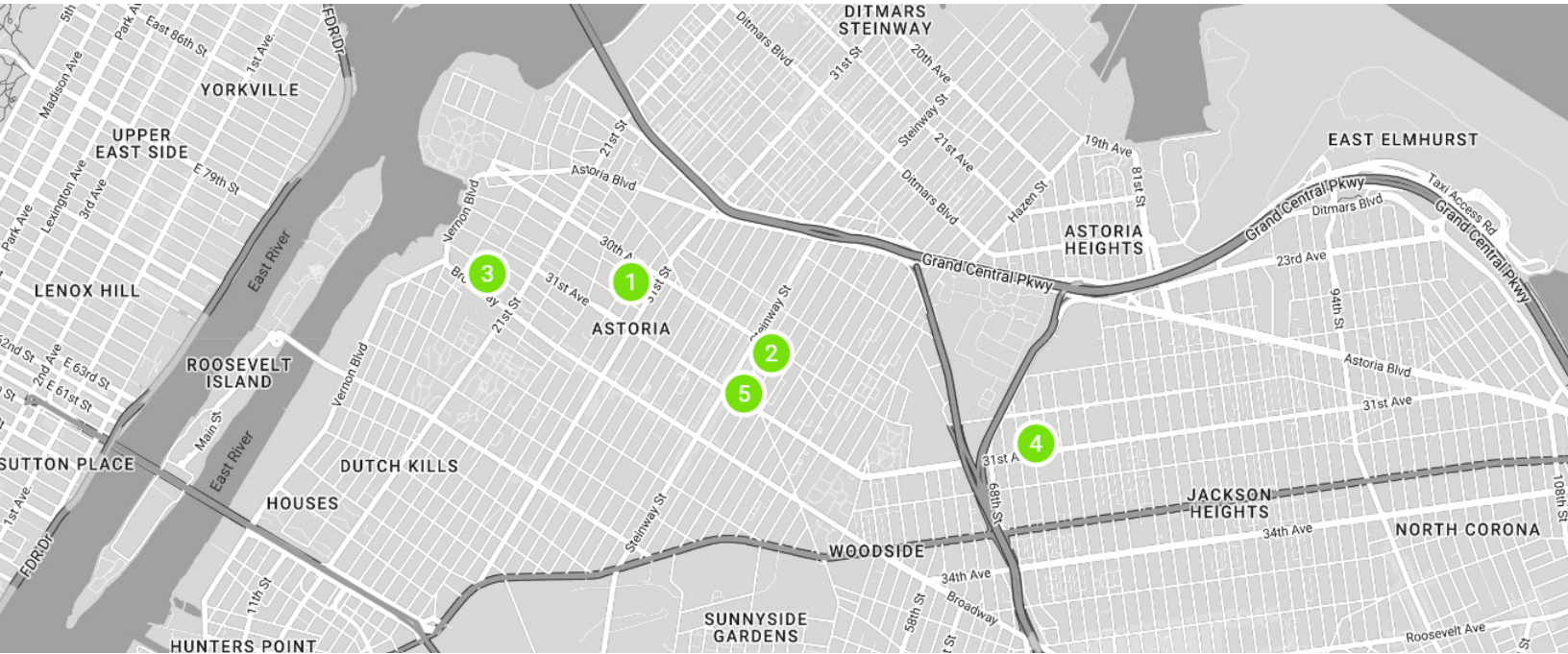
\$ VOLUME SOLD

17

UNITS SOLD

22,725

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	30-33 29th Street	\$5,775,000	Old Astoria	Multi-Family	* 22,725 BSF
2	4108 30th Avenue	\$2,075,000	South Astoria	Mixed Use	3
3	1236 31st Drive	\$1,400,000	South Astoria	Mixed Use	6
4	30-53 71st Street	\$1,300,000	East Elmhurst	Multi-Family	3
5	30-93 41st Street	\$1,025,000	South Astoria	Mixed Use	5

*Development Site / Buildable Square Footage



30-33 29TH ST



4108 30TH AVE



1236 31ST DR



30-53 71ST ST

NORTH QUEENS

OCTOBER 2022 MARKET ANALYSIS

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

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

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

MONTH OVER MONTH

COMPARED TO SEPTEMBER 2022

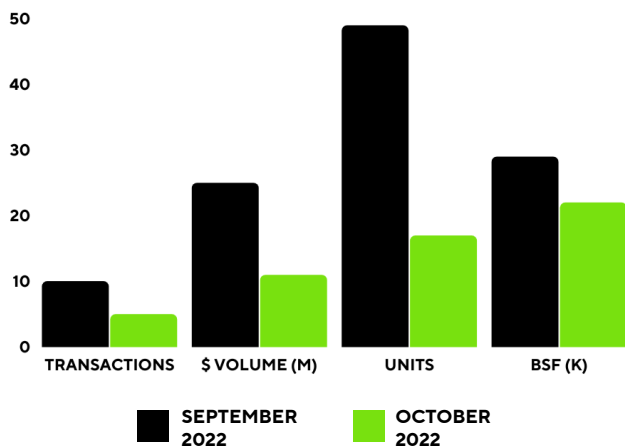
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2022	10	\$25,995,000	49	29,911
OCTOBER 2022	5	\$11,575,000	17	22,725
% of CHANGE	↓-50% MoM	↓-55% MoM	↓-65% MoM	↓-24% MoM

YEAR OVER YEAR

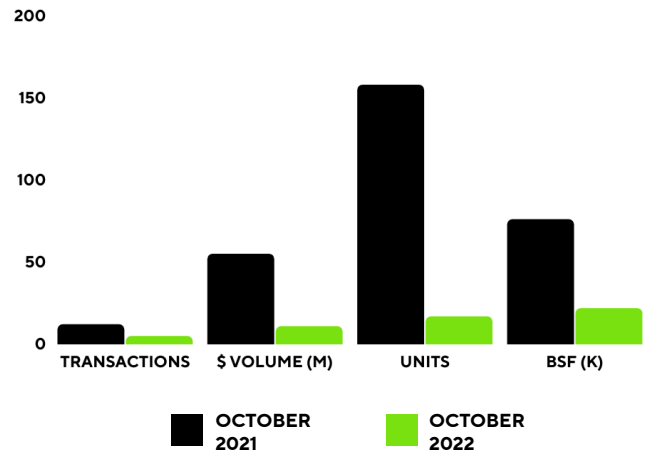
COMPARED TO OCTOBER 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2021	12	\$55,895,000	158	76,780
OCTOBER 2022	5	\$11,575,000	17	22,725
% of CHANGE	↓-58% YoY	↓-79% YoY	↓-89% YoY	↓-70% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team For More Information

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IPRG

NORTH QUEENS OCTOBER 2022 REPORT

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