



NORTH QUEENS MARKET REPORT

FEBRUARY 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS FEBRUARY 2023 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$44.52M

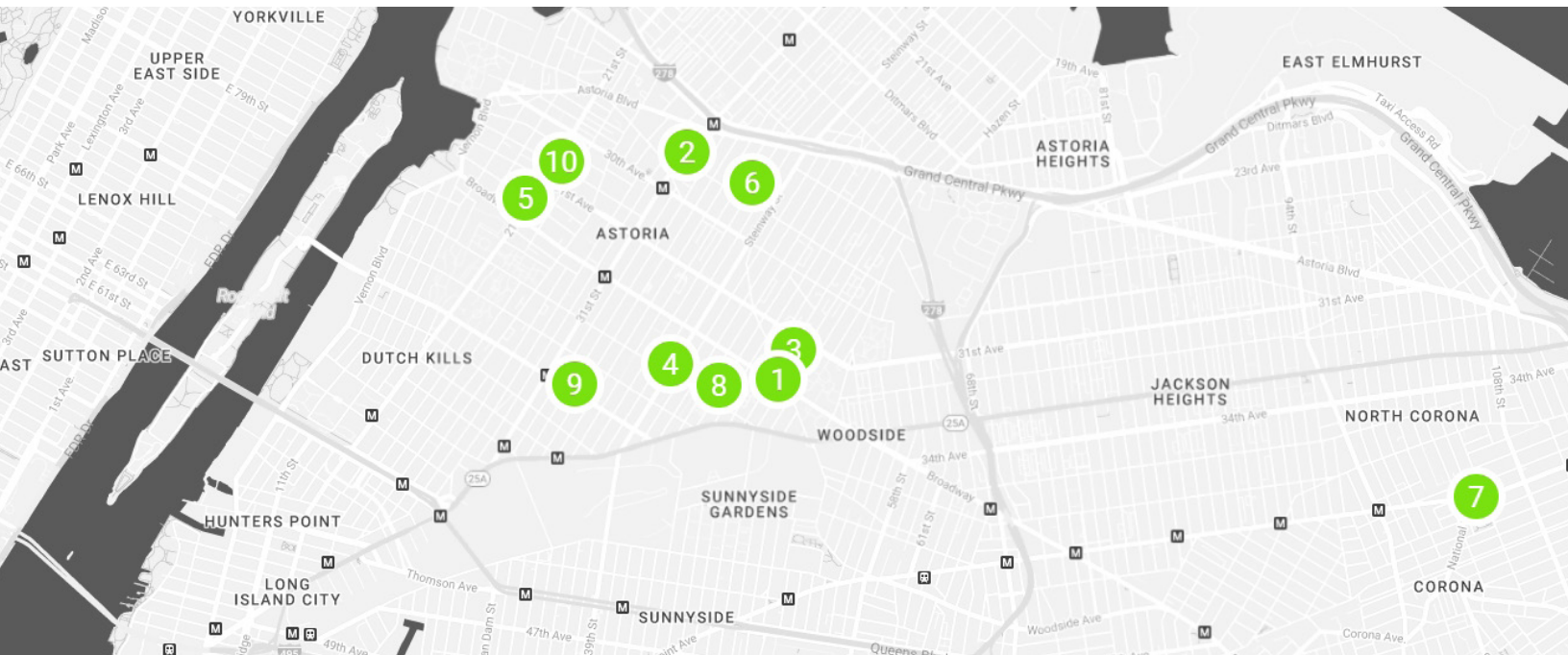
\$ VOLUME SOLD

185

UNITS SOLD

51,268

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	4707 Broadway	\$11,100,000	South Astoria	Retail	2
2	2556 31st Street	\$10,500,000	Old Astoria	Development	* 36,168 BSF
3	3123 47th Street	\$4,100,000	South Astoria	Multi-Family	24
4	3278 Steinway Street	\$3,900,000	South Astoria	Mixed Use	24
5	2342 31st Drive	\$3,700,000	South Astoria	Development	* 15,100 BSF
6	2570 37th Street	\$3,100,000	South Astoria	Multi-Family	16
7	9527 Roosevelt Avenue	\$1,925,000	Jackson Heights	Retail	2
8	3262 44th Street	\$1,875,500	South Astoria	Multi-Family	6
9	3547 33rd Street	\$1,590,000	South Astoria	Multi-Family	6
10	21-05 30th Drive	\$1,557,999	Old Astoria	Multi-Family	99

SELECT SALES ACTIVITY ABOVE

*Development Site / Buildable Square Footage



4707 BROADWAY



2556 31ST ST



3123 47TH ST



3278 STEINWAY ST

NORTH QUEENS

FEBRUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from FEBRUARY 1, 2023 - FEBRUARY 28, 2023

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

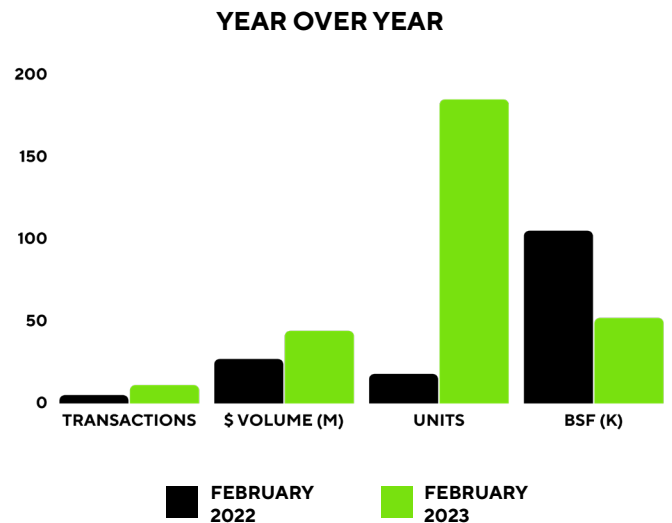
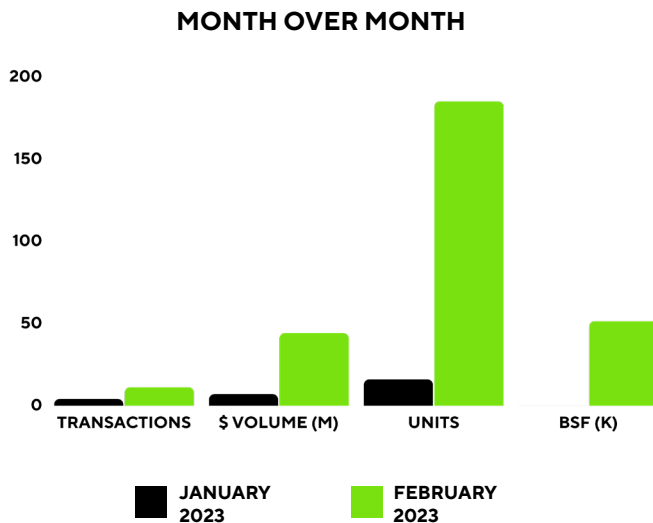
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	4	\$7,627,000	16	0
FEBRUARY 2023	11	\$44,528,499	185	51,268
% of CHANGE	↑ +175% MoM	↑ +484% MoM	↑ +1,056% MoM	↑ +100% MoM

YEAR OVER YEAR

COMPARED TO FEBRUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
FEBRUARY 2022	5	\$27,250,000	18	105,705
FEBRUARY 2023	11	\$44,528,499	185	51,268
% of CHANGE	↑ +120% YoY	↑ +63% YoY	↑ +928% YoY	↓ -51% YoY



Contact the North Queens Team For More Information

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IPRG

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