



# **NORTH QUEENS MARKET REPORT**

**JANUARY 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH QUEENS JANUARY 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$7.63M

\$ VOLUME SOLD

16

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2235 31st Street	\$2,950,000	Ditmars-Steinway	Mixed Use	4
2	31-24 28th Avenue	\$1,677,000	Old Astoria	Multi-Family	3
3	100-09 32nd Avenue	\$1,650,000	East Elmhurst	Multi-Family	6
4	9610 31st Avenue	\$1,350,000	East Elmhurst	Mixed Use	3



2235 31ST STREET



31-24 28TH AVENUE



100-09 32ND AVENUE



9610 31ST AVENUE

# NORTH QUEENS

## JANUARY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2023 - JANUARY 31, 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 DECEMBER 2022

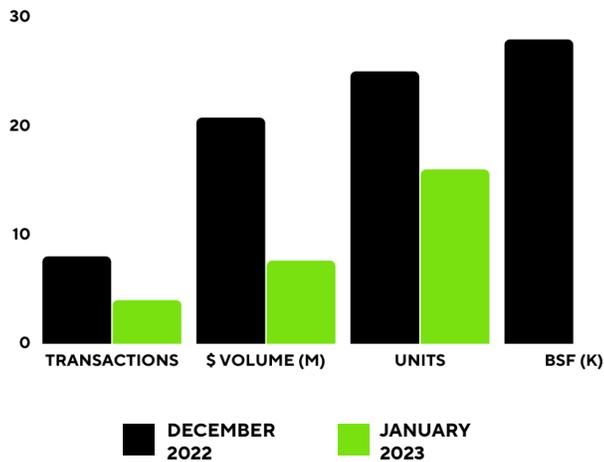
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2022	8	\$20,745,000	25	27,900
JANUARY 2023	4	\$7,627,000	16	0
% of CHANGE	↓-50% MoM	↓-63% MoM	↓-36% MoM	↓-100% MoM

### YEAR OVER YEAR

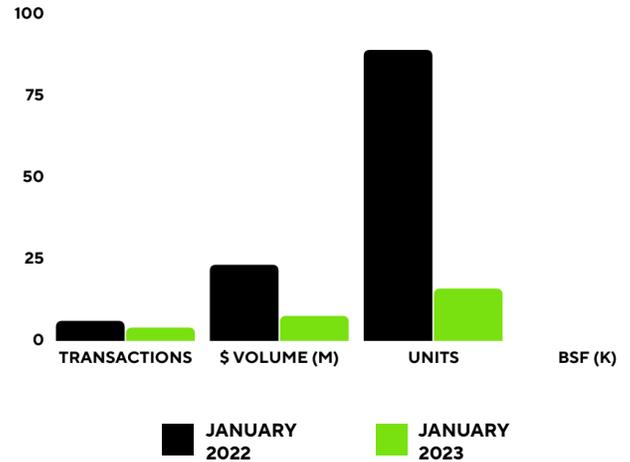
COMPARED TO JANUARY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2022	6	\$23,205,000	89	0
JANUARY 2023	4	\$7,627,000	16	0
% of CHANGE	↓-33% YoY	↓-67% YoY	↓-82% YoY	N/A

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team For More Information

DEREK BESTREICH 718.360.8802 LUKE SPROVIERO 718.360.8803 DONAL FLAHERTY 718.360.8823



# IPRG

## NORTH QUEENS JANUARY 2023 REPORT

### THE NORTH QUEENS TEAM

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

**LUKE  
SPROVIERO**  
718.360.8803  
luke@iprg.com

**DONAL  
FLAHERTY**  
718.360.8823  
donal@iprg.com

718.360.8801

[www.IPRG.com](http://www.IPRG.com)