



NORTH QUEENS MARKET REPORT

Q1 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS Q1 2023 MULTIFAMILY METRICS

14

TRANSACTIONS SOLD

\$27.81M

\$ VOLUME SOLD

202

UNITS SOLD



3123 47TH ST



2570 37TH ST



30-26 43RD ST



25-11 34TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	3123 47th Street	\$4,100,000	South Astoria	24
2	2570 37th Street	\$3,100,000	South Astoria	16
3	30-26 43rd Street	\$2,250,000	South Astoria	10
4	25-11 34th Street	\$2,000,000	South Astoria	6
5	3262 44th Street	\$1,875,500	South Astoria	6
6	4209 23rd Avenue	\$1,837,500	Ditmars-Steinway	6
7	2012 29th Street	\$1,825,000	Ditmars-Steinway	4
8	30-56 44th Street	\$1,725,000	South Astoria	6
9	31-24 28th Avenue	\$1,677,000	Old Astoria	3
10	100-09 32nd Avenue	\$1,650,000	East Elmhurst	6
11	3547 33rd Street	\$1,590,000	South Astoria	6
12	21-05 30th Drive	\$1,557,999	Old Astoria	99
13	25-53 47th Street	\$1,450,000	South Astoria	4
14	2416 43rd Street	\$1,180,000	South Astoria	6

SELECT SALES ACTIVITY ABOVE

Multifamily Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2022 - MARCH 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

Q1 2023 MIXED-USE METRICS

8

TRANSACTIONS SOLD

\$15.73M

\$ VOLUME SOLD

44

UNITS SOLD



3278 STEINWAY ST



2235 31ST ST



23-66 STEINWAY ST



33-03 31ST AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	3278 Steinway Street	\$3,900,000	South Astoria	24
2	2235 31st Street	\$2,950,000	Ditmars-Steinway	4
3	23-66 Steinway Street	\$2,300,000	Ditmars-Steinway	3
4	33-03 31st Avenue	\$1,545,000	South Astoria	2
5	8003 31st Avenue	\$1,378,800	East Elmhurst	3
6	9610 31st Avenue	\$1,350,000	East Elmhurst	3
7	24-07 23rd Avenue	\$1,210,000	Ditmars-Steinway	3
8	2467 46th Street	\$1,100,000	South Astoria	2

SELECT SALES ACTIVITY ABOVE

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2022 - MARCH 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 Q1 2023 DEVELOPMENT SITE METRICS

2

TRANSACTIONS SOLD

\$14.20M

\$ VOLUME SOLD

51,268

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	2556 31st Street	\$10,500,000	Old Astoria	36,168
2	2342 31st Drive	\$3,700,000	South Astoria	15,100

SELECT SALES ACTIVITY ABOVE

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2022 - MARCH 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 Q1 2023 INDUSTRIAL METRICS

2

TRANSACTIONS SOLD

\$5.5M

\$ VOLUME SOLD

11

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	2536-2538 31st Street	\$3,000,000	Old Astoria	6
2	2592 31st & 2592 A 31st Street	\$2,580,000	Old Astoria	5

SELECT SALES ACTIVITY ABOVE

Industrial Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2022 - MARCH 31, 2022

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

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

Q1 2023 COMPLETE MARKET METRICS

26

TRANSACTIONS SOLD
+24% YoY

\$63.33M

\$ VOLUME SOLD
-30% YoY

257

UNITS SOLD
+74% YoY

51,279

BUILDABLE SF SOLD
-62% YoY

PRICE ANALYSIS BY TERRITORY

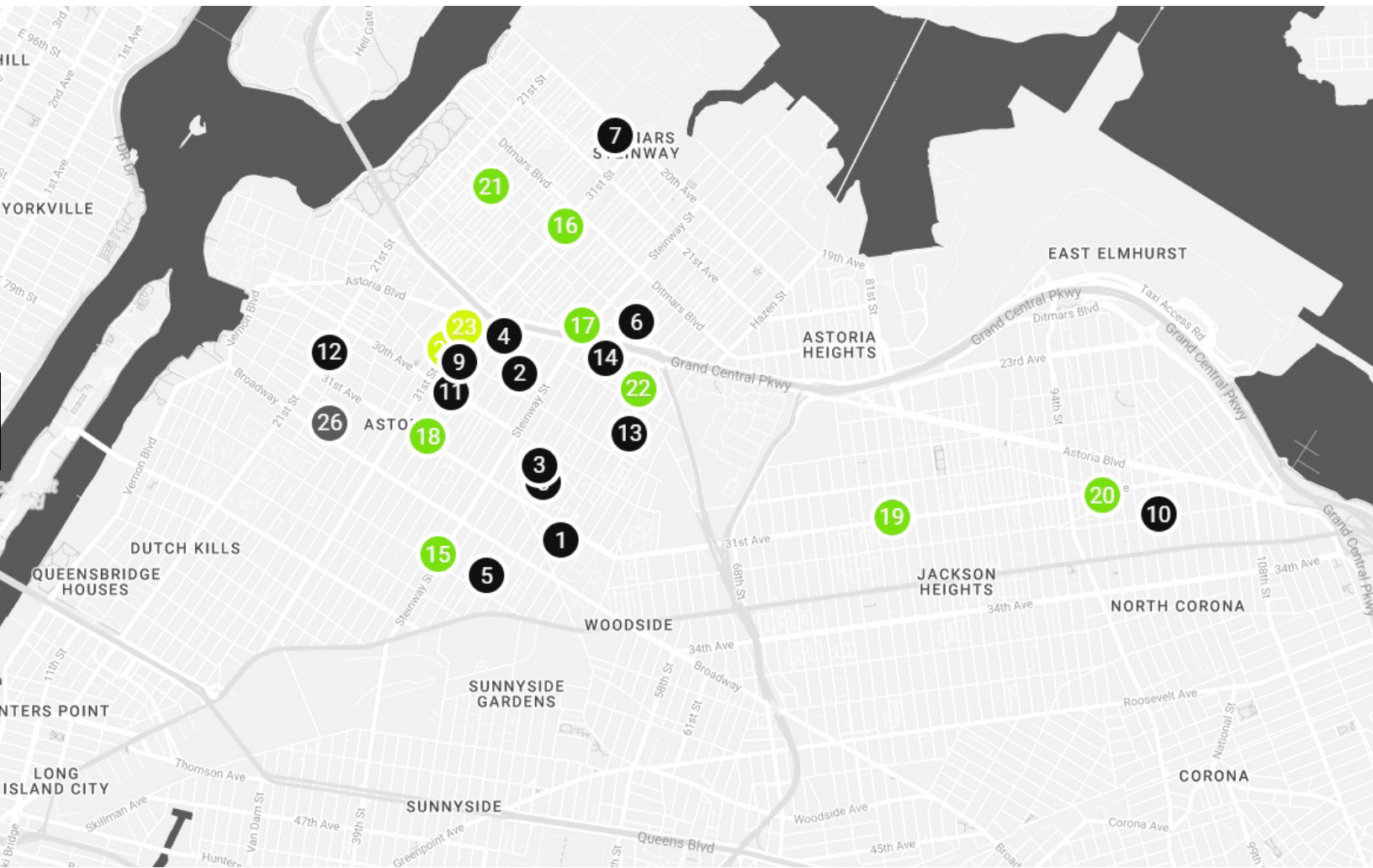
NORTH QUEENS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$390 +4% YoY	\$646 +26% YoY	\$268 +8% YoY	\$489 -13% YoY
\$/UNIT	\$282,815 +3% YoY	\$537,763 -1% YoY		\$508,000 -94% YoY

*Development Site / Buildable Square Footage

NORTH QUEENS

Q1 2023 MARKET MAP



MULTIFAMILY

- ❶ 3123 47th Street
- ❷ 2570 37th Street
- ❸ 30-26 43rd Street
- ❹ 25-11 34th Street
- ❺ 3262 44th Street
- ❻ 4209 23rd Avenue
- ❼ 2012 29th Street
- ❽ 30-56 44th Street
- ❾ 31-24 28th Avenue
- ❿ 100-09 32nd Avenue
- ⓫ 3547 33rd Street
- ⓬ 21-05 30th Drive
- ⓭ 25-53 47th Street
- ⓮ 2416 43rd Street

MIXED USE

- ❶ 3278 Steinway Street
- ❷ 2235 31st Street
- ❸ 23-66 Steinway Street
- ❹ 33-03 31st Avenue
- ❺ 8003 31st Avenue
- ❻ 9610 31st Avenue
- ❼ 24-07 23rd Avenue
- ⓮ 2467 46th Street

DEVELOPMENT SITES

- ❶ 2536-2538 31st Street
- ❷ 2 Building Package: 2592 31st Street &
- ❸ 2592 A 31st Street

INDUSTRIAL

- ❶ 2556 31st Street
- ❷ 2342 31st Drive

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

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1

POWERFUL TEAM

725+

PROPERTIES SOLD

\$2B+

TOTAL SALES