



# **NORTHWEST QUEENS MARKET REPORT**

**Q3 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTHWEST QUEENS Q3 2023 MULTIFAMILY METRICS

5

TRANSACTIONS SOLD

\$9.68M

\$ VOLUME SOLD

32

UNITS SOLD



32-82 30TH ST



25-27 35TH ST



43-01 34TH AVE



30-80 37TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	32-82 30th Street	\$2,750,000	Long Island City	8
2	25-27 35th Street	\$2,100,000	South Astoria	6
3	43-01 34th Avenue	\$1,750,000	South Astoria	6
4	30-80 37th Street	\$1,680,000	South Astoria	6
5	25-69 35th Street	\$1,400,000	South Astoria	6

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**

**Zip Codes:** 11102, 11103, 11105, 11106, 11369, 11370, 11372, 11373, 11368

**Neighborhoods:** Hunter's Point, Long Island City, Sunnyside, Sunnyside Gardens, Woodside

## NORTHWEST QUEENS

### Q3 MIXED-USE METRICS

3

TRANSACTIONS SOLD

\$5.31M

\$ VOLUME SOLD

14

UNITS SOLD



31-57 STEINWAY ST



23-29 ASTORIA BLVD



47-20 31ST AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	31-57 Steinway Street	\$2,335,000	South Astoria	7
2	23-29 Astoria Boulevard	\$1,730,000	Old Astoria	4
3	47-20 31st Avenue	\$1,250,000	South Astoria	3

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JULY 1, 2023 - SEPTEMBER 30, 2023**

**Zip Codes:** 11102, 11103, 11105, 11106, 11369, 11370, 11372, 11373, 11368

**Neighborhoods:** Hunter's Point, Long Island City, Sunnyside, Sunnyside Gardens, Woodside

NORTHWEST QUEENS  
Q3 2023 INDUSTRIAL METRICS

3

TRANSACTIONS SOLD

\$16.32M

\$ VOLUME SOLD

6

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	38-17 23rd Street & 38-18 24th Street	\$8,000,000	Long Island City	3
2	45-25 36th Street & 45-24 37th Street	\$5,700,000	Sunnyside	2
3	46-06 37th Avenue	\$2,620,000	Long Island City	1

Industrial Transactions between \$1,000,000 - \$50,000,000 from JULY 1, 2023 - SEPTEMBER 30, 2023

Zip Codes: 11102, 11103, 11105, 11106, 11369, 11370, 11372, 11373, 11368

Neighborhoods: Hunter’s Point, Long Island City, Sunnyside, Sunnyside Gardens, Woodside



Q3 2023 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

-50% YoY

\$31.49M

\$ VOLUME SOLD

-43% YoY

52

UNITS SOLD

-31% YoY

0

BUILDABLE SF SOLD

-100% YoY

PRICE ANALYSIS BY TERRITORY

NORTHWEST QUEENS

	MULTIFAMILY	MIXED-USE	DEVELOPMENT	INDUSTRIAL
\$/SF	\$419 -3% YoY	\$534 +7% YoY	\$0 0% YoY	\$521 -35% YoY
\$/UNIT	\$299,750 0% YoY	\$394,246 -21% YoY		\$2,712,222 -66% YoY



### MULTIFAMILY

- 1 32-82 30th Street
- 2 25-27 35th Street
- 3 43-01 34th Avenue
- 4 30-80 37th Street
- 5 25-69 35th Street

### MIXED USE

- 6 31-57 Steinway Street
- 7 23-29 Astoria Boulevard
- 8 47-20 31st Avenue

### INDUSTRIAL

- 9 38-17 23rd Street & 38-18 24th Street
- 10 45-25 36th Street & 45-24 37th Street
- 11 46-06 37th Avenue



## THE NORTHWEST QUEENS TEAM

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

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

**STEVE  
REYNOLDS**  
718.360.8807  
steve@iprg.com

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

**TOM  
REYNOLDS**  
718.360.8817  
tom@iprg.com

**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**