



NORTH QUEENS MARKET REPORT

OCTOBER 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS OCTOBER 2023 COMPLETE MARKET METRICS

14

TRANSACTIONS SOLD

\$24.98M

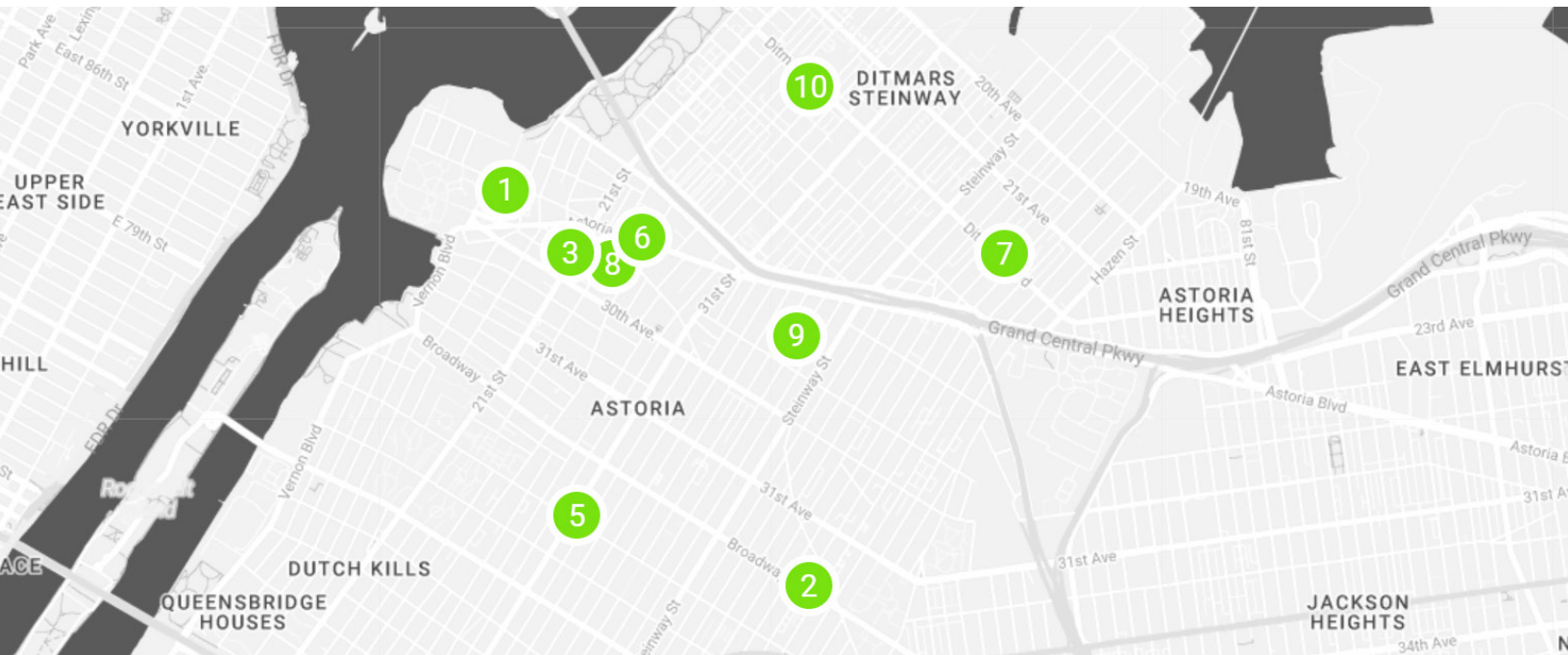
\$ VOLUME SOLD

39

UNITS SOLD

47,452

BUILDABLE SF SOLD

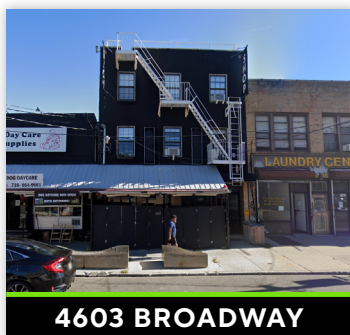


	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	906 27th Avenue	\$2,700,000	Old Astoria	Development	0
2	4603 Broadway	\$2,600,000	South Astoria	Mixed Use	5
3	28-10 21st Street	\$2,200,000	Old Astoria	Development	0
4	28-08 21st Street	\$2,050,000	Old Astoria	Development	0
5	3101 34th Avenue	\$2,000,000	South Astoria	Mixed Use	2
6	23-29 Astoria Boulevard	\$1,990,000	Old Astoria	Development	0
7	45-01 Ditmars Boulevard	\$1,850,000	Ditmars-Steinway	Retail	4
8	23-11 28th Avenue	\$1,800,000	Old Astoria	Multi-Family	6
9	2556 37th Street	\$1,580,000	South Astoria	Multi-Family	4
10	26-02 Ditmars Boulevard	\$1,550,000	Ditmars-Steinway	Mixed Use	3

SELECT SALES ACTIVITY ABOVE



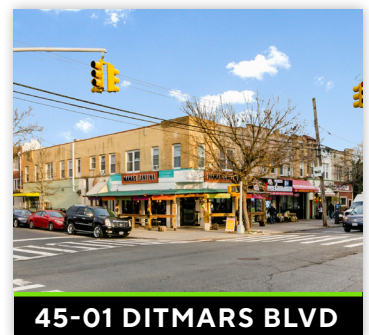
906 27TH AVE



4603 BROADWAY



3101 34TH AVE



45-01 DITMARS BLVD

NORTH QUEENS

OCTOBER 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - OCTOBER 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 SEPTEMBER 2023

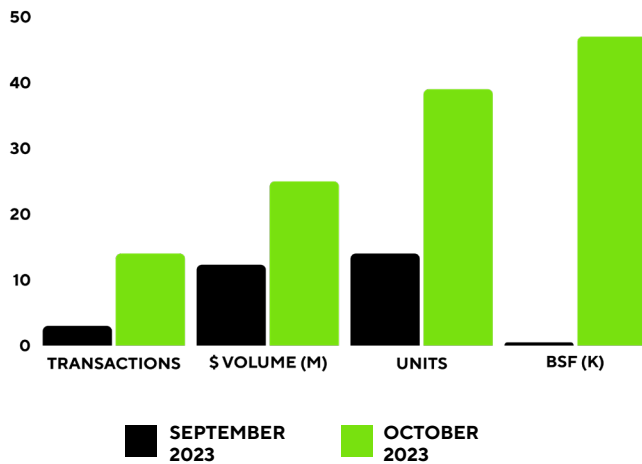
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
SEPTEMBER 2023	3	\$12,300,000	14	0
OCTOBER 2023	14	\$24,985,000	39	47,452
% of CHANGE	↑+367% MoM	↑+103% MoM	↑+179% MoM	↑+100% MoM

YEAR OVER YEAR

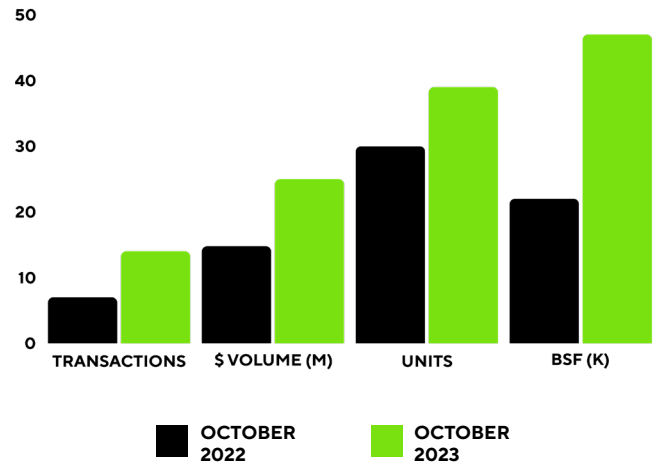
COMPARED TO OCTOBER 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
OCTOBER 2022	7	\$14,785,000	30	22,725
OCTOBER 2023	14	\$24,985,000	39	47,452
% of CHANGE	↑+100% YoY	↑+69% YoY	↑+30% YoY	↑+109% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team For More Information

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IPRG

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