



NORTH QUEENS MARKET REPORT

JANUARY 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS JANUARY 2024 COMPLETE MARKET METRICS

7

TRANSACTIONS SOLD

\$43.67M

\$ VOLUME SOLD

99

UNITS SOLD

179,864

BUILDABLE SF SOLD

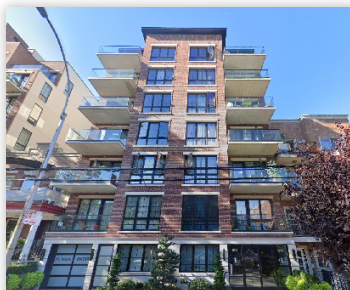


	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	1114 35th Avenue & 3530 12th Street	\$21,500,000	Long Island City	Development Site	0
2	25-19 30th Drive	\$10,000,000	Old Astoria	Multi-Family	58
3	32-37 42nd Street	\$4,700,000	South Astoria	Multi-Family	20
4	19-31 Ditmars Boulevard	\$2,075,000	Ditmars-Steinway	Mixed Use	3
5	3402 36th Avenue	\$1,950,000	Long Island City	Mixed Use	9
6	32-05 Broadway	\$1,800,000	South Astoria	Mixed Use	3
7	35-37 33rd Street	\$1,650,000	South Astoria	Multi-Family	6

*Development Site / Buildable Square Footage



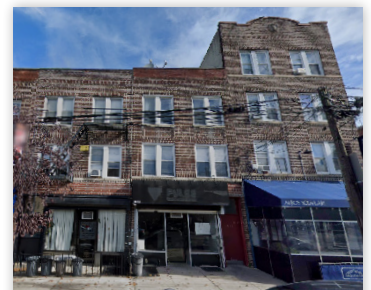
1114 35TH AVE & 3530 12TH ST



25-19 30TH DR



32-37 42ND ST



19-31 DITMARS BLVD

NORTH QUEENS

JANUARY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from JANUARY 1, 2024 - JANUARY 31, 2024

Zip Codes: 11101, 11102, 11103, 11104, 11105, 11106, 11369, 11370, 11372, 11377

Neighborhoods: Astoria Heights, Ditmars Steinway, East Elmhurst, Hunter's Point, Jackson Heights, Long Island City, Old Astoria, South Astoria, Sunnyside, Sunnyside Gardens, Woodside

MONTH OVER MONTH

COMPARED TO DECEMBER 2023

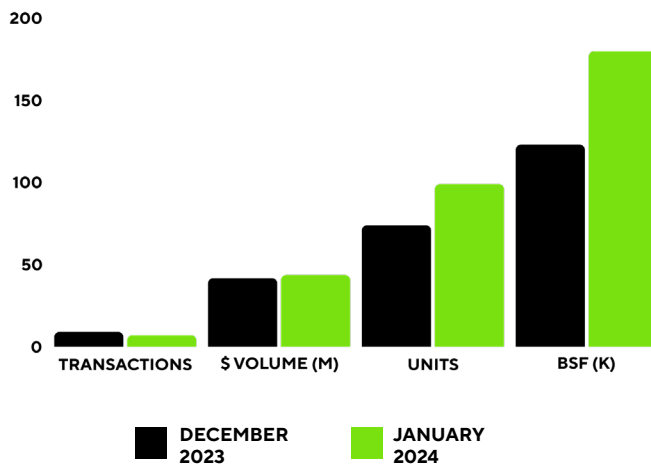
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
DECEMBER 2023	9	\$41,744,000	74	123,099
JANUARY 2024	7	\$43,675,000	99	179,864
% of CHANGE	↓ -22% MoM	↑ +5% MoM	↑ +34% MoM	↑ +46% MoM

YEAR OVER YEAR

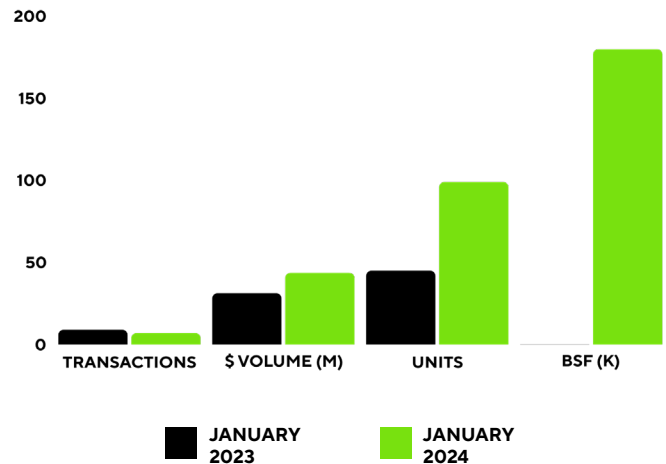
COMPARED TO JANUARY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JANUARY 2023	9	\$31,257,000	45	0
JANUARY 2024	7	\$43,675,000	99	179,864
% of CHANGE	↓ -22% YoY	↑ +40% YoY	↑ +120% YoY	↑ +100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team For More Information

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IPRG

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