



NORTH QUEENS MARKET REPORT

Q4 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS Q4 2023 MULTIFAMILY METRICS

15

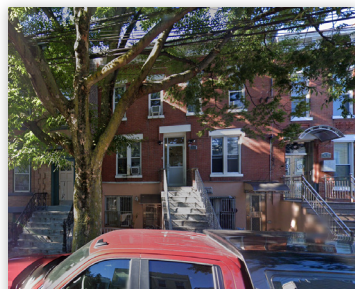
TRANSACTIONS SOLD

\$25.16M

\$ VOLUME SOLD

85

UNITS SOLD



1426 30TH DRIVE



1435-1437 27TH AVE



3132 34TH ST



23-11 28TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	1426 30th Drive	\$2,900,000	Old Astoria	5
2	1435-1437 27th Avenue	\$2,725,000	Old Astoria	7
3	3132 34th Street	\$2,050,000	South Astoria	6
4	23-11 28th Avenue	\$1,800,000	Old Astoria	6
5	40-44 68th Street	\$1,730,000	Woodside	4
6	22-62 41st Street	\$1,699,000	Ditmars-Steinway	4
7	23-25 28th Avenue	\$1,625,000	Old Astoria	6
8	30-68 45th Street	\$1,600,000	South Astoria	9
9	2556 37th Street	\$1,580,000	South Astoria	4
10	3230 44th Street	\$1,500,000	South Astoria	6
11	5331 Skillman Avenue	\$1,480,000	Woodside	6
12	3722 90th Street	\$1,175,000	Jackson Heights	4
13	48-23 47th Street	\$1,100,000	Sunnyside	6
14	39-37 65th Street	\$1,100,000	Woodside	6
15	3260 44th Street	\$1,100,000	South Astoria	6

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **OCTOBER 1, 2023 - DECEMBER 31, 2023**

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

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

NORTH QUEENS Q4 MIXED-USE METRICS

10

TRANSACTIONS SOLD

\$26.06M

\$ VOLUME SOLD

76

UNITS SOLD



31-09 21ST AVE



903 35TH AVE



4603 BROADWAY



3101 34TH AVE

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	31-09 21st Avenue	\$8,900,000	Ditmars-Steinway	25
2	903 35th Avenue	\$2,700,000	Long Island City	16
3	4603 Broadway	\$2,600,000	South Astoria	5
4	3101 34th Avenue	\$2,000,000	South Astoria	2
5	2358-2360 Steinway Street	\$1,950,000	Ditmars-Steinway	10
6	26-20 Ditmars Boulevard	\$1,800,000	Ditmars-Steinway	6
7	21-79 Steinway Street	\$1,750,000	Ditmars-Steinway	6
8	4906 Queens Boulevard	\$1,725,000	Sunnyside	1
9	26-02 Ditmars Boulevard	\$1,550,000	Ditmars-Steinway	3
10	24-05 23rd Avenue	\$1,085,000	Ditmars-Steinway	2

Mixed-Use Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 2023

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

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

CENTRAL & EAST BROOKLYN
Q4 2023 INDUSTRIAL METRICS

2
TRANSACTIONS SOLD

\$20.10M
\$ VOLUME SOLD

2
UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	47-50 30th Street	\$19,100,000	Sunnyside	1
2	33-72 11th Street	\$1,000,000	Long Island City	1

Industrial Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 2023
Zip Codes: 11102, 11103, 11105, 11106, 11368, 11369, 11370, 11372, 11373
Neighborhoods: Astoria Heights, Ditmars Steinway, East Elmhurst, Hunter’s Point, Jackson Heights, Long Island City, Old Astoria, South Astoria, Sunnyside, Sunnyside Gardens, Woodside

THE BRONX

QX DEVELOPMENT SITE METRICS

6

TRANSACTIONS SOLD

\$16.88M

\$ VOLUME SOLD

76,531

BUILDABLE SF SOLD



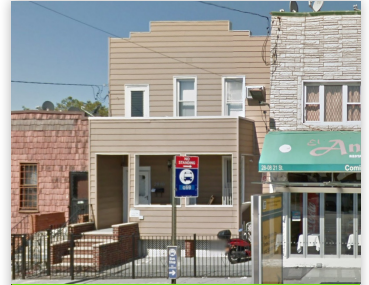
30-78 29TH ST



906 27TH AVE



3711 CRESCENT ST



28-10 21ST ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	30-78 29th Street	\$5,300,000	Old Astoria	18,180
2	906 27th Avenue	\$2,700,000	Old Astoria	17,107
3	3711 Crescent street	\$2,640,000	Long Island City	10,899
4	28-10 21st Street	\$2,200,000	Old Astoria	10,000
5	28-08 21st Street	\$2,050,000	Old Astoria	10,000
6	23-29 Astoria Boulevard	\$1,990,000	Old Astoria	10,345

*Development Site / Buildable Square Footage

Industrial Transactions between \$1,000,000 - \$50,000,000 from OCTOBER 1, 2023 - DECEMBER 31, 2023

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

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

Q4 2023 COMPLETE MARKET METRICS

33

TRANSACTIONS SOLD
+18% YoY

\$88.20M

\$ VOLUME SOLD
+38% YoY

163

UNITS SOLD
+30% YoY

76,531

BUILDABLE SF SOLD
+19% YoY

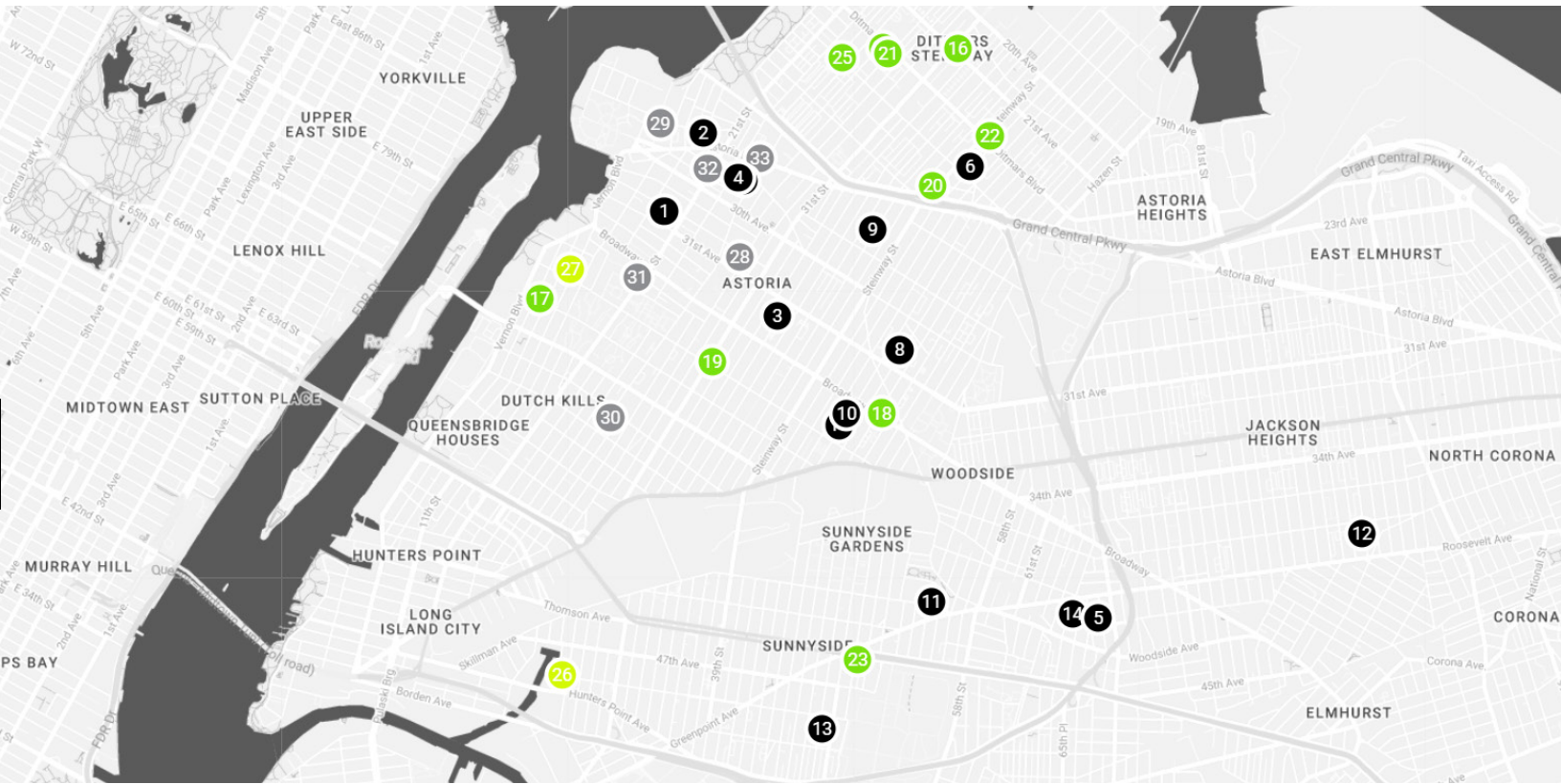
PRICE ANALYSIS BY TERRITORY

NORTH QUEENS

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$425 -5% YoY	\$510 -8% YoY	\$ 442 -28% YoY	\$221 -10% YoY
\$/UNIT	\$310,149 +8% YoY	\$561,558 +26% YoY	\$1,000,000 -81% YoY	

NORTH QUEENS

Q4 2023 MARKET MAP



MULTIFAMILY

- 1 1426 30th Drive
- 2 1435-1437 27th Avenue
- 3 3132 34th Street
- 4 23-11 28th Avenue
- 5 40-44 68th Street
- 6 22-62 41st Street
- 7 23-25 28th Avenue
- 8 30-68 45th Street
- 9 2556 37th Street
- 10 3230 44th Street
- 11 5331 Skillman Avenue
- 12 3722 90th Street
- 13 48-23 47th Street
- 14 39-37 65th Street
- 15 3260 44th Street

MIXED USE

- 16 31-09 21st Avenue
- 17 903 35th Avenue
- 18 4603 Broadway
- 19 3101 34th Avenue
- 20 2358-2360 Steinway Street
- 21 26-20 Ditmars Boulevard
- 22 21-79 Steinway Street
- 23 4906 Queens Boulevard
- 24 26-02 Ditmars Boulevard
- 25 24-05 23rd Avenue

INDUSTRIAL

- 26 47-50 30th Street
- 27 33-72 11th Street

DEVELOPMENT SITES

- 28 30-78 29th Street
- 29 906 27th Avenue
- 30 3711 Crescent street
- 31 28-10 21st Street
- 32 28-08 21st Street
- 33 23-29 Astoria Boulevard



THE NORTH QUEENS TEAM

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POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES