



# NORTH QUEENS MARKET REPORT

Q1 2024

INVESTMENT PROPERTY REALTY GROUP

## NORTH QUEENS Q1 MULTIFAMILY METRICS

### 11

TRANSACTIONS SOLD

### \$42.79M

\$ VOLUME SOLD

### 210

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	34-50 28th Street	\$13,262,500	Long Island City	76
2	25-19 30th Drive	\$10,000,000	Old Astoria	58
3	32-37 42nd Street	\$4,700,000	South Astoria	20
4	21-42 28th Street	\$2,675,000	Ditmars-Steinway	16
5	32-82 33rd Street	\$2,355,000	South Astoria	4
6	23-37 Astoria Boulevard	\$2,000,000	Old Astoria	9
7	22-70 29th Street	\$1,750,000	Ditmars-Steinway	4
8	35-37 33rd Street	\$1,650,000	South Astoria	6
9	43-13 65th Street	\$1,516,800	Woodside	4
10	30-27 33rd Street	\$1,485,000	South Astoria	7
11	30-47 49th Street	\$1,399,999	South Astoria	6

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

**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

## Q1 MIXED-USE METRICS

# 6

TRANSACTIONS SOLD

# \$11.03M

\$ VOLUME SOLD

# 29

UNITS SOLD



**35-02 30TH AVE**



**19-31 DITMARS BLVD**



**3402 36TH AVE**



**32-05 BROADWAY**

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	35-02 30th Avenue	South Astoria	\$2,300,000	6
2	19-31 Ditmars Boulevard	Ditmars-Steinway	\$2,075,000	3
3	3402 36th Avenue	Long Island City	\$1,950,000	9
4	32-05 Broadway	South Astoria	\$1,800,000	3
5	4320 34th Avenue	Long Island City	\$1,700,000	6
6	56-27 Roosevelt Avenue	Woodside	\$1,210,000	2

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

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## CENTRAL & EAST BROOKLYN Q1 INDUSTRIAL METRICS

### 3

TRANSACTIONS SOLD

### \$7.25M

\$ VOLUME SOLD

### 3

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	4514 51st Street	\$3,200,000	Sunnyside	1
2	52-09 Van Dam Street	\$2,850,000	Sunnyside	1
3	36-46 35th Street	\$1,200,000	Long Island City	1

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

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**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

## Q1 DEVELOPMENT SITE METRICS

**1**  
TRANSACTIONS SOLD

**\$21.50M**  
\$ VOLUME SOLD

**90,258**  
BUILDABLE SF SOLD



1114 35TH AVE & 3530 12TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	1114 35th Avenue & 3530 12th Street	\$21,500,000	Long Island City	90,258

\*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **JANUARY 1, 2024 - MARCH 31, 2024**

**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

### Q1 2024 COMPLETE MARKET METRICS

**21**

TRANSACTIONS SOLD  
-42% YoY

**\$82.57M**

\$ VOLUME SOLD  
-31% YoY

**242**

UNITS SOLD  
-32% YoY

**90,258**

BUILDABLE SF SOLD  
+76% YoY

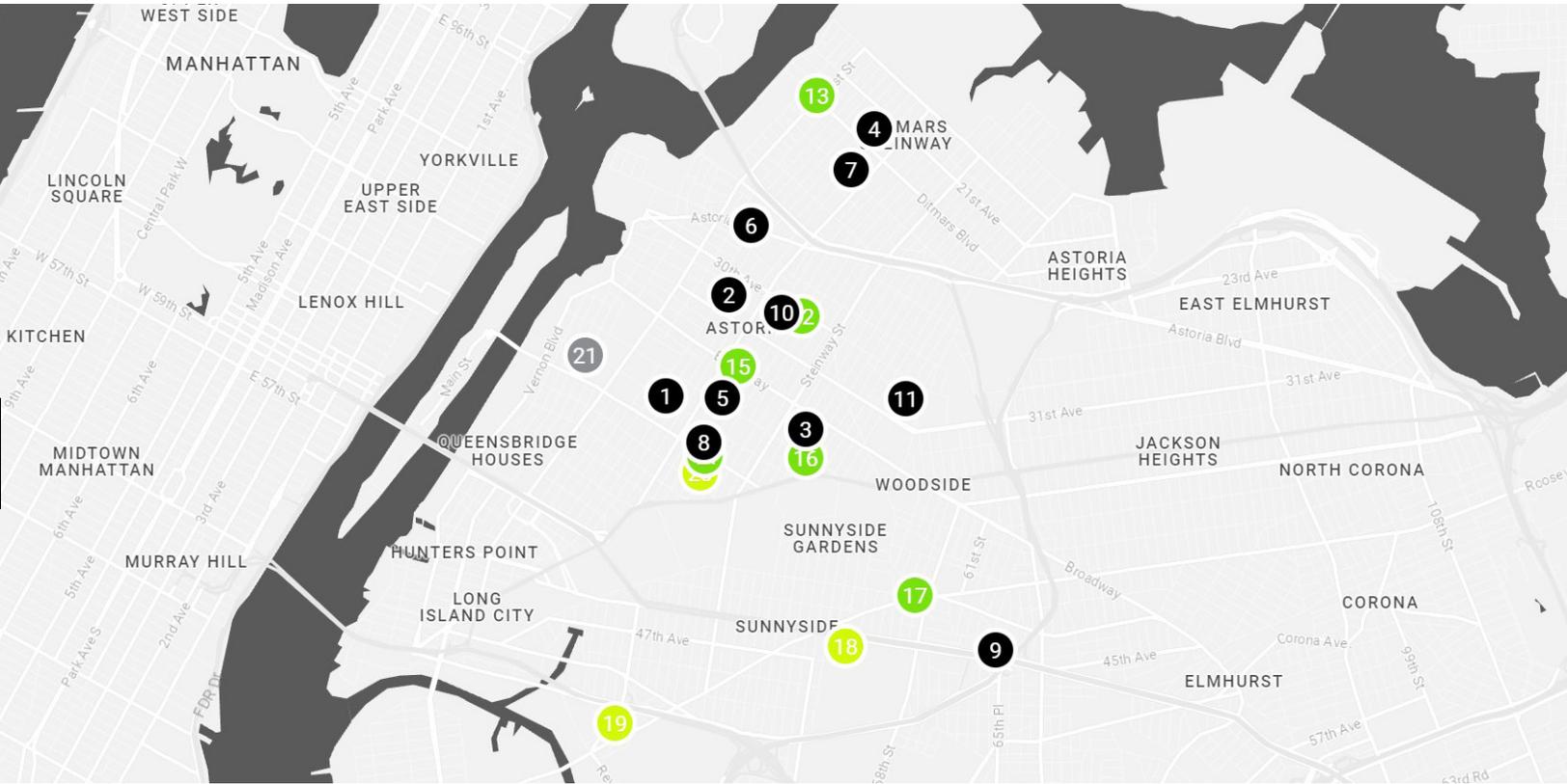
### PRICE ANALYSIS BY TERRITORY

#### NORTH QUEENS

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$396 +14% YoY	\$560 -13% YoY	\$370 -8% YoY	\$238 -14% YoY
\$/UNIT	\$281,569 +11% YoY	\$294,444 -45% YoY	\$0 -100% YoY	

# NORTH QUEENS

## Q1 2024 MARKET MAP



### MULTIFAMILY

- 1 34-50 28th Street
- 2 25-19 30th Drive
- 3 32-37 42nd Street
- 4 21-42 28th Street
- 5 32-82 33rd Street
- 6 23-37 Astoria Boulevard
- 7 22-70 29th Street
- 8 35-37 33rd Street
- 9 43-13 65th Street
- 10 30-27 33rd Street
- 11 30-47 49th Street

### MIXED USE

- 12 35-02 30th Avenue
- 13 19-31 Ditmars Boulevard
- 14 3402 36th Avenue
- 15 32-05 Broadway
- 16 4320 34th Avenue
- 17 56-27 Roosevelt Avenue

### INDUSTRIAL

- 18 4514 51st Street
- 19 52-09 Van Dam Street
- 20 36-46 35th Street

### DEVELOPMENT SITES

- 21 1114 35th Avenue & 3530 12th Street



## THE NORTH QUEENS TEAM

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**