



NORTH QUEENS MARKET REPORT

Q2 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS Q2 MULTIFAMILY METRICS

16

TRANSACTIONS SOLD

\$42.30M

\$ VOLUME SOLD

212

UNITS SOLD



21-45 23RD ST



30-93 43RD ST



41-14 49TH ST



22-66 28TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	21-45 23rd Street	\$2,800,000	Ditmars-Steinway	16
2	30-93 43rd Street	\$2,350,000	South Astoria	6
3	41-14 49th Street	\$1,580,000	Sunnyside	6
4	22-66 28th Street	\$1,550,000	Ditmars-Steinway	4
5	18-18 Astoria Park South	\$1,500,000	Old Astoria	6
6	2585-2587 38th Street	\$1,400,000	South Astoria	10
7	100-22 32nd Avenue	\$1,300,000	East Elmhurst	4
8	29-12 Newtown Avenue	\$5,500,000	Old Astoria	16
9	32-52 41st Street	\$3,125,000	South Astoria	20
10	37-17 34th Avenue	\$2,600,000	South Astoria	12
11	3930-3944 47th Avenue	\$9,811,125	Sunnyside	60
12	32-64 41st Street	\$2,750,000	South Astoria	20
13	37-46 81st Street	\$2,050,000	Jackson Heights	16
14	28-41 46th Street	\$1,500,000	South Astoria	4
15	25-09 34th Street	\$1,350,000	South Astoria	7
16	32-40 87th Street	\$1,140,000	East Elmhurst	5

Multifamily Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 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 Q2 MIXED-USE METRICS

11

TRANSACTIONS SOLD

\$30.27M

\$ VOLUME SOLD

51

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	37-02 31st Avenue	\$3,300,000	South Astoria	8
2	71-04 35th Avenue	\$1,700,000	Jackson Heights	3
3	76-02 31st Avenue	\$1,520,000	East Elmhurst	3
4	32-55 83rd Street	\$1,400,000	East Elmhurst	3
5	20-35 Steinway Street	\$1,325,000	Ditmars-Steinway	3
6	35-16 Astoria Boulevard South	\$9,700,000	South Astoria	16
7	3749 82nd Street	\$2,300,000	Jackson Heights	2
8	48-06 Skillman Avenue	\$1,875,000	Sunnyside	5
9	30-71 29th Street	\$3,750,000	Old Astoria	2
10	28-15 Steinway Street	\$1,700,000	South Astoria	3
11	28-13 Steinway Street	\$1,700,000	South Astoria	3

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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NORTH QUEENS
Q2 INDUSTRIAL METRICS

4

TRANSACTIONS SOLD

\$6.24M

\$ VOLUME SOLD

6

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	5811 37th Avenue	\$2,100,000	1	1
2	31-54 12th Street	\$1,356,000	2	2
3	59-05 39th Avenue	\$1,040,000	2	2
4	36-09 34th Street	\$1,750,000	1	1

Industrial Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - JUNE 30, 2024
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NORTH QUEENS

Q2 DEVELOPMENT SITE METRICS

2 **\$16.61M** **72,645**
TRANSACTIONS SOLD **\$ VOLUME SOLD** **BUILDABLE SF SOLD**



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	38-24 32nd Street	\$6,612,500	Long Island City	25,680
2	2103-2109 Astoria Boulevard	\$10,000,000	Old Astoria	46,965

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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Q2 2024 COMPLETE MARKET METRICS

33

TRANSACTIONS SOLD
+94% YoY

\$95.43M

\$ VOLUME SOLD
+46% YoY

269

UNITS SOLD
+348% YoY

72,645

BUILDABLE SF SOLD
+365% YoY

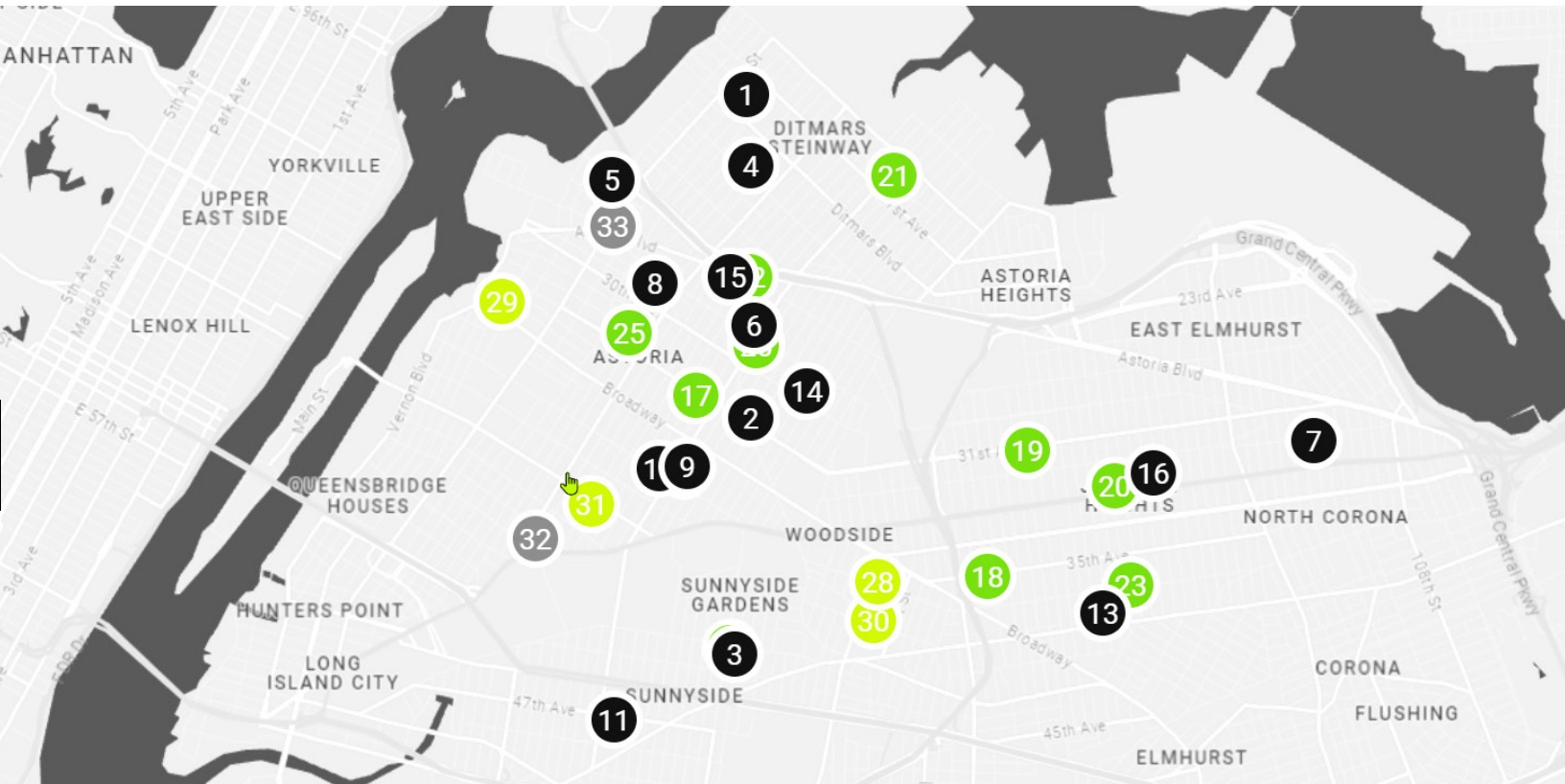
PRICE ANALYSIS BY TERRITORY

NORTH QUEENS

	MULTIFAMILY		MIXED-USE		INDUSTRIAL		DEVELOPMENT	
\$/SF	\$418	-3% YoY	\$557	-19% YoY	\$441	+7% YoY	\$229	-4% YoY
\$/UNIT	\$240,872	-35% YoY	\$464,583	-56% YoY	\$0	-100% YoY		

NORTH QUEENS

Q2 2024 MARKET MAP



MULTIFAMILY

- 1 21-45 23rd Street
- 2 30-93 43rd Street
- 3 41-14 49th Street
- 4 22-66 28th Street
- 5 18-18 Astoria Park South
- 6 2585-2587 38th Street
- 7 100-22 32nd Avenue
- 8 29-12 Newtown Avenue
- 9 32-52 41st Street
- 10 37-17 34th Avenue
- 11 3930-3944 47th Avenue
- 12 32-64 41st Street
- 13 37-46 81st Street
- 14 28-41 46th Street
- 15 25-09 34th Street
- 16 32-40 87th Street

MIXED USE

- 17 37-02 31st Avenue
- 18 71-04 35th Avenue
- 19 76-02 31st Avenue
- 20 32-55 83rd Street
- 21 20-35 Steinway Street
- 22 35-16 Astoria Boulevard South
- 23 3749 82nd Street
- 24 48-06 Skillman Avenue
- 25 30-71 29th Street
- 26 28-15 Steinway Street
- 27 28-13 Steinway Street

INDUSTRIAL

- 28 5811 37th Avenue
- 29 31-54 12th Street
- 30 59-05 39th Avenue
- 31 36-09 34th Street

DEVELOPMENT SITES

- 32 38-24 32nd Street
- 33 2103-2109 Astoria Boulevard



THE NORTH QUEENS TEAM

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES