

THE QUEENS MARKET REPORT

Q2 2025

IPRG



QUEENS

Q2 2025 MARKET REPORT

REPORT CRITERIA

Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **Month 1, 2025 - Month 28, 2025**

Zip Codes: 11101, 11102, 11103, 11104, 11105, 11106, 11369, 11370, 11372, 11377, 11385

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

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Q2 2025 MARKET REPORT

TRANSACTIONS SOLD

23

Total Transactions

↓39%

Total Transactions Q2 25 vs. Q2 24

\$ VOLUME SOLD

\$107.64M

Total Dollar Volume

↑+4%

Total Dollar Volume Q2 25 vs. Q2 24

UNITS SOLD

266

Total Units

↓13%

Total Units Q2 25 vs. Q2 24

BUILDABLE SF SOLD

212,661

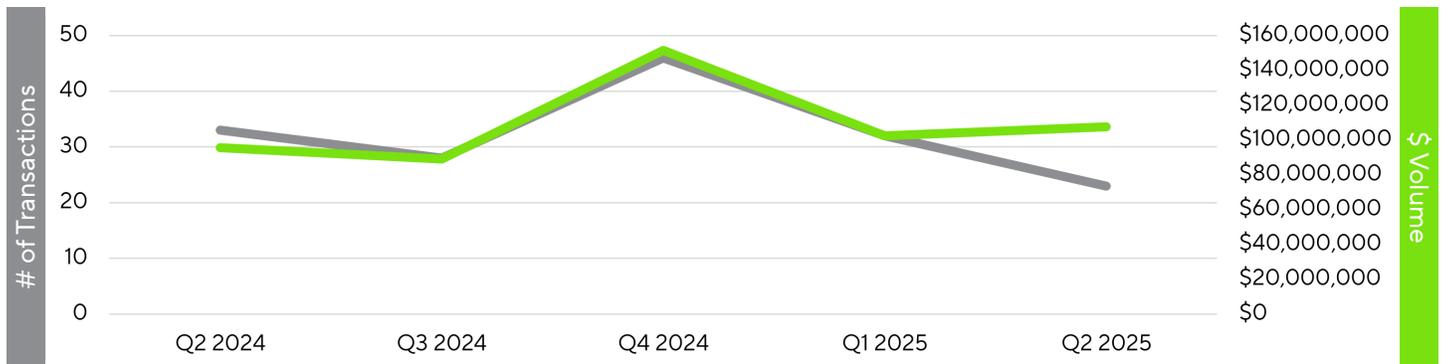
Total Buildable SF

↑193%

Total Buildable SF Q2 25 vs. Q2 24

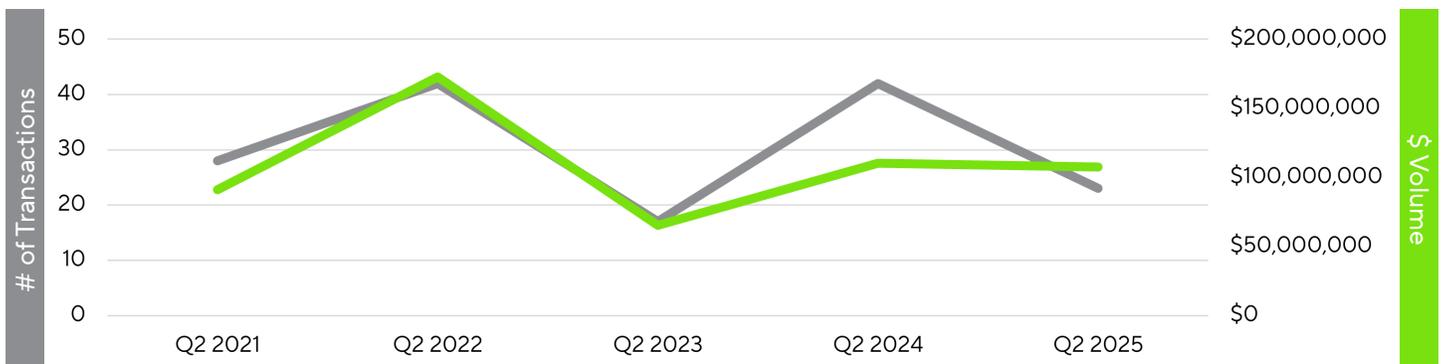
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Queens



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Queens



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MULTIFAMILY METRICS AND TOP TRANSACTIONS

14

TRANSACTIONS SOLD

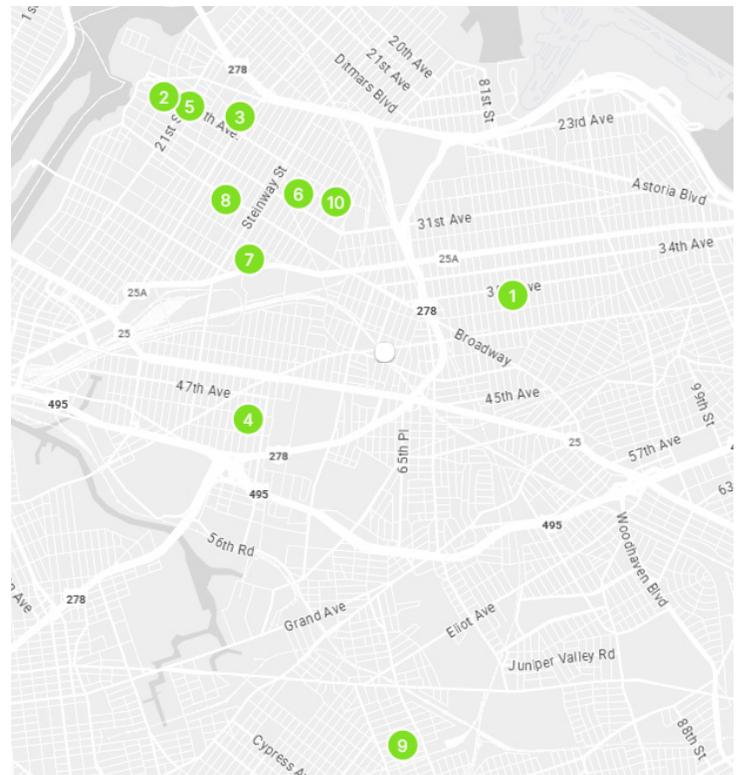
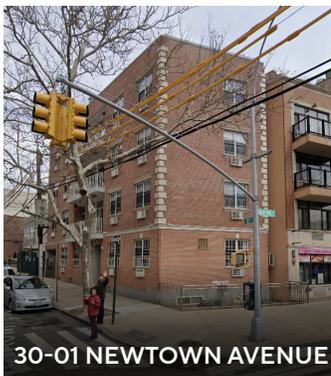
\$38.76M

\$ VOLUME SOLD

192

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	# OF UNITS	\$/UNIT
1	35-30 81st Street	\$18,200,000	Jackson Heights	96	\$189,583
2	30-26 14th Street	\$2,650,000	Old Astoria	7	\$378,571
3	30-01 Newtown Avenue	\$2,600,000	Old Astoria	8	\$325,000
4	48-12 46th Street	\$2,200,000	Sunnyside	20	\$110,000
5	21-16 30th Avenue	\$1,775,000	Old Astoria	4	\$443,750
6	30-66 44th Street	\$1,550,000	South Astoria	6	\$258,333
7	34-46 43rd Street	\$1,450,000	Long Island City	6	\$241,667
8	32-10 35th Street	\$1,425,000	South Astoria	5	\$285,000
9	60-16 Woodbine Street	\$1,250,000	Ridgewood	12	\$104,167
10	30-20 49th Street	\$1,225,000	South Astoria	6	\$204,167



QUEENS

Q2 2025 MARKET REPORT

MIXED-USE METRICS AND TOP TRANSACTIONS

5

TRANSACTIONS SOLD

\$19.17M

\$ VOLUME SOLD

74

UNITS SOLD

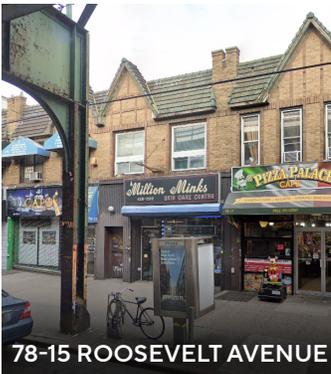
	ADDRESS	SALE PRICE	NEIGHBORHOOD	# OF UNITS	\$/UNIT
1	41-48 40th Street	\$9,500,000	Sunnyside	55	\$172,727
2	16-93 Putnam Avenue	\$3,250,000	Ridgewood	8	\$406,250
3	78-15 Roosevelt Avenue	\$2,372,000	Jackson Heights	3	\$790,667
4	25-76 Steinway Street	\$2,050,000	South Astoria	4	\$512,500
5	35-12 30th Avenue	\$2,000,000	South Astoria	4	\$500,000



41-48 40TH STREET



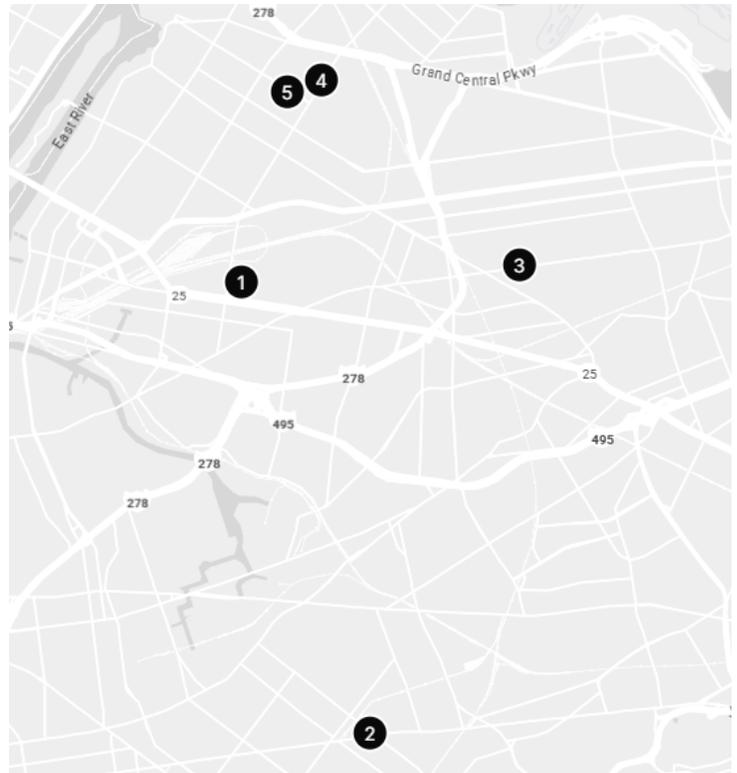
16-93 PUTNAM AVENUE



78-15 ROOSEVELT AVENUE



25-76 STEINWAY STREET



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Q2 2025 MARKET REPORT

DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

<h1 style="font-size: 2em; margin: 0;">4</h1> <p style="font-weight: bold; margin: 0;">TRANSACTIONS SOLD</p>	<h1 style="font-size: 2em; margin: 0;">\$49.70M</h1> <p style="font-weight: bold; margin: 0;">\$ VOLUME SOLD</p>	<h1 style="font-size: 2em; margin: 0;">212,661</h1> <p style="font-weight: bold; margin: 0;">BUILDABLE SF SOLD</p>
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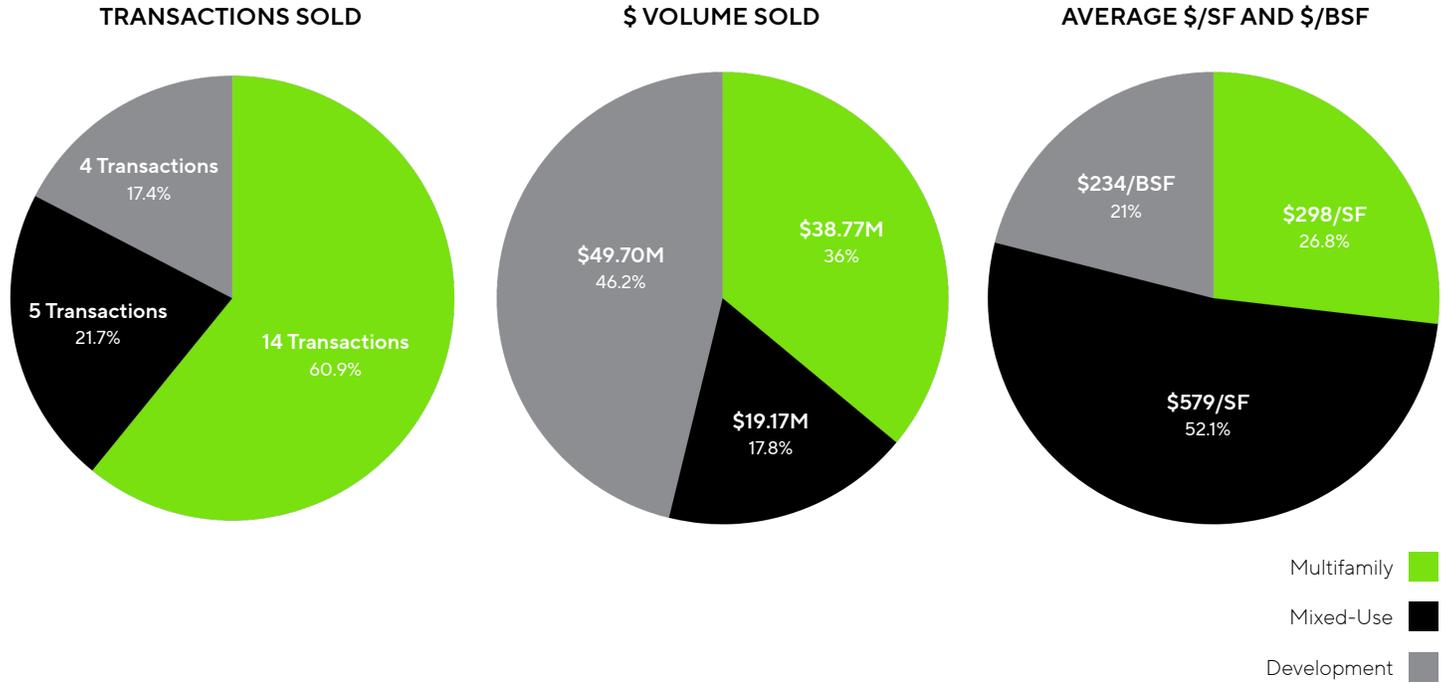
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	38-18 33rd Street & 32-20 38th Avenue	\$34,000,000	Long Island City	143,000	\$238
2	3410-3424 38th Street	\$12,000,000	South Astoria	46,662	\$257
3	30-22 Steinway Street	\$2,700,000	South Astoria	10,374	\$265
4	5328 35th Street	\$1,000,000	Sunnyside	12,625	\$79



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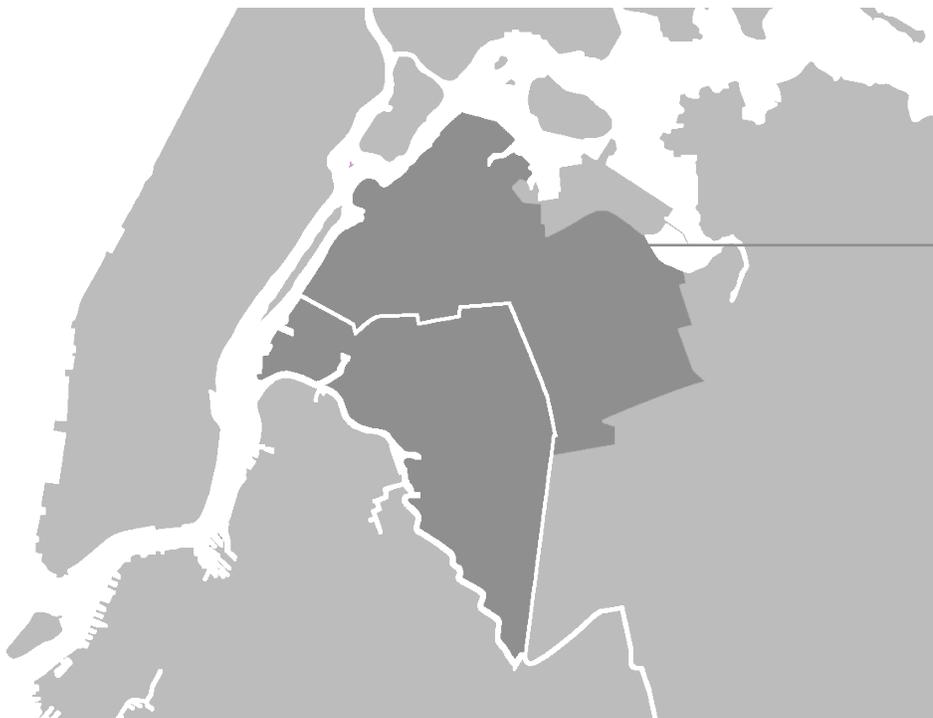
Q2 2025 MARKET REPORT

DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



TEAM BREAKDOWN

MARKET AMBASSADORS



QUEENS TEAM

- Derek Bestreich
- Steve Reynolds
- Donal Flaherty
- Tom Reynolds
- Brian Davila
- Noah Middlekauff
- Joseph Moravec
- Alon Kahan
- Karan Khanna



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