

THE QUEENS MARKET REPORT

Q3 2025

IPRG

QUEENS

Q3 2025 MARKET REPORT

REPORT CRITERIA

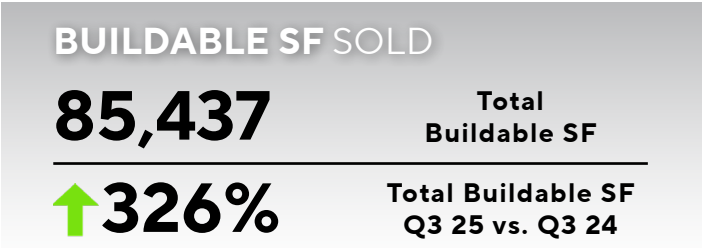
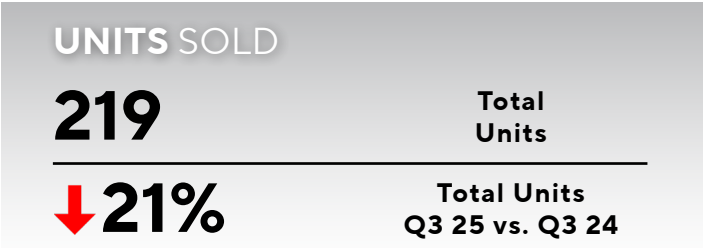
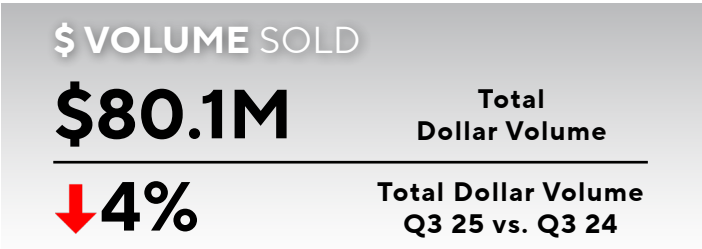
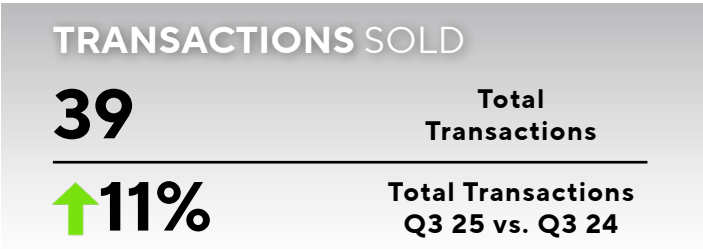
Multifamily, Mixed-Use and Development transactions between **\$1,000,000 - \$50,000,000** from **July 1, 2025 - September 30, 2025**

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

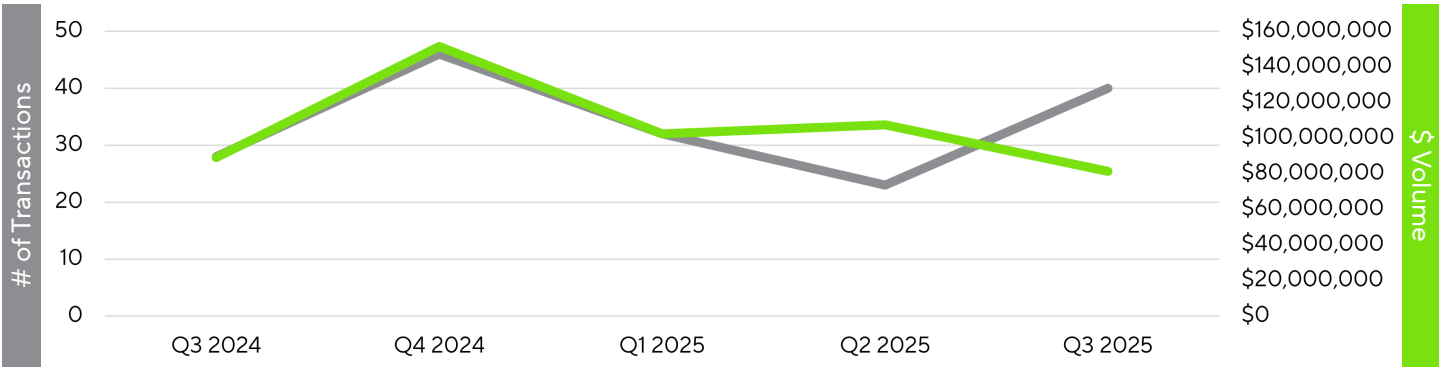
QUEENS

Q3 2025 MARKET REPORT



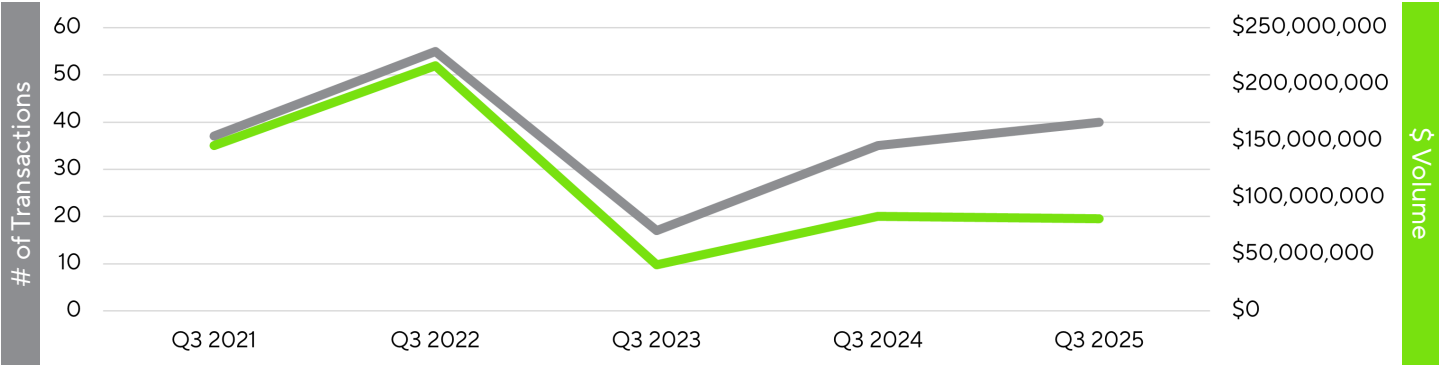
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Queens



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Queens



QUEENS

Q3 2025 MARKET REPORT

MULTIFAMILY METRICS AND TOP TRANSACTIONS

26

TRANSACTIONS SOLD

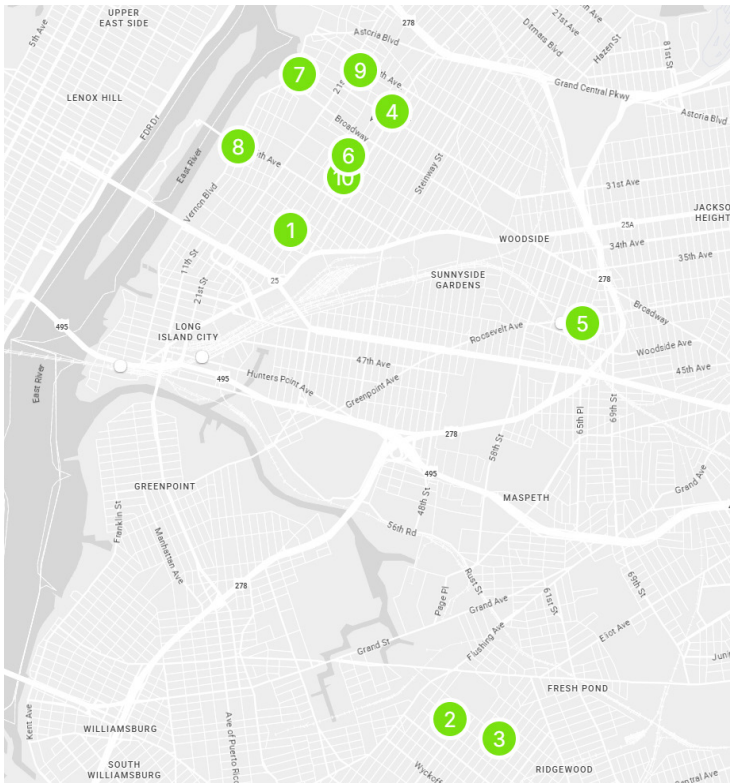
\$45.32M

\$ VOLUME SOLD

175

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	27-08 39th Avenue	\$7,350,000	Long Island City	40	\$183,750	25,125	\$293
2	2-86 Onderdonk Avenue	\$2,470,000	Ridgewood	4	\$617,500	3,100	\$797
3	5-06 Woodward Avenue	\$2,430,000	Ridgewood	4	\$607,500	2,750	\$884
4	30-86 31st Street	\$2,260,000	South Astoria	5	\$452,000	3,750	\$603
5	3926-3928 65th Street	\$2,210,000	Woodside	4	\$552,500	3,870	\$571
6	33-52 29th Street	\$2,025,000	Long Island City	4	\$506,250	3,120	\$649
7	11-27 31st Drive	\$1,970,000	Old Astoria	4	\$492,500	2,294	\$859
8	36-05 Vernon Boulevard	\$1,850,000	Long Island City	8	\$231,250	10,500	\$176
9	30-24 23rd Street	\$1,600,000	Old Astoria	4	\$400,000	2,328	\$687
10	34-52 30th Street	\$1,500,000	Long Island City	6	\$250,000	4,140	\$362



QUEENS

Q3 2025 MARKET REPORT

MIXED-USE METRICS AND TOP TRANSACTIONS

9

TRANSACTIONS SOLD

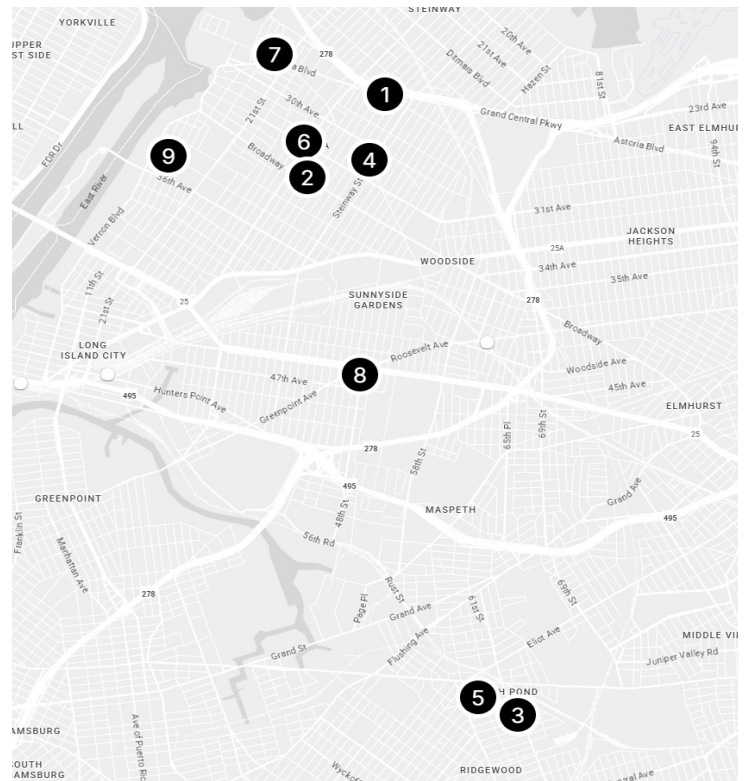
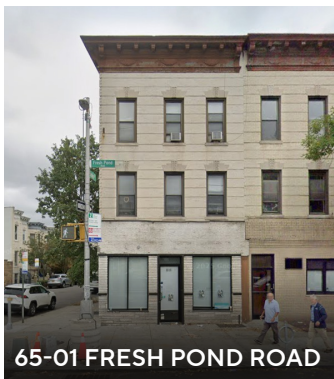
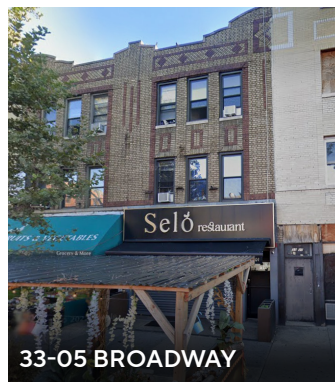
\$19.84M

\$ VOLUME SOLD

44

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	35-16 Astoria Boulevard	\$6,100,000	South Astoria	16	\$381,250	14,114	\$432
2	33-05 Broadway	\$2,500,000	South Astoria	3	\$833,333	3,180	\$786
3	65-01 Fresh Pond Road	\$2,100,000	Ridgewood	6	\$350,000	5,400	\$389
4	30-44 Steinway Street	\$2,000,000	South Astoria	4	\$500,000	3,885	\$515
5	62-86 60th Place	\$1,540,000	Ridgewood	4	385000	5,140	\$300
6	30-05 31st Avenue	\$1,536,000	South Astoria	2	\$768,000	1,800	\$853
7	18-02 26th Road	\$1,400,000	Old Astoria	3	\$466,666	2,400	\$583
8	45-14 48th Street	\$1,360,000	Sunnyside	2	\$680,000	2,320	\$586
9	34-62 10th Street	\$1,300,000	Long Island City	4	\$325,000	2,860	\$455



QUEENS

Q3 2025 MARKET REPORT

DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

4

TRANSACTIONS SOLD

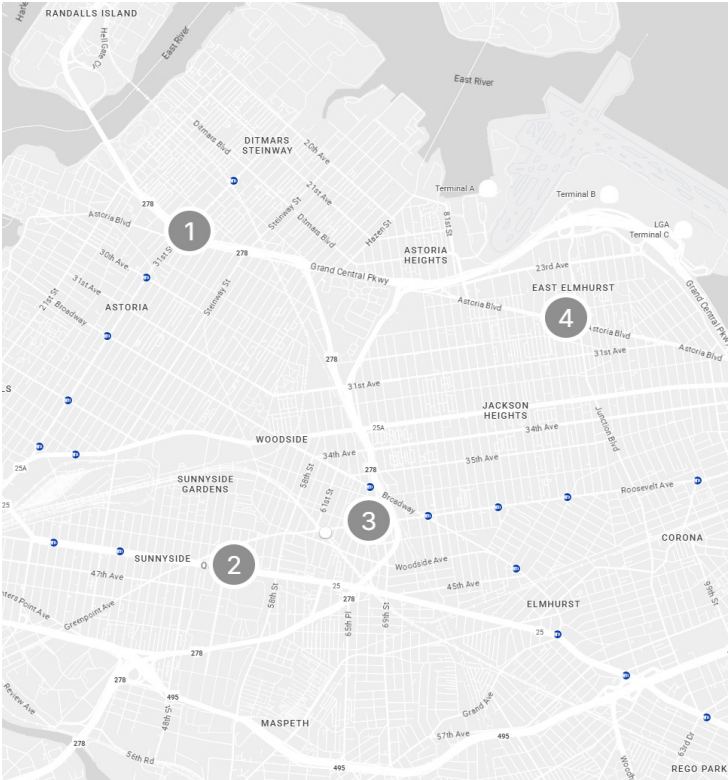
\$14.95M

\$ VOLUME SOLD

85,437

BUILDABLE SF SOLD

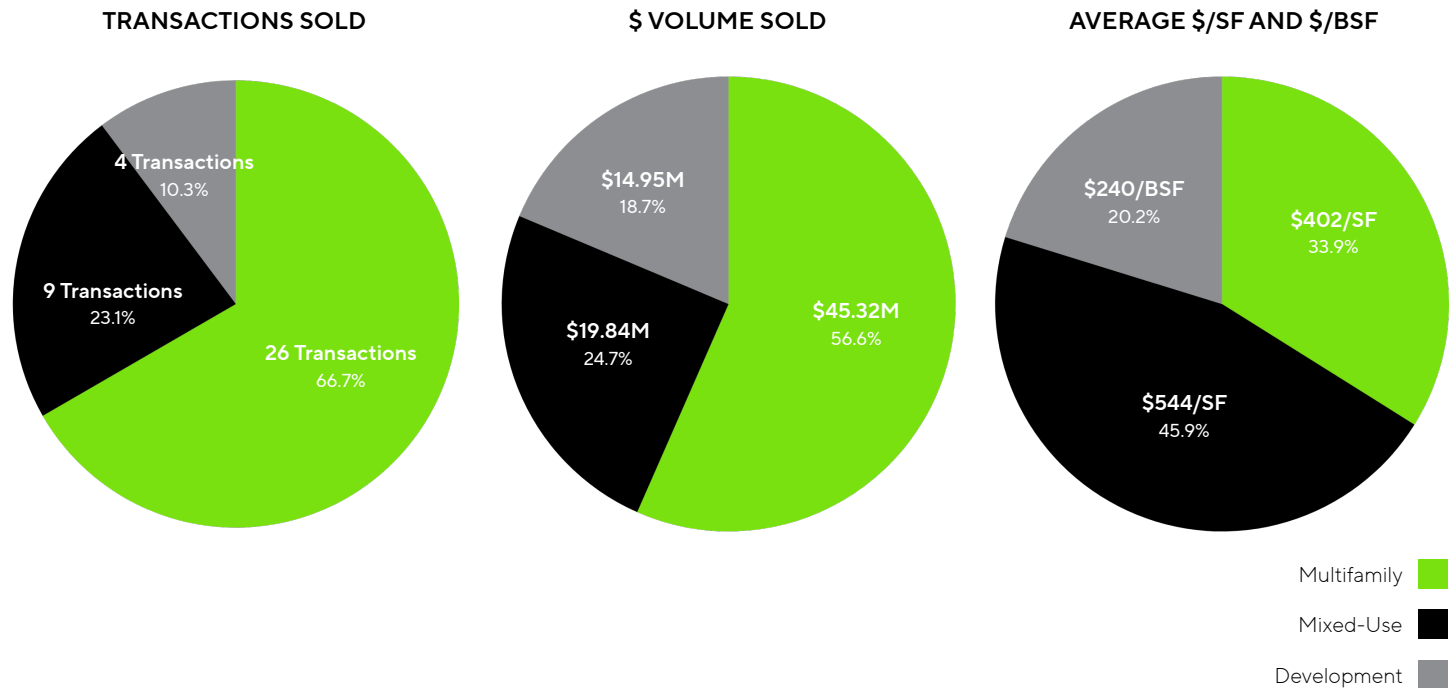
	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1	31-05 Astoria Boulevard & 00837-0016, 17	\$10,500,000	Astoria	60,075	\$172
2	43-36 53rd Street	\$2,300,000	Woodside	14,500	\$392
3	67-11 Roosevelt Avenue	\$1,150,000	Woodside	5,192	\$221
4	92-15 Astoria Boulevard	\$1,000,000	East Elmhurst	5,670	\$176



QUEENS

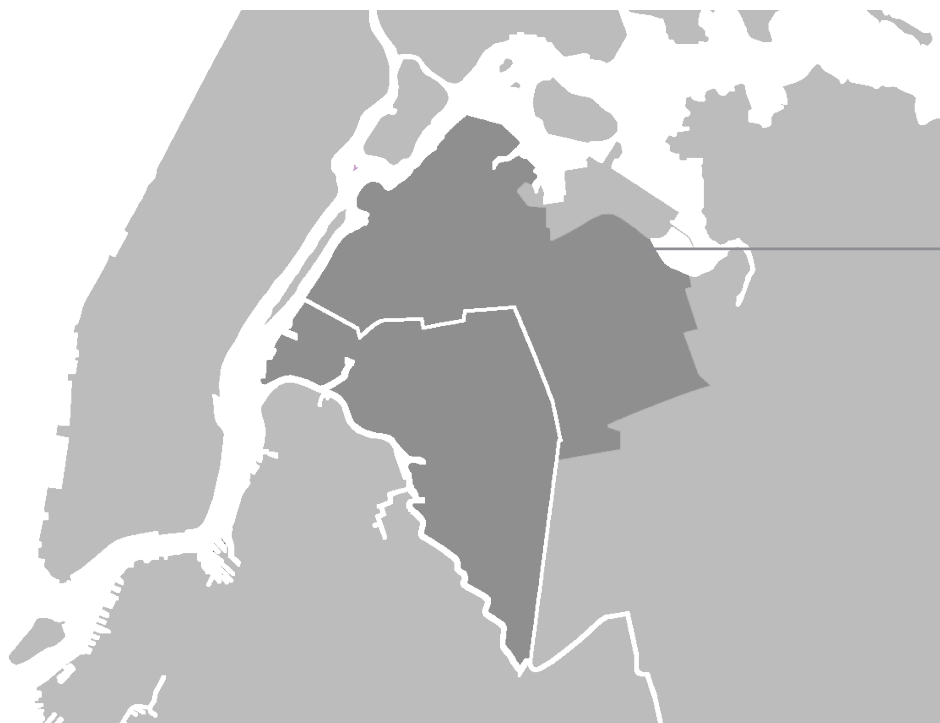
Q3 2025 MARKET REPORT

DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



TEAM BREAKDOWN

MARKET AMBASSADORS



QUEENS TEAM

Derek Bestreich
Steve Reynolds
Donal Flaherty
Tom Reynolds
Brian Davila
Karan Khanna

IPRG

THE QUEENS MARKET REPORT

Q3 2025

**DEREK
BESTREICH**
718.360.8802
derek@iprg.com

**STEVE
REYNOLDS**
718.360.2993
steve@iprg.com

**DONAL
FLAHERTY**
718.360.8823
donal@iprg.com

**TOM
REYNOLDS**
718.360.8817
tom@iprg.com

**BRIAN
DAVILA**
718.360.8849
brian@iprg.com

See Our
Other Reports

More Info →



Investment
Opportunities

More Info →



718.360.8801

www.IPRG.com