

THE QUEENS MARKET REPORT

Q4 2025

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

IPRG

QUEENS

Q4 2025 MARKET REPORT

TRANSACTIONS SOLD

41

Total Transactions

↑8%

Total Transactions
Q4 25 vs. Q4 24

UNITS SOLD

457

Total Units

↓2%

Total Units
Q4 25 vs. Q4 24

\$ VOLUME SOLD

\$165.7M

Total Dollar Volume

↑48%

Total Dollar Volume
Q4 25 vs. Q4 24

BUILDABLE SF SOLD

205,000

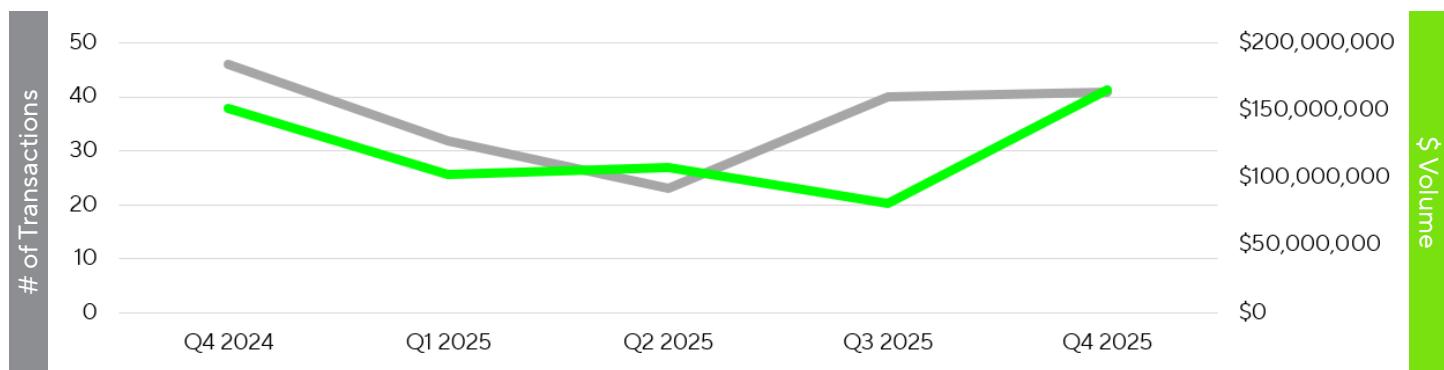
Total Buildable SF

↑94%

Total Buildable SF
Q4 25 vs. Q4 24

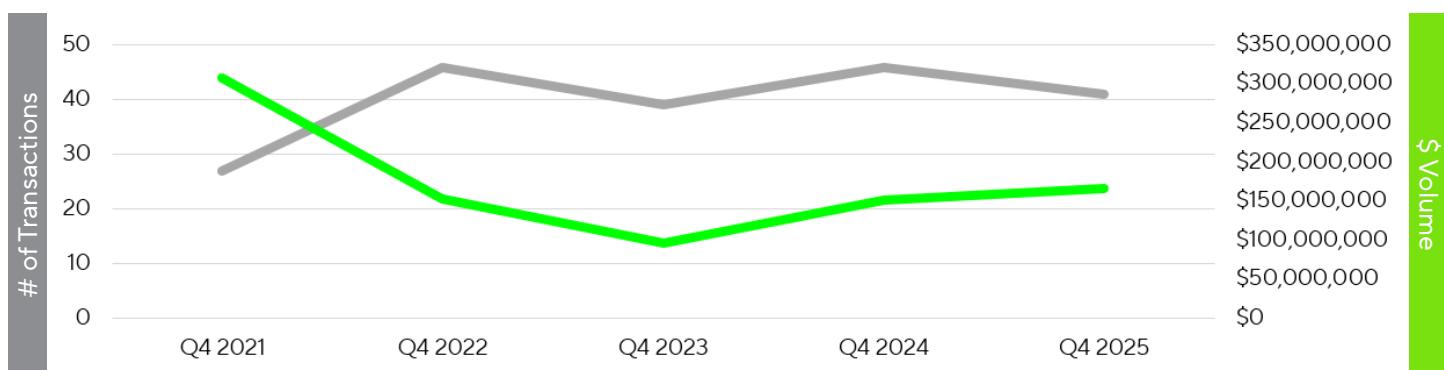
QUARTER OVER QUARTER

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

25

TRANSACTIONS SOLD

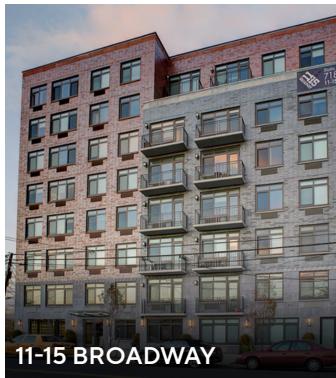
\$91.6M

\$ VOLUME SOLD

373

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	11-15 Broadway	\$23,373,000	Old Astoria	79	\$295,861	76,129	\$307
2	30-50 21st Street	\$20,727,000	Old Astoria	65	\$318,877	59,247	\$350
3	29-06 Crescent Street	\$7,300,000	Old Astoria	38	\$192,105	29,480	\$248
4	33-14 34th Avenue	\$4,140,000	South Astoria	16	\$258,750	9,072	\$456
5	28-02 44th Street	\$3,750,000	South Astoria	24	\$156,250	16,112	\$233
6	41-42 40th Street	\$3,500,000	Sunnyside	23	\$152,174	13,500	\$259
7	35-24 94th Street	\$2,100,000	Jackson Heights	20	\$105,000	16,720	\$126
8	20-61 49th Street	\$2,094,000	Ditmars-Steinway	6	\$349,000	5,088	\$412
9	37-11 9th Street	\$2,042,000	Long Island City	8	\$255,250	7,000	\$292
10	21-12 22nd Drive	\$1,950,000	Ditmars-Steinway	4	\$487,500	3,000	\$650



11-15 BROADWAY



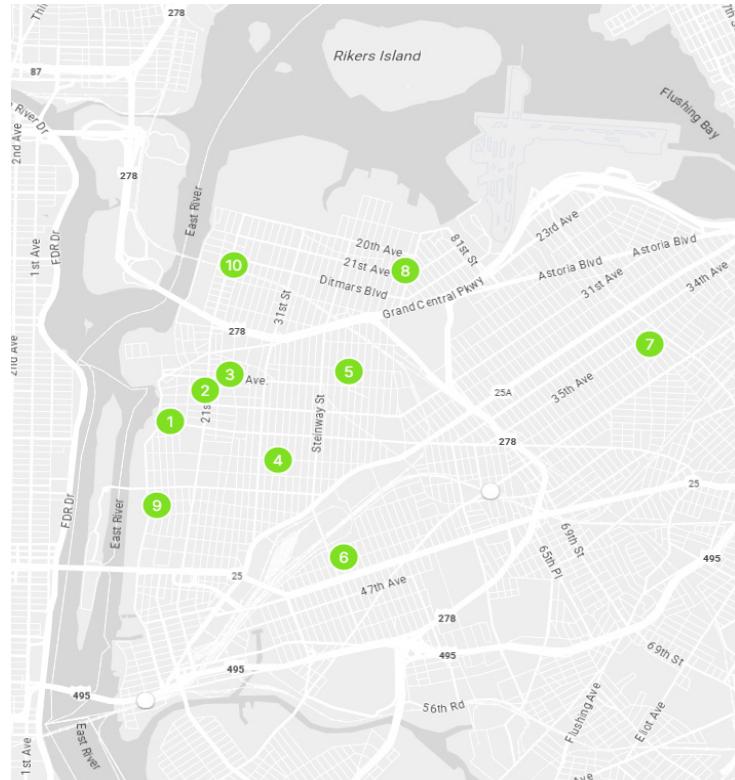
30-50 21ST STREET



29-06 CRESCENT STREET



33-14 34TH AVENUE



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MIXED-USE METRICS AND TOP TRANSACTIONS

12

TRANSACTIONS SOLD

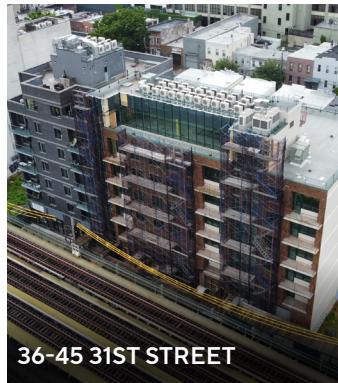
\$26.6M

\$ VOLUME SOLD

84

UNITS SOLD

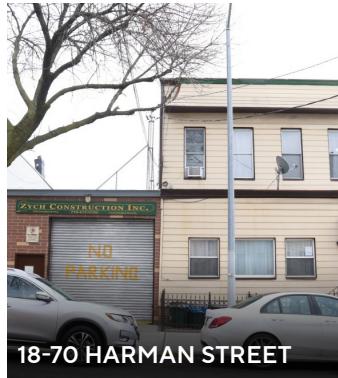
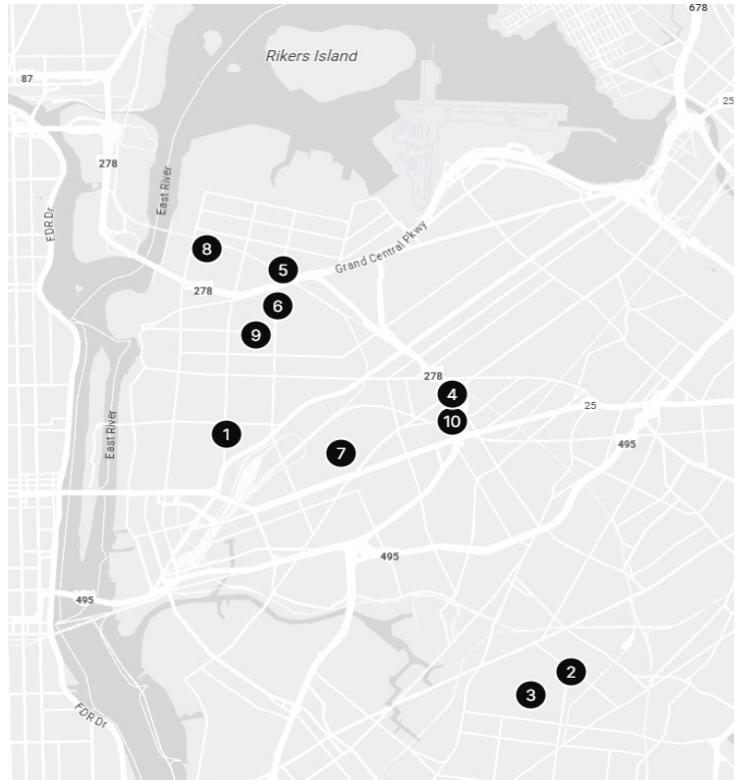
	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	36-45 31st Street	\$7,000,000	Long Island City	41	\$170,732	41,156	\$170
2	6-79 Grandview Avenue	\$3,250,000	Ridgewood	6	\$541,667	5,800	\$560
3	18-70 Harman Street	\$2,150,000	Ridgewood	4	\$537,500	3,735	\$576
4	69-04 Roosevelt Avenue	\$2,150,000	Woodside	4	\$537,500	3,428	\$627
5	23-13 Steinway Street	\$1,699,913	Ditmars-Steinway	6	\$283,319	4,360	\$390
6	25-47 Steinway Street	\$1,600,000	South Astoria	5	\$320,000	3,420	\$468
7	47-18 Skillman Avenue	\$1,560,000	Sunnyside Gardens	2	\$780,000	1,472	\$1,060
8	24-01 23rd Avenue	\$1,520,000	Ditmars-Steinway	5	\$304,000	2,910	\$522
9	30-12 36th Street	\$1,500,000	South Astoria	2	\$750,000	2,500	\$600
10	65-50 Woodside Avenue	\$1,500,000	Woodside	2	\$750,000	2,240	\$670



36-45 31ST STREET



6-79 GRANDVIEW AVENUE



18-70 HARMAN STREET



69-04 ROOSEVELT AVE

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DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

4

TRANSACTIONS SOLD

\$47.6M

\$ VOLUME SOLD

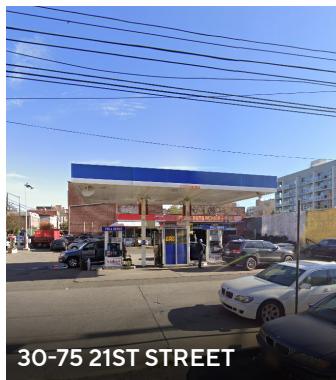
205,000

BUILDABLE SF SOLD

ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	\$/BSF
1 75 Onderdonk Avenue	\$28,000,000	Ridgewood	132,500	\$211
2 30-75 21st Street	\$10,400,000	Old Astoria	40,000	\$260
3 28-12 41st Avenue	\$7,100,000	Long Island City	25,000	\$284
4 32-02 31st Avenue	\$2,100,000	South Astoria	7,500	\$280



75 ONDERDONK AVENUE



30-75 21ST STREET



28-12 41ST AVENUE



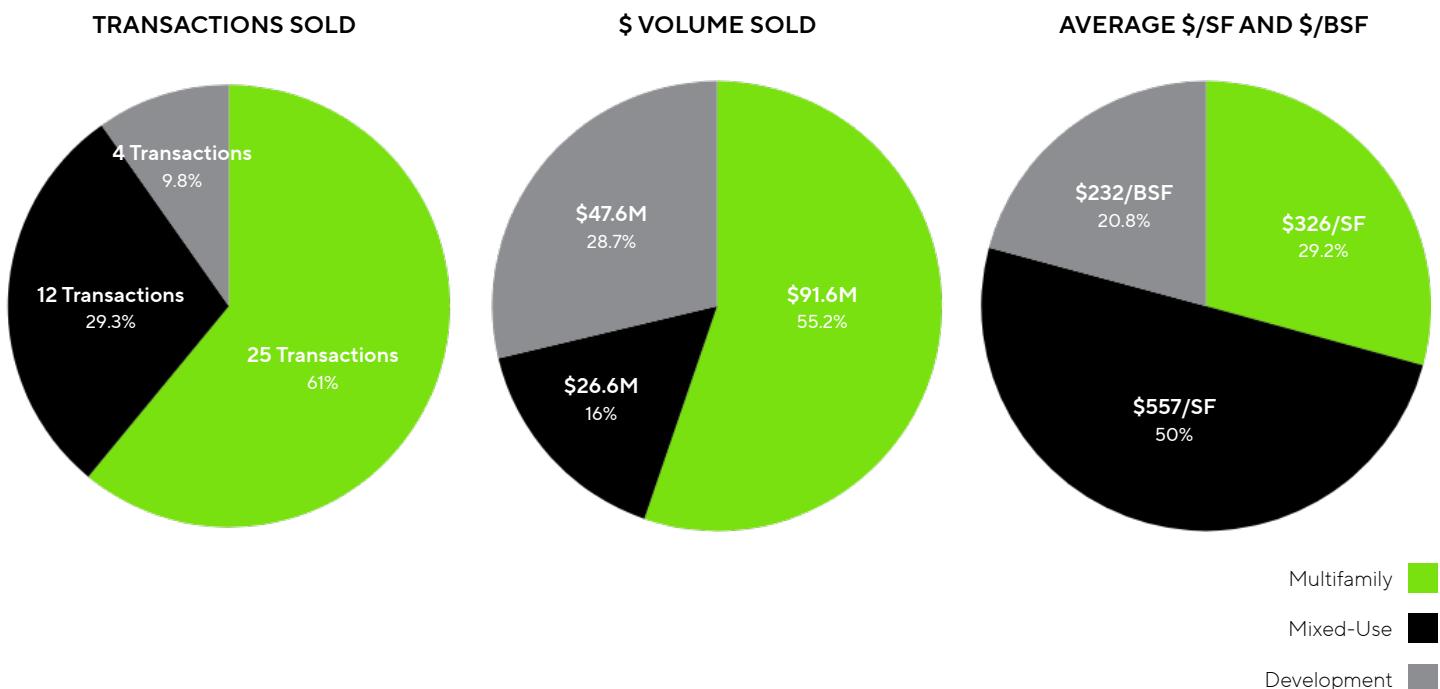
32-02 31ST AVENUE



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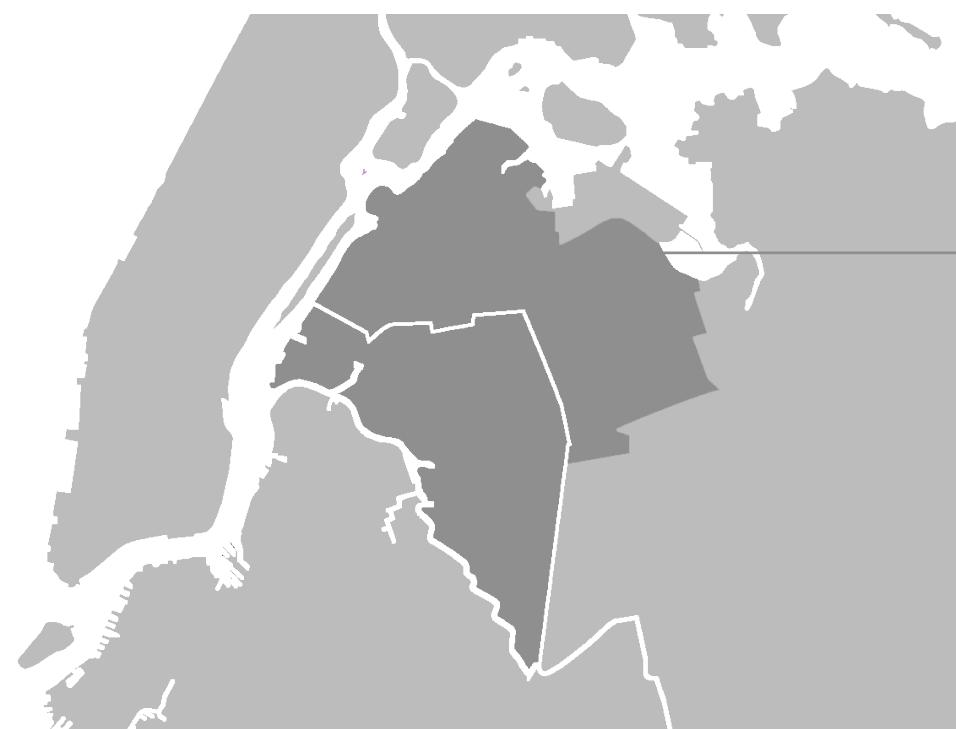
Q4 2025 MARKET REPORT

DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



TEAM BREAKDOWN

MARKET AMBASSADORS



QUEENS TEAM

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



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Q4 2025

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