

# THE QUEENS MARKET REPORT

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Q1 2026

## 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

## Q1 2026 MARKET REPORT

### TRANSACTIONS SOLD

**28**

Total Transactions

↓ **13%**

Total Transactions Q1 26 vs. Q1 25

### \$ VOLUME SOLD

**\$77.6M**

Total Dollar Volume

↓ **24%**

Total Dollar Volume Q1 26 vs. Q1 25

### UNITS SOLD

**191**

Total Units

↓ **15%**

Total Units Q1 26 vs. Q1 25

### BUILDABLE SF SOLD

**152,648**

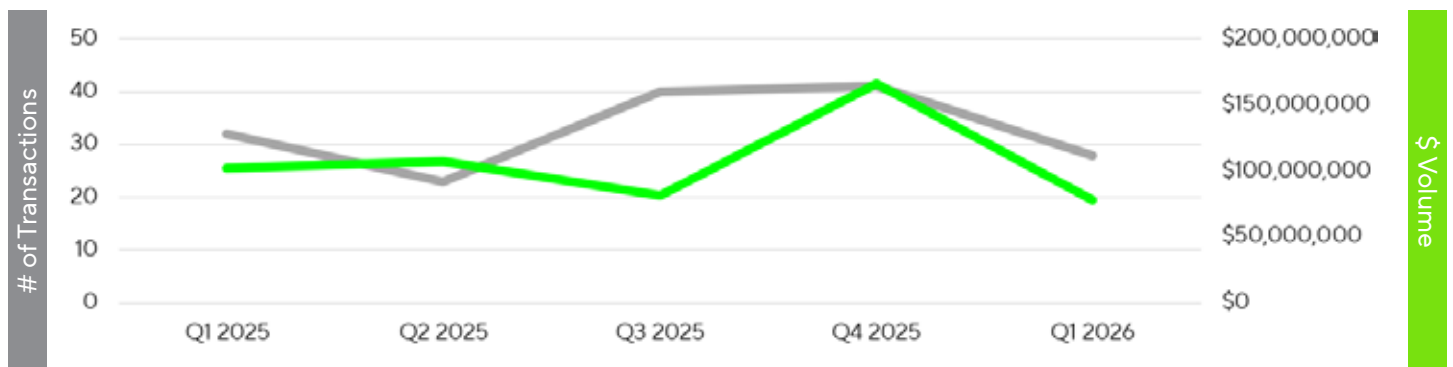
Total Buildable SF

↓ **10%**

Total Buildable SF Q1 26 vs. Q1 25

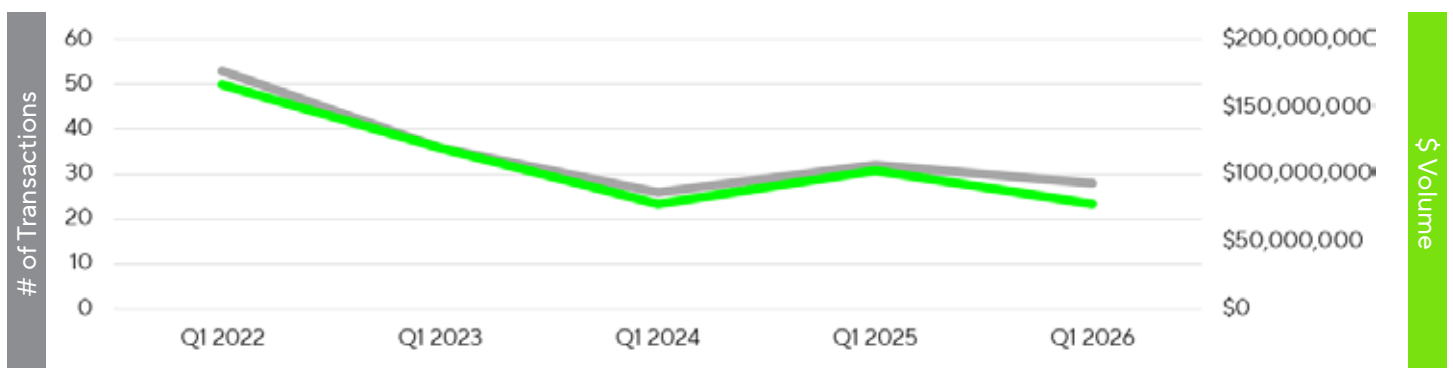
## QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Queens



## YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Queens



# QUEENS

## Q1 2026 MARKET REPORT

### MULTIFAMILY METRICS AND TOP TRANSACTIONS

15

TRANSACTIONS SOLD

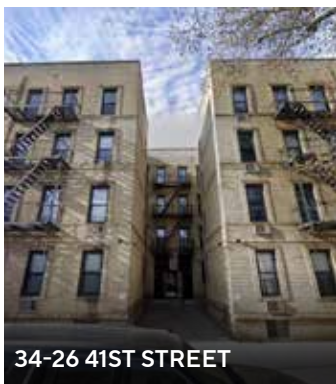
\$27.6M

\$ VOLUME SOLD

106

UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	34-26 41st Street	\$7,600,000	Long Island City	35	\$217,143	26,240	\$290
2	18-21 Grove Street	\$2,525,000	Ridgewood	6	\$420,833	4,964	\$509
3	35-51 30th Street	\$1,720,000	Long Island City	4	\$430,000	3,750	\$459
4	31-61 43rd Street	\$1,600,000	South Astoria	4	\$400,000	3,080	\$519
5	30-92 44th Street	\$1,562,000	South Astoria	6	\$260,333	5,472	\$285
6	35-25 86th Street	\$1,450,000	Jackson Heights	5	\$290,000	5,852	\$248
7	43-26 58th Street	\$1,400,000	Woodside	6	\$233,333	3,480	\$402
8	70-07 34th Avenue	\$1,380,000	Jackson Heights	6	\$230,000	4,590	\$301
9	41-30 49th Street	\$1,362,500	Sunnyside	6	\$227,083	5,169	\$264
10	32-34 44th Street	\$1,317,119	South Astoria	6	\$219,520	3,780	\$348



34-26 41ST STREET



18-21 GROVE STREET



35-51 30TH STREET



31-61 43RD STREET



# QUEENS

## Q1 2026 MARKET REPORT

### MIXED-USE METRICS AND TOP TRANSACTIONS

<b>10</b> TRANSACTIONS SOLD	<b>\$25.9M</b> \$ VOLUME SOLD	<b>85</b> UNITS SOLD
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	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	\$/UNIT	SF	\$/SF
1	35-63 90th Street	\$8,000,000	Jackson Heights	36	\$222,222	34,470	\$232
2	17-01 Gates Avenue	\$2,900,000	Ridgewood	6	\$483,333	5,850	\$496
3	9-03 35th Avenue	\$2,500,000	Long Island City	16	\$156,250	16,157	\$155
4	33-15 Broadway	\$2,100,000	South Astoria	4	\$525,000	3,769	\$557
5	22-03 Steinway Street	\$2,100,000	Ditmars-Steinway	6	\$350,000	5,260	\$399
6	28-09 Ditmars Boulevard	\$1,810,000	Ditmars-Steinway	3	\$603,333	3,330	\$544
7	63-56 Forest Avenue	\$1,800,000	Ridgewood	5	\$360,000	5,400	\$333
8	28-11 Ditmars Boulevard	\$1,765,000	Ditmars-Steinway	3	\$588,333	3,074	\$574
9	68-17 Forest Avenue	\$1,590,000	Ridgewood	3	\$530,000	3,360	\$473
10	67-02 60th Street	\$1,339,325	Ridgewood	3	\$446,442	4,400	\$304

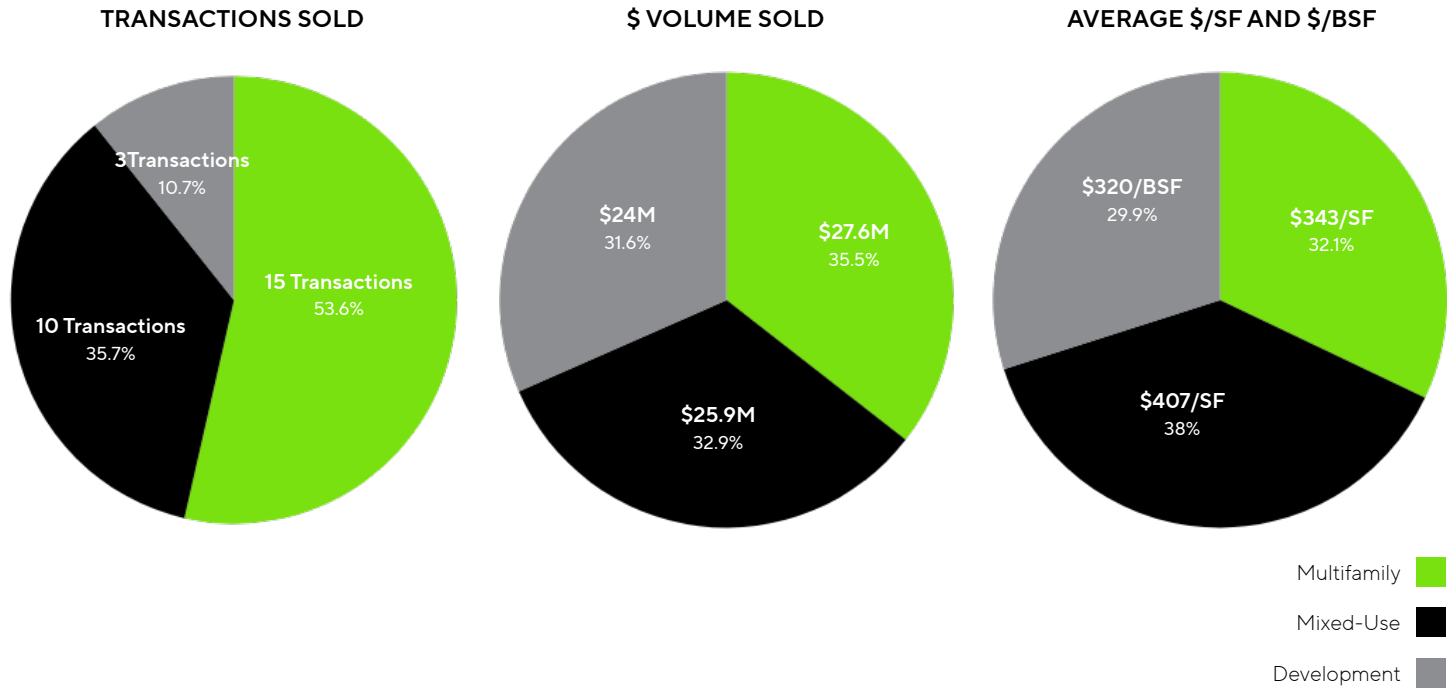




# QUEENS

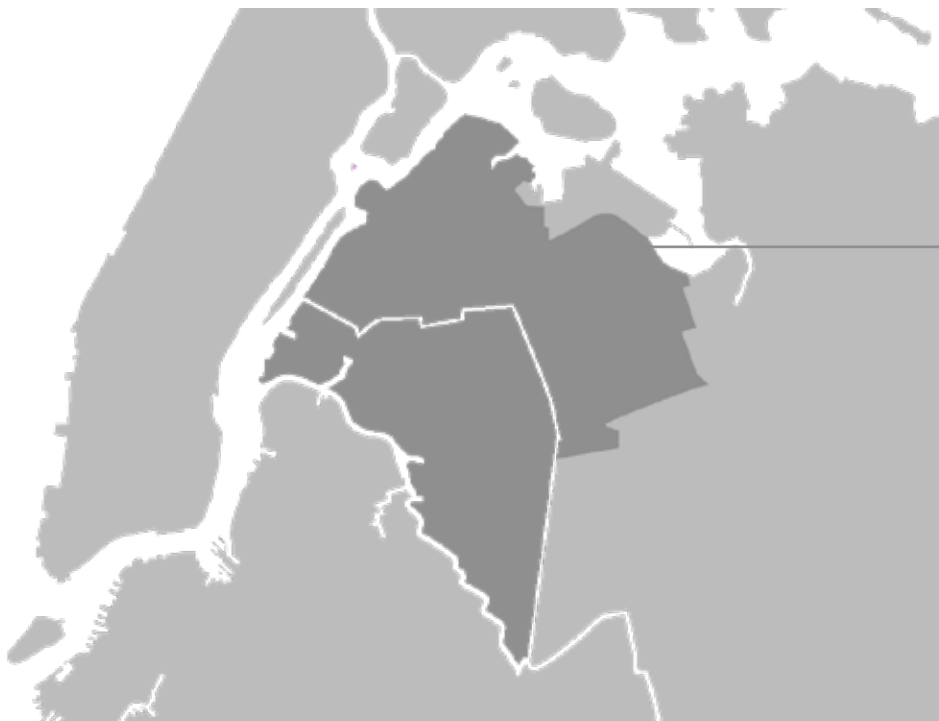
## Q1 2026 MARKET REPORT

### DOLLAR & TRANSACTION VOLUME BY ASSET CLASS



## TEAM BREAKDOWN

### MARKET AMBASSADORS



#### QUEENS TEAM

- Derek Bestreich
- Steve Reynolds
- Donal Flaherty
- Tom Reynolds
- Brian Davila
- Karan Khanna
- David Schramm



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

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

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

---

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

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

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