THE QUEENS

Q3 2026 MARKET REPORT



REPORT CRITERIA

Multifamily, Mixed-Use and Development
Transactions $1,000,000 - $50,000,000
July 1, 2026 - September 30, 2026

IPRG

QUEENS

Q3 2026 MARKET REPORT

TRANSACTIONS SOLD

69 Total Transactions

↓ 57% Total Transactions Q3 2026 vs. Q3 2025

$ VOLUME SOLD

$480.64M Total Dollar Volume

↓ 31% Total Dollar Volume Q3 2026 vs. Q3 2025

UNITS SOLD

274 Total Units

↓ 74% Total Units Q3 2026 vs. Q3 2025

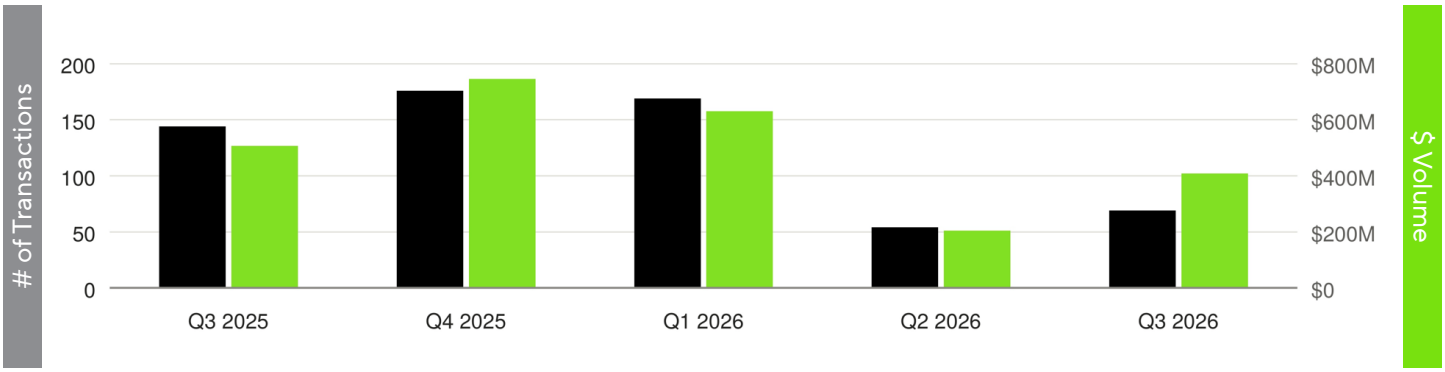
BUILDABLE SF SOLD

369,065 Total Buildable SF

↑ 11% Total Buildable SF Q3 2026 vs. Q3 2025

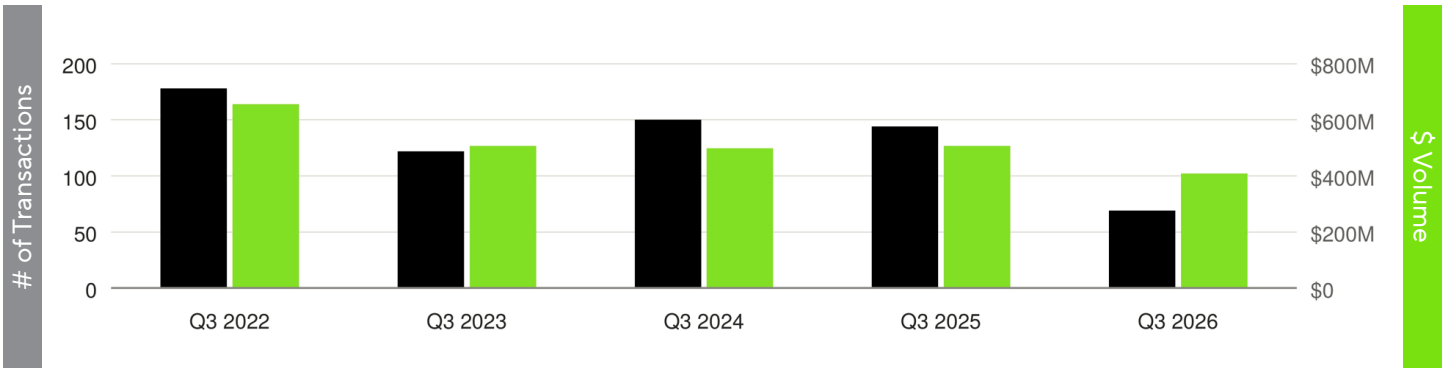
QUARTER OVER QUARTER

Quarterly total dollar volume and total transaction counts in Queens



YEAR OVER YEAR

Yearly total dollar volume and total transaction counts in Queens



QUEENS

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MULTIFAMILY METRICS AND TOP TRANSACTIONS

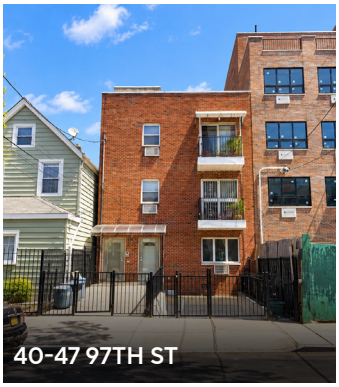
24
TRANSACTIONS SOLD

$55.14M
$ VOLUME SOLD

137
UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	$/UNIT	SF	$/SF
1	**40-47 97th Street**	$5,000,000	Corona	15	$333,333	21,929	$228
2	**38-24 213th Street**	$4,600,000	Bayside	22	$209,091	26,250	$175
3	**84-37 118th Street**	$4,250,000	Kew Gardens	27	$157,407	30,005	$142
4	**21-18 45th Avenue**	$3,800,000	Hunters Point	2	$1,900,000	2,860	$1,329
5	**102-01 135th Street**	$3,500,000	Richmond Hill	7	$500,000	7,266	$482
6	**17-26 Summerfield Street**	$2,700,000	Ridgewood	4	$675,000	3,100	$871
7	**25-54 37th Street**	$2,285,000	South Astoria	3	$761,667	4,000	$571
8	**84-05 112th Street**	$2,250,000	Richmond Hill	2	$1,125,000	3,635	$619
9	**18-68 Linden Street**	$2,099,000	Ridgewood	4	$524,750	2,750	$763
10	**43-55 159th Street**	$1,975,000	East Flushing	3	$658,333	3,150	$627

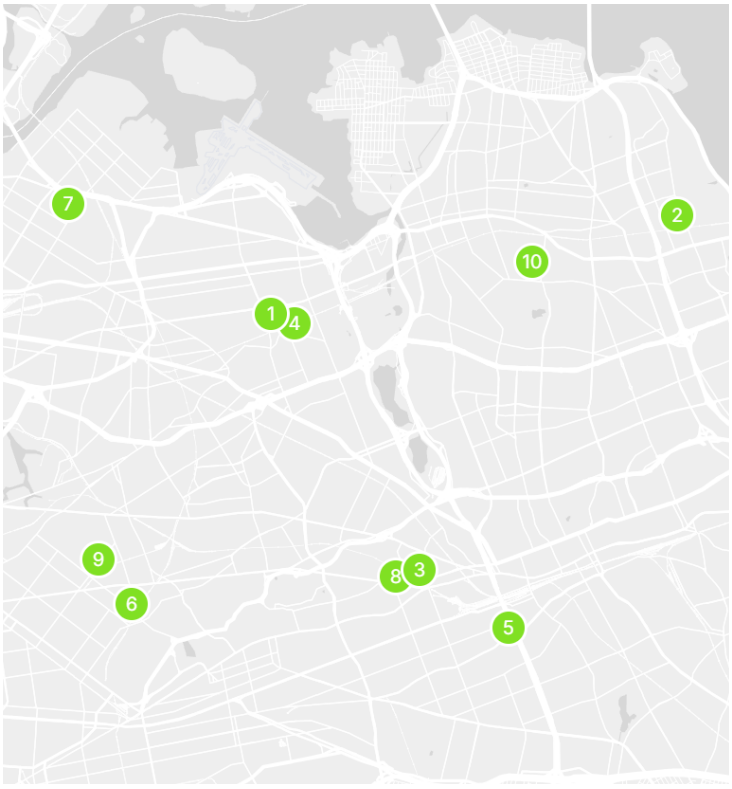
**Select sales above*











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MIXED-USE METRICS AND TOP TRANSACTIONS

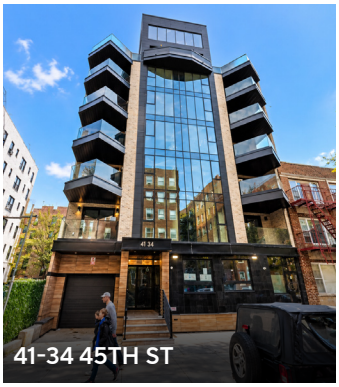
12
TRANSACTIONS SOLD

$38.93M
$ VOLUME SOLD

74
UNITS SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	UNITS	$/UNIT	SF	$/SF
1	**41-34 45th Street**	$10,500,000	Sunnyside	26	$403,846	18,788	$559
2	**11702 - 11708 Liberty Avenue**	$7,282,500	South Ozone Park	13	$560,192	13,915	$523
3	**546 50th Avenue**	$4,600,000	Hunters Point	4	$1,150,000	5,190	$886
4	**42-87 Main Street**	$3,150,000	Downtown Flushing	3	$1,050,000	4,904	$642
5	**5-66 Onderdonk Avenue**	$2,980,000	Ridgewood	5	$596,000	5,625	$530
6	**36-12 30th Avenue**	$2,500,000	South Astoria	4	$625,000	4,020	$622
7	**43-54 162nd Street**	$1,800,000	East Flushing	4	$450,000	2,120	$849
8	**126-01 18th Avenue**	$1,310,000	College Point	3	$436,666	4,000	$328
9	**6-85 Woodward Avenue**	$1,200,000	Ridgewood	3	$400,000	2,800	$429
10	**60-73 Fresh Pond Road**	$1,190,000	Maspeth	3	$396,667	2,400	$496

**Select sales above*


41-34 45TH ST



11702-11708 LIBERTY AVE


546 50TH AVE


42-87 MAIN ST



QUEENS

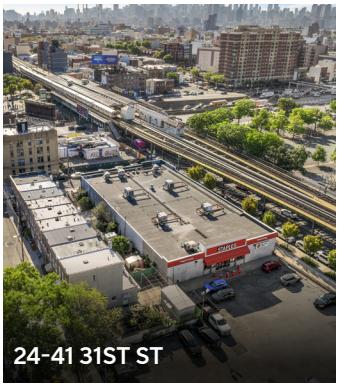
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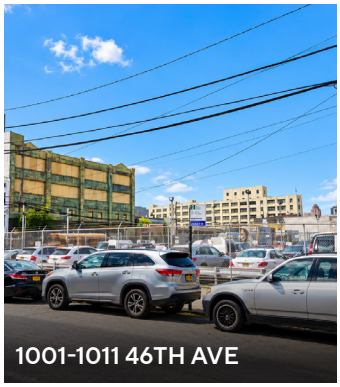
DEVELOPMENT SITE METRICS AND TOP TRANSACTIONS

12	$95.09M	369,065
TRANSACTIONS SOLD	**$ VOLUME** SOLD	**BUILDABLE SF** SOLD

	ADDRESS	SALE PRICE	NEIGHBORHOOD	BUILDABLE SF	$/BSF
1	**24-41 31st Street**	$26,390,332	Ditmars-Steinway	149,753	$176
2	**1001-1011 46th Avenue & 00049-0044**	$18,000,000	Hunters Point	75,645	$238
3	**9101-9115 Metropolitan Avenue**	$13,375,000	Rego Park	26,208	$510
4	**4201 28th Avenue**	$8,500,000	South Astoria	13,500	$630
5	**134-01 33rd Avenue**	$5,500,000	Downtown Flushing	20,520	$268
6	**149-20 Rockaway Boulevard**	$5,000,000	South Ozone Park	29,904	$167
7	**2348-2350 31st Drive**	$4,575,000	South Astoria	18,000	$254
8	**8-48 Astoria Boulevard & 00513-0002 & 0003**	$3,200,000	Old Astoria	16,335	$196
9	**12-60 Brunswick Avenue**	$2,303,409	Far Rockaway	4,950	$465
10	**30-76 Steinway Street**	$2,200,000	South Astoria	6,750	$326

**Select sales above*





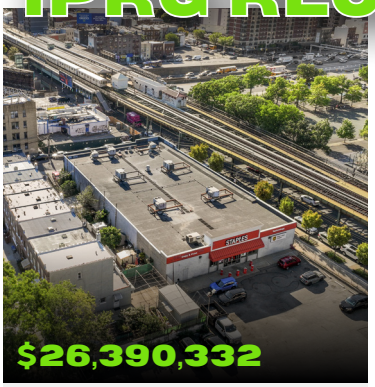






WE DON'T JUST REPORT THE MARKET.
WE CREATE IT.

IPRG RECENT CLOSINGS



24-41 31ST STREET

ASTORIA, QUEENS
SEPTEMBER 2026



92-11 147TH PL., 147-27 ARCHER AVE

JAMAICA,QUEENS
FEBRUARY 2026



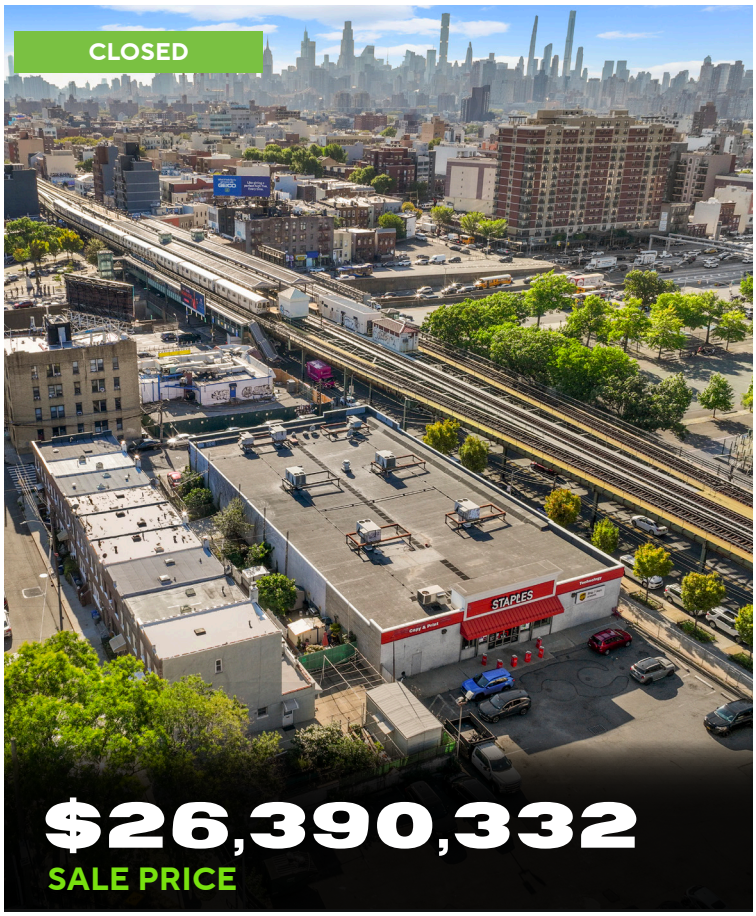
47-09 VERNON BOULEVARD

HUNTERS POINT, QUEENS
FEBRUARY 2026



21-12 31ST AVENUE

SOUTH ASTORIA, QUEENS
MAY 2026



DEAL STORY

24-41
31ST STREET
ASTORIA, QUEENS

IPRG represented The Vaja Group in the $26.4M acquisition of 24-41 31st Street, a fully entitled development site offering 149,733 buildable SF and more than 443 feet of wraparound frontage.

The acquisition builds on IPRG's previous representation of The Vaja Group in its purchase of the adjacent Neptune Diner site, expanding the developer's contiguous presence along 31st Street.

The Vaja Group acquired the site for approximately $176 per buildable SF, securing control of a prominent Astoria development site with plans supporting a 108-unit mixed-use project, approximately 14,000 SF of retail, and structured parking.

IPRG RETAIL LEASING



Q3 2026

20
LEASES
CLOSED

35,000+
SQUARE FEET
LEASED

LOCAL EXPERTISE. PROVEN RESULTS.

IPRG Retail Leasing delivers strategic leasing solutions for landlords and tenants across all neighborhoods. Focused on middle-market, the team combines targeted marketing, creative positioning, and deep market relationships to maximize exposure, attract qualified users, and secure successful lease transactions.

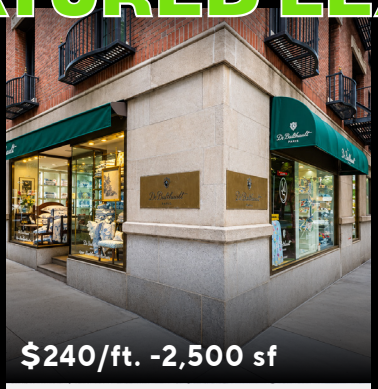
IPRG FEATURED LEASES



$240/ft. -1,200 sf

4 BLEECKER STREET

SOHO, MANHATTAN
TENANT: MELLOW BAR NAILS



$240/ft. -2,500 sf

470 PARK AVENUE

MIDTOWN, MANHATTAN
TENANT: D PORTHAULT



$150/ft. -2,000 sf

639 TENTH AVENUE

HELL'S KITCHEN, MANHATTAN
TENANT: BEER AUTHORITY



$120/ft. -2,900 sf

151 EAST 57TH STREET

MIDTOWN EAST, MANHATTAN
TENANT: VIN VIN USA



$100/ft. -1,000 sf

495 NINTH AVENUE

MIDTOWN WEST, MANHATTAN
TENANT: SADDAM'S SNACKS



$100/ft. -2,500 sf

452 WEST 45TH STREET

HELL'S KITCHEN, MANHATTAN
TENANT: HYBRID AUTO NYC



$80/ft. -900 sf

343A TOMPKINS AVENUE

BEDFORD-STUYVESANT, BROOKLYN
TENANT: MONRO LLC



$25/ft. -10,881 sf

850 THIRD AVENUE

GREENWOOD HEIGHTS, BROOKLYN
TENANT: ALLIANCE 1 HEALTH

THE QUEENS

MARKET REPORT

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DEREK BESTREICH
PRESIDENT
718.360.8802
derek@iprg.com

STEVE REYNOLDS
FOUNDING PARTNER
718.360.2993
steve@iprg.com

DONAL FLAHERTY
MANAGING PARTNER
718.360.8823
donal@iprg.com

TOM REYNOLDS
MANAGING PARTNER
718.360.8817
tom@iprg.com

BRIAN DAVILA
PARTNER
718.360.8849
brian@iprg.com

BEN BIBERAJ
PRESIDENT OF RETAIL LEASING
917.694.6831
ben@iprg.com

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IPRG
718.360.8801
www.IPRG.com