



NORTH QUEENS MARKET REPORT

MAY 2023

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS APRIL 2023 COMPLETE MARKET METRICS

4

TRANSACTIONS SOLD

\$8.85M

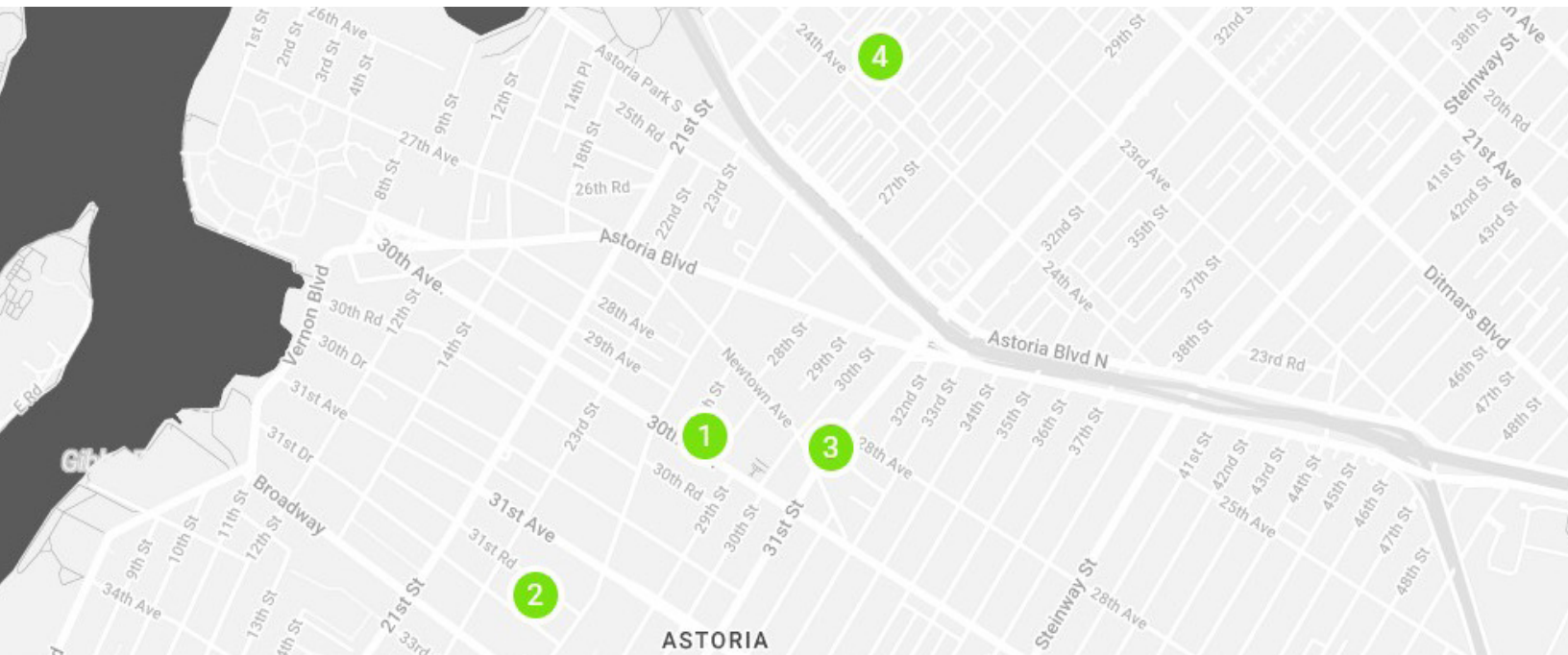
\$ VOLUME SOLD

8

UNITS SOLD

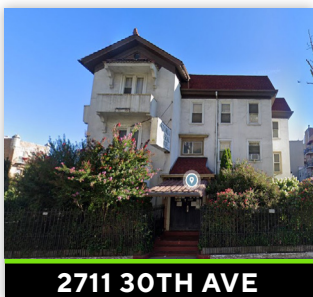
15,600

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2711 30th Avenue	\$3,700,000	Old Astoria	Development	* 15,600 (BSF)
2	23-32 31st Road	\$1,900,000	South Astoria	Multi-Family	3
3	28-46 31st Street	\$1,850,000	Old Astoria	Mixed Use	2
4	23-75 24th Street	\$1,400,000	Ditmars-Steinway	Multi-Family	3

*Development Site / Buildable Square Footage



NORTH QUEENS

MAY 2023 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2023 - MAY 31, 2023

Zip Codes: 11102, 11103, 11105, 11106, 11369, 11370, 11372

Neighborhoods: Astoria Heights, Ditmars Steinway, East Elmhurst, Jackson Heights, Old Astoria, South Astoria

MONTH OVER MONTH

COMPARED TO APRIL 2023

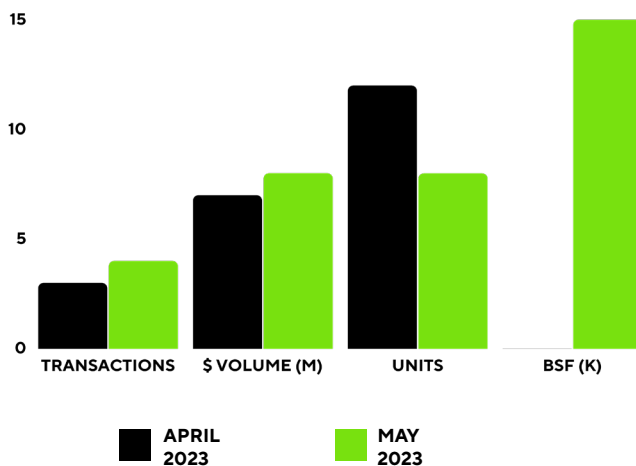
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	3	\$7,630,000	12	0
MAY 2023	4	\$8,850,000	8	15,600
% of CHANGE	↑ +33% MoM	↑ +16% MoM	↓ -33% MoM	↑ +100% MoM

YEAR OVER YEAR

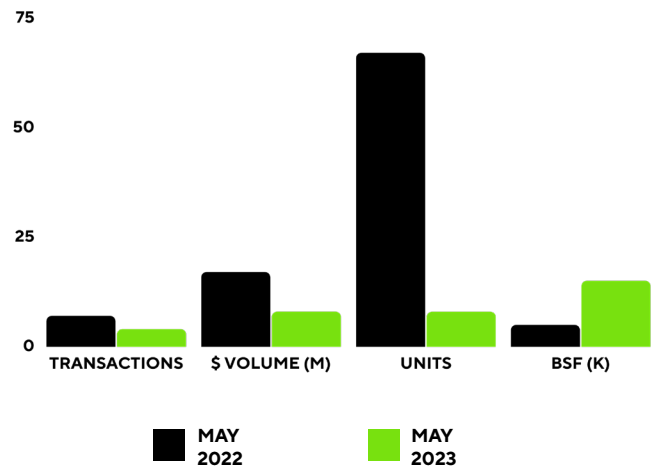
COMPARED TO MAY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MAY 2022	7	\$17,280,500	67	5,950
MAY 2023	4	\$8,850,000	8	15,600
% of CHANGE	↓ -43% YoY	↓ -49% YoY	↓ -88% YoY	↑ -162% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team for More Information

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IPRG

NORTH QUEENS MAY 2023 REPORT

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