



NORTHWESTERN QUEENS MARKET REPORT

JULY 2023

INVESTMENT PROPERTY REALTY GROUP

NORTHWESTERN QUEENS JULY 2023 COMPLETE MARKET METRICS

6

TRANSACTIONS SOLD

\$14.86M

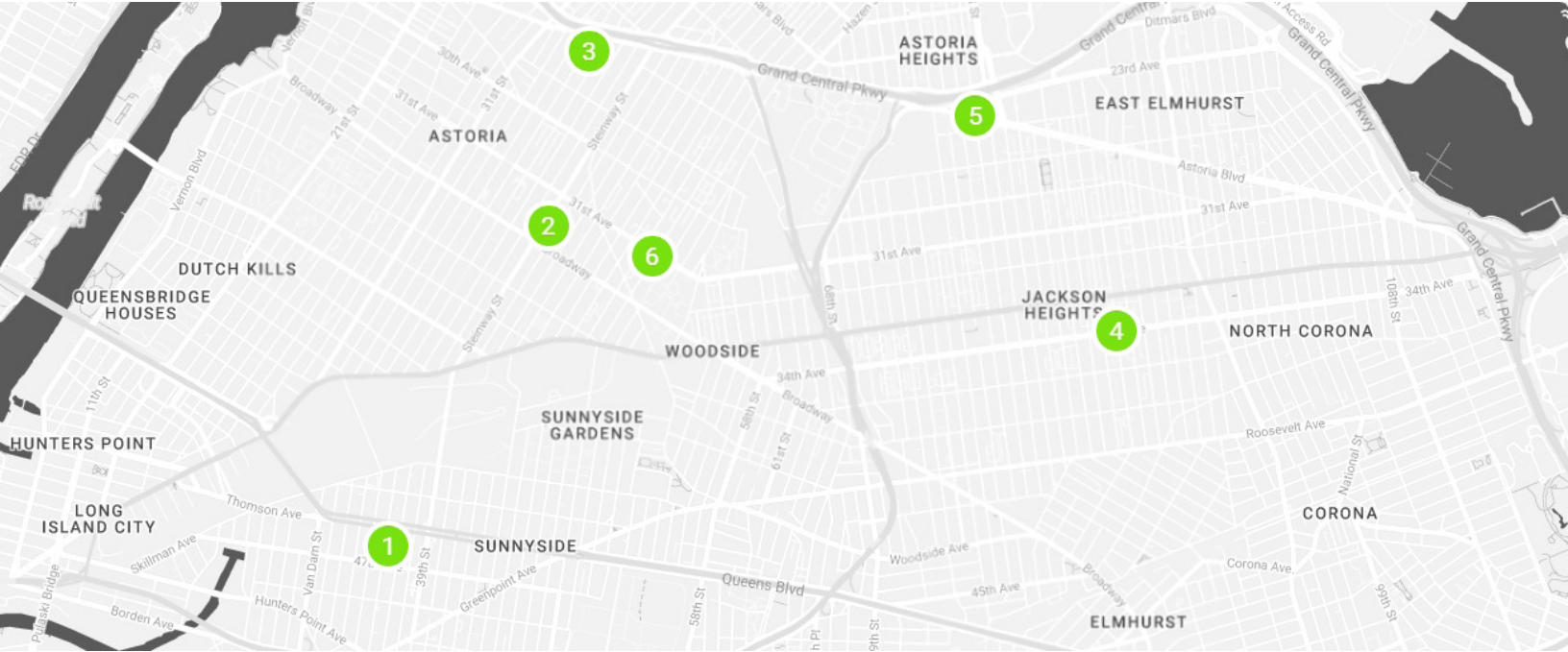
\$ VOLUME SOLD

28

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	45-25 36th Street & 45-24 37th Street	\$5,700,000	Sunnyside	Industrial	2
2	31-57 Steinway Street	\$2,335,000	South Astoria	Mixed Use	7
3	25-27 35th Street	\$2,100,000	South Astoria	Multi-Family	6
4	43-01 34th Avenue	\$1,750,000	South Astoria	Multi-Family	6
5	23-29 Astoria Boulevard	\$1,730,000	Old Astoria	Mixed Use	4
6	47-20 31st Avenue	\$1,250,000	South Astoria	Mixed Use	3



45-25 36TH STR



31-57 STEINWAY STR



25-27 35TH STR



43-01 34TH AVE

NORTHWESTERN QUEENS

JULY 2023 MARKET ANALYSIS

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

Zip Codes: 11101, 11102, 11103, 11104, 11105, 11106, 11369, 11370, 11372, 11377

Neighborhoods: Hunter's Point, Long Island City, Sunnyside, Sunnyside Gardens, Woodside, Astoria Heights, Ditmars Steinway, East Elmhurst, Jackson Heights, Old Astoria, South Astoria

MONTH OVER MONTH

COMPARED TO JUNE 2023

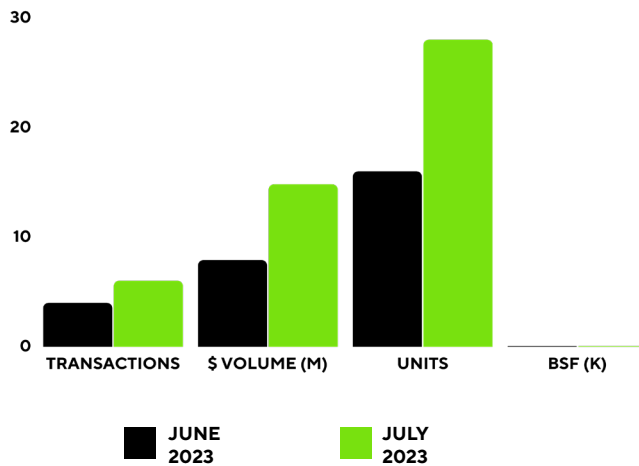
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JUNE 2023	4	\$7,990,000	16	0
JULY 2023	6	\$14,865,000	28	0
% of CHANGE	↑+50% MoM	↑+86% MoM	↑+75% MoM	0% MoM

YEAR OVER YEAR

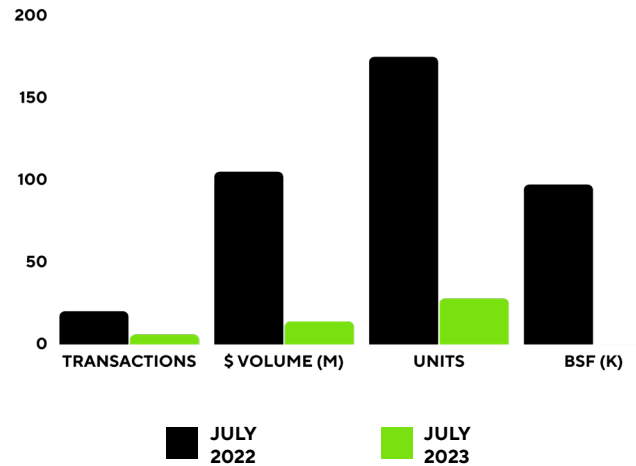
COMPARED TO JULY 2022

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
JULY 2022	20	\$105,491,831	175	97,063
JULY 2023	6	\$14,865,000	28	0
% of CHANGE	↓-70% YoY	↓-86% YoY	↓-84% YoY	↓-100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the Northwestern Queens Team For More Information

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