



# **NORTH QUEENS MARKET REPORT**

**Q2 2023**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH QUEENS Q2 2023 MULTIFAMILY METRICS

### 5

TRANSACTIONS SOLD

### \$8.22M

\$ VOLUME SOLD

### 21

UNITS SOLD



19-26 76TH ST



23-32 31ST RD



18-53 DITMARS BLVD



23-75 24TH ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	19-26 76th Street	\$1,680,000	Astoria Heights / Upper Ditmars	3
2	23-32 31st Road	\$1,900,000	South Astoria	3
3	18-53 Ditmars Boulevard	\$1,590,000	Ditmars-Steinway	6
4	23-75 24th Street	\$1,400,000	Ditmars-Steinway	3
5	31-64 42nd Street	\$1,650,000	South Astoria	6

Multifamily Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2023 - JUNE 30, 2023

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

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

# NORTH QUEENS

## Q2 2023 MIXED-USE METRICS

# 3

TRANSACTIONS SOLD

# \$8.60M

\$ VOLUME SOLD

# 8

UNITS SOLD



**30-26 STEINWAY ST**



**33-18 DITMARS BLVD**



**28-46 31ST ST**

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	30-26 Steinway Street	\$4,300,000	South Astoria	3
2	33-18 Ditmars Boulevard	\$2,450,000	Ditmars-Steinway	3
3	28-46 31st Street	\$1,850,000	Old Astoria	2

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**

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

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

## NORTH QUEENS Q2 2023 DEVELOPMENT SITE METRICS

**1**  
TRANSACTIONS SOLD

**\$3.7M**  
\$ VOLUME SOLD

**15,600**  
BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	2711 30th Avenue	\$3,700,000	Old Astoria	15,600

\*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2023 - JUNE 30, 2023**

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

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

**9**

**TRANSACTIONS SOLD**  
**-65% YoY**

**\$20.57M**

**\$ VOLUME SOLD**  
**-78% YoY**

**29**

**UNITS SOLD**  
**-84% YoY**

**15,600**

**BUILDABLE SF SOLD**  
**-88% YoY**

**PRICE ANALYSIS BY TERRITORY**

**NORTHWEST QUEENS**

	<b>MULTIFAMILY</b>	<b>MIXED-USE</b>	<b>DEVELOPMENT</b>	<b>INDUSTRIAL</b>
<b>\$/SF</b>	\$480 +19% YoY	\$689 +50% YoY	\$237 +4% YoY	\$480 -4% YoY
<b>\$/UNIT</b>	\$440,000 +58% YoY	\$1,058,333 +41% YoY		\$10,966,667 +116% YoY



### MULTIFAMILY

- 1 19-26 76th Street
- 2 23-32 31st Road
- 3 18-53 Ditmars Boulevard
- 4 23-75 24th Street
- 5 31-64 42nd Street

### MIXED USE

- 1 30-26 Steinway Street
- 2 33-18 Ditmars Boulevard
- 3 28-46 31st Street

### DEVELOPMENT SITES

- 1 2711 30th Avenue

CONTACT THE **NORTH QUEENS** TEAM FOR MORE INFORMATION

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**1**

**POWERFUL TEAM**

**1K+**

**PROPERTIES SOLD**

**\$4B+**

**TOTAL SALES**