

NORTH QUEENS MARKET REPORT

Q2 2023

INVESTMENT PROPERTY REALTY GROUP

IPRG

NORTH QUEENS Q2 2023 MULTIFAMILY METRICS

5 TRANSACTIONS SOLD \$8.22M \$VOLUME SOLD

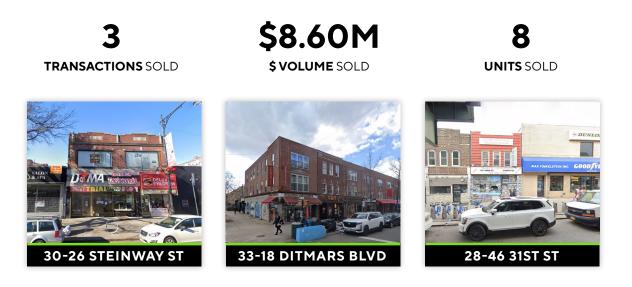


UNITS SOLD



ADDRESS	PRICE	NEIGHBORHOOD	UNITS
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

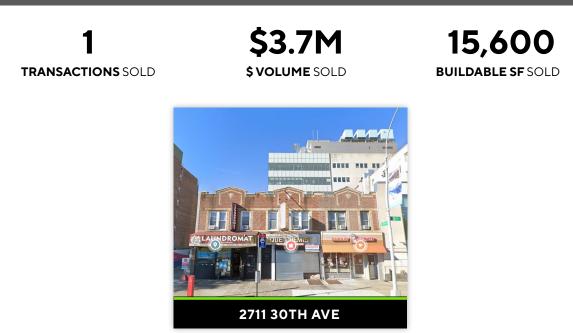
NORTH QUEENS Q2 2023 MIXED-USE METRICS



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



NORTH QUEENS Q2 2023 DEVELOPMENT SITE METRICS



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

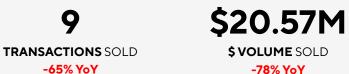
*Development Site / Buildable Square Footage

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

15,600

BUILDABLE SF SOLD

-88% YoY



PRICE ANALYSIS BY TERRITORY

\$ VOLUME SOLD

-78% YoY

29

UNITS SOLD

-84% YoY

NORTHWEST QUEENS

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

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NORTH QUEENS Q2 2023 MARKET MAP



MULTIFAMILY

- 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

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CONTACT THE NORTH QUEENS TEAM FOR MORE INFORMATION

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POWERFUL TEAM

1K+

\$4B+ TOTAL SALES

PROPERTIES SOLD

