

## NORTH QUEENS MARKET REPORT

## Q2 2023

INVESTMENT PROPERTY REALTY GROUP

## IPRG

### NORTH QUEENS Q2 2023 MULTIFAMILY METRICS

5 TRANSACTIONS SOLD \$8.22M \$VOLUME SOLD

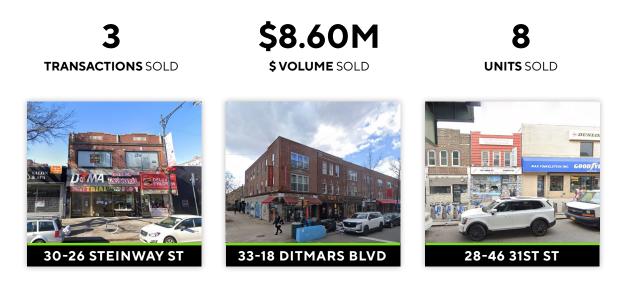


UNITS SOLD



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
<b>3</b> 18-53 Ditmars Boulevard	\$1,590,000	Ditmars-Steinway	6
4 23-75 24th Street	\$1,400,000	Ditmars-Steinway	3
<b>5</b> 31-64 42nd Street	\$1,650,000	South Astoria	6

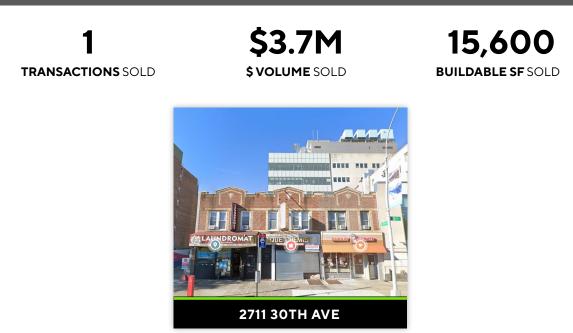
#### NORTH QUEENS Q2 2023 MIXED-USE METRICS



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

# IPRG

#### NORTH QUEENS Q2 2023 MARKET REPORT

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

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**POWERFUL TEAM** 

1K+

\$4B+ TOTAL SALES

**PROPERTIES SOLD** 

