



NORTH QUEENS MARKET REPORT

APRIL 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS APRIL 2024 COMPLETE MARKET METRICS

15

TRANSACTIONS SOLD

\$31.79M

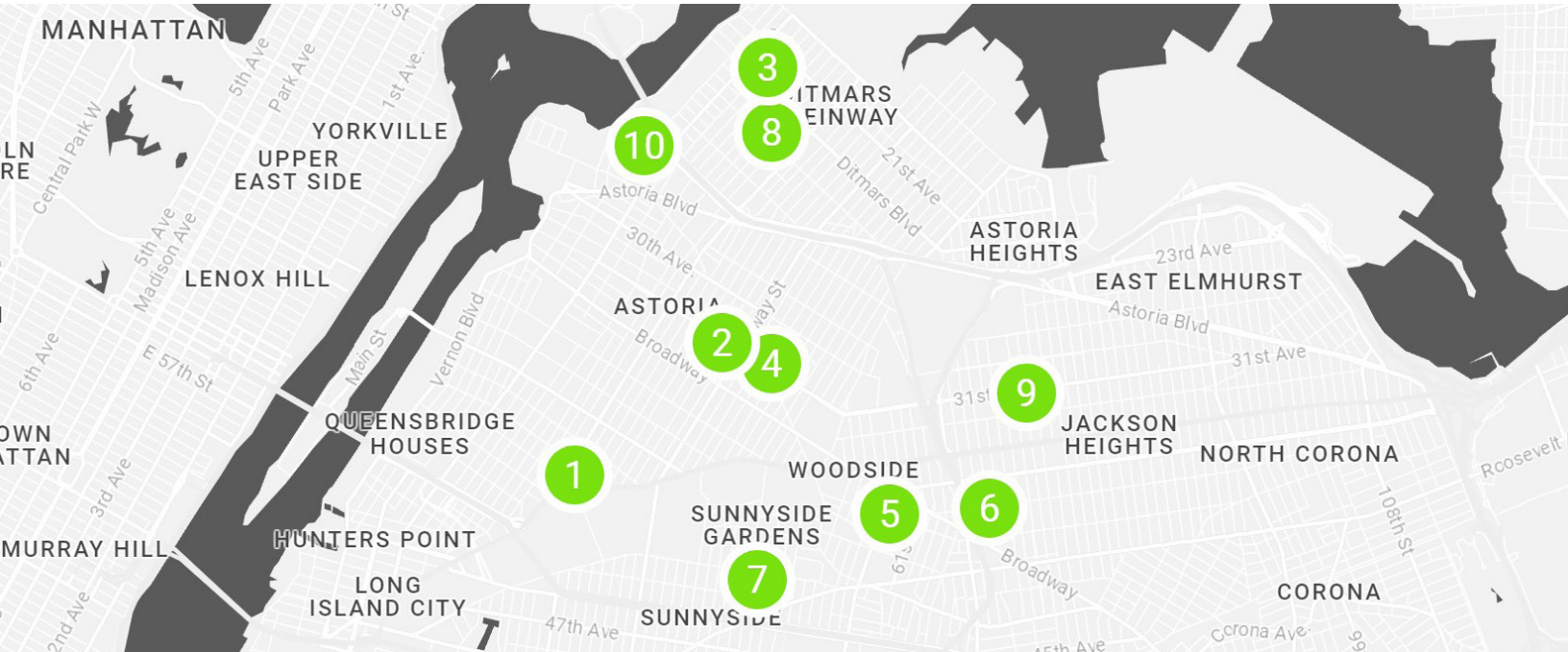
\$ VOLUME SOLD

76

UNITS SOLD

25,680

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	38-24 32nd Street	\$6,612,500	Long Island City	Development	1
2	37-02 31st Avenue	\$3,300,000	South Astoria	Mixed Use	8
3	21-45 23rd Street	\$2,800,000	Ditmars-Steinway	Multi-Family	16
4	30-93 43rd Street	\$2,350,000	South Astoria	Multi-Family	6
5	5811 37th Avenue	\$2,100,000	Woodside	Industrial	1
6	71-04 35th Avenue	\$1,700,000	Jackson Heights	Mixed Use	3
7	41-14 49th Street	\$1,580,000	Sunnyside	Multi-Family	6
8	22-66 28th Street	\$1,550,000	Ditmars-Steinway	Multi-Family	4
9	76-02 31st Avenue	\$1,520,000	East Elmhurst	Mixed Use	3
10	18-18 Astoria Park South	\$1,500,000	Old Astoria	Multi-Family	6

SELECT SALES ACTIVITY ABOVE



38-24 32ND ST



37-02 31ST AVE



21-45 23RD ST



30-93 43RD ST

NORTH QUEENS

APRIL 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from APRIL 1, 2024 - APRIL 30, 2024

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

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

MONTH OVER MONTH

COMPARED TO MARCH 2024

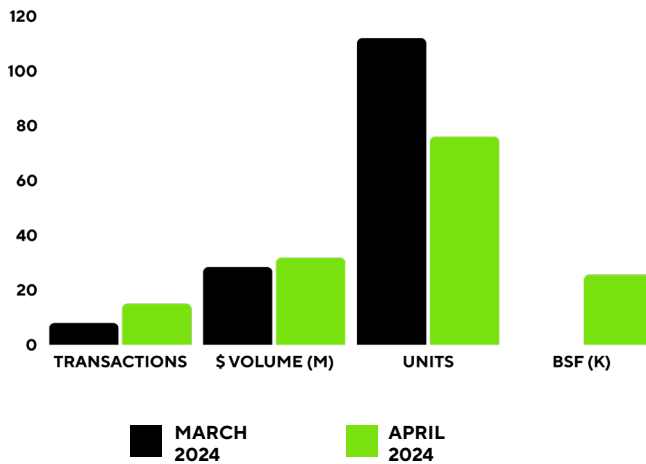
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
MARCH 2024	8	\$28,414,299	112	0
APRIL 2024	15	\$31,793,500	76	25,680
% of CHANGE	↑+88% MoM	↑+12% MoM	↓-32% MoM	↑+100% MoM

YEAR OVER YEAR

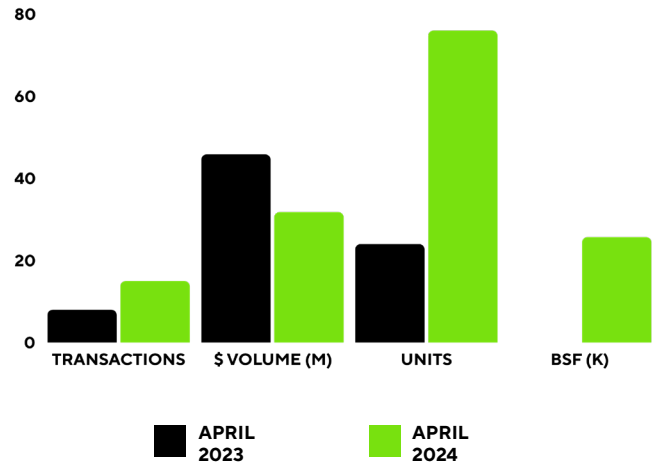
COMPARED TO APRIL 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
APRIL 2023	8	\$45,846,497	24	0
APRIL 2024	15	\$31,793,500	76	25,680
% of CHANGE	↑+88% YoY	↓-31% YoY	↑+217% YoY	↑+100% YoY

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team For More Information

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IPRG

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