



# **NORTH QUEENS MARKET REPORT**

**MAY 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH QUEENS MAY 2024 COMPLETE MARKET METRICS

8

TRANSACTIONS SOLD

\$36.14M

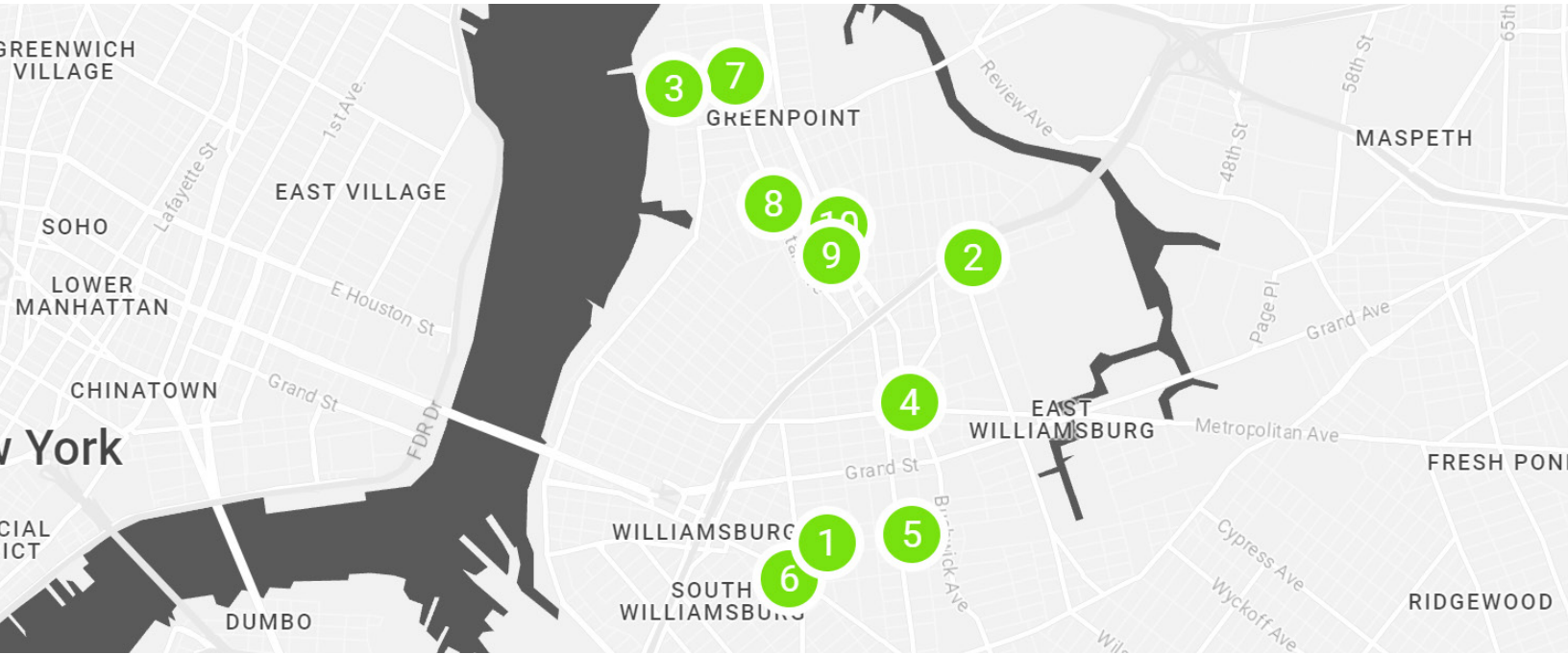
\$ VOLUME SOLD

73

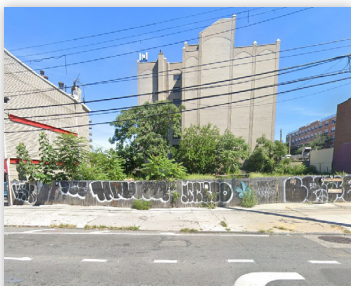
UNITS SOLD

46,965

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	2103-2109 Astoria Boulevard	\$10,000,000	Old Astoria	Development	0
2	35-16 Astoria Boulevard South	\$9,700,000	South Astoria	Mixed Use	16
3	29-12 Newtown Avenue	\$5,500,000	Old Astoria	Multi-Family	16
4	32-52 41st Street	\$3,125,000	South Astoria	Multi-Family	20
5	37-17 34th Avenue	\$2,600,000	South Astoria	Multi-Family	12
6	3749 82nd Street	\$2,300,000	Jackson Heights	Mixed Use	2
7	48-06 Skillman Avenue	\$1,875,000	Sunnyside	Mixed Use	5
8	59-05 39th Avenue	\$1,040,000	Woodside	Industrial	2



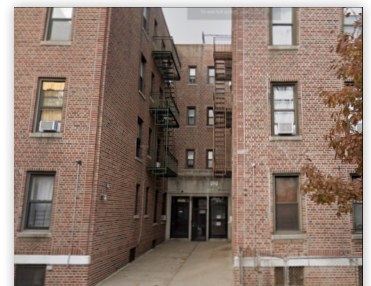
2103-2109 ASTORIA BLVD



35-16 ASTORIA BLVD SOUTH



29-12 NEWTOWN AVE



32-52 41ST ST

# NORTH QUEENS

## MAY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2024 - MAY 31, 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 APRIL 2024

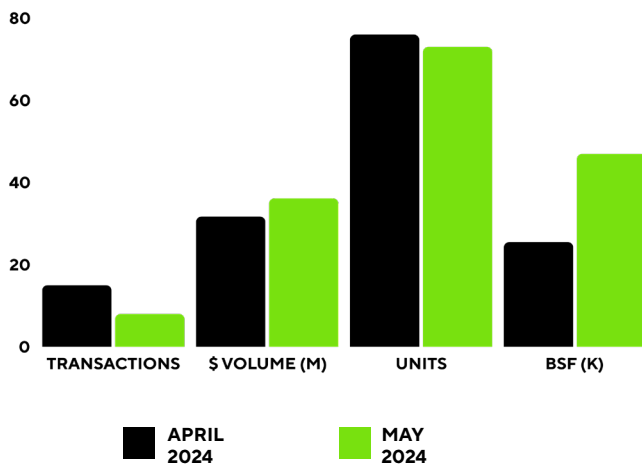
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>APRIL 2024</b>	15	\$31,793,500	76	25,680
<b>MAY 2024</b>	8	\$36,140,000	73	46,965
<b>% of CHANGE</b>	↓ -47% MoM	↑ +14% MoM	↓ -4% MoM	↑ +83% MoM

### YEAR OVER YEAR

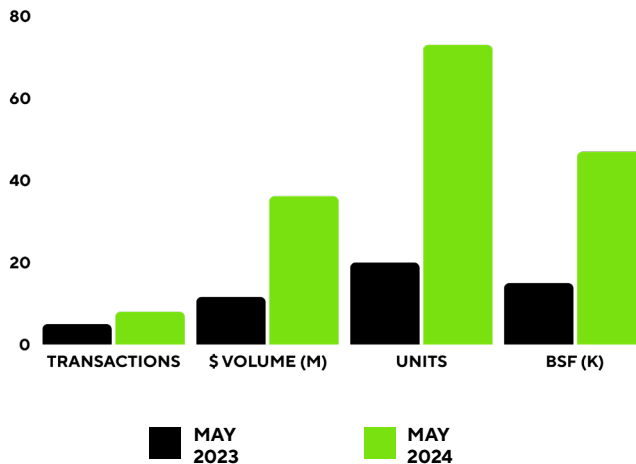
COMPARED TO MAY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>MAY 2023</b>	5	\$11,625,000	20	15,600
<b>MAY 2024</b>	8	\$36,140,000	73	46,965
<b>% of CHANGE</b>	↑ +60% YoY	↑ +211% YoY	↑ +265% YoY	↑ +201% YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact the North Queens Team For More Information

DEREK BESTREICH 718.360.8802 DONAL FLAHERTY 718.360.8823 TOM REYNOLDS 718.360.8817 RICHARD PARSONS 718.360.6073 JACKSON WILLIAMS 718.704.0942

# IPRG

## NORTH QUEENS MAY 2024 REPORT

### THE NORTH QUEENS TEAM

**DEREK  
BESTREICH**  
718.360.8802  
derek@iprg.com

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**DONAL  
FLAHERTY**  
718.360.8823  
donal@iprg.com

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**TOM  
REYNOLDS**  
718.360.8817  
tom@iprg.com

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**RICHARD  
PARSONS**  
718.360.6073  
rparsons@iprg.com

**JACKSON  
WILLIAMS**  
718.704.0942  
jwilliams@iprg.com

718.360.8801

[www.IPRG.com](http://www.IPRG.com)