



NORTH QUEENS MARKET REPORT

AUGUST 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS AUGUST 2024 COMPLETE MARKET METRICS

11

TRANSACTIONS SOLD

\$35.05M

\$ VOLUME SOLD

49

UNITS SOLD

17,199

BUILDABLE SF SOLD



| | ADDRESS | PRICE | NEIGHBORHOOD | ASSET TYPE | UNITS |
|----|-----------------------|-------------|------------------|--------------|-------|
| 1 | 3711 Vernon Boulevard | \$8,500,000 | Long Island City | Industrial | 1 |
| 2 | 48-55 36th Street | \$5,900,000 | Sunnyside | Industrial | 2 |
| 3 | 33-01 36th Avenue | \$3,700,000 | South Astoria | Mixed Use | 6 |
| 4 | 36-31 31st Street | \$3,400,000 | Long Island City | Development | |
| 5 | 26-24 3rd Street | \$2,900,000 | Old Astoria | Multi-Family | 2 |
| 6 | 3455 42nd Street | \$2,425,000 | Long Island City | Multi-Family | 12 |
| 7 | 40-11 23rd Street | \$2,000,000 | Long Island City | Industrial | 1 |
| 8 | 23-54 Steinway Street | \$1,800,000 | Ditmars-Steinway | Mixed Use | 5 |
| 9 | 32-66 35th Street | \$1,775,000 | South Astoria | Multi-Family | 17 |
| 10 | 33-61 55th Street | \$1,490,000 | Woodside | Industrial | 1 |

SELECT SALES ACTIVITY ABOVE



3711 VERNON BOULEVARD



48-55 36TH ST



33-01 36TH AVE



36-31 31ST ST

NORTH QUEENS

AUGUST 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from **AUGUST 1, 2024 - AUGUST 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 JULY 2024

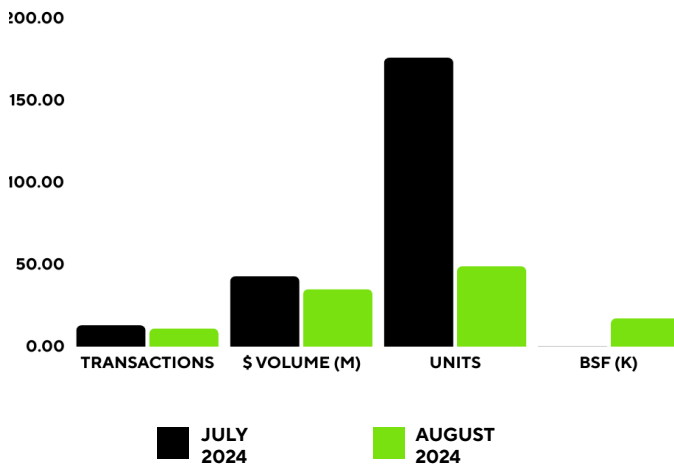
| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|------------|-------------|
| JULY 2024 | 13 | \$42,890,000 | 176 | 0 |
| AUGUST 2024 | 11 | \$35,005,000 | 49 | 17,199 |
| % of CHANGE | ↓ -15% MoM | ↓ -18% MoM | ↓ -72% MoM | ↑ +100% MoM |

YEAR OVER YEAR

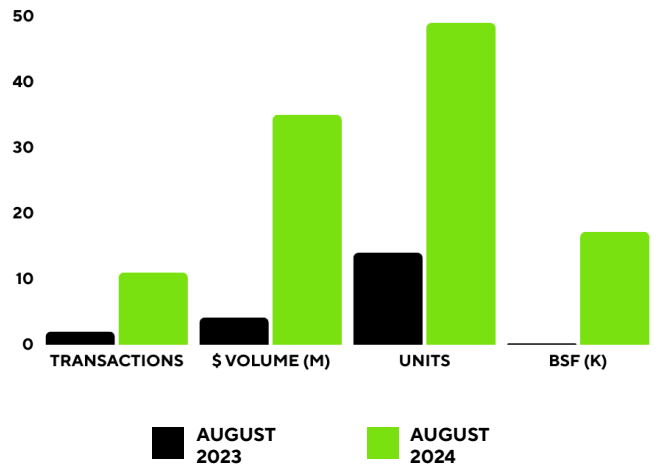
COMPARED TO AUGUST 2023

| | # OF TRANSACTIONS | DOLLAR VOLUME | # OF UNITS | BSF SOLD |
|--------------------|-------------------|---------------|-------------|-------------|
| AUGUST 2023 | 2 | \$4,150,000 | 14 | 0 |
| AUGUST 2024 | 11 | \$35,005,000 | 49 | 17,199 |
| % of CHANGE | ↑ +450% YoY | ↑ +743% YoY | ↑ +250% YoY | ↑ +100% YoY |

MONTH OVER MONTH



YEAR OVER YEAR



Contact the North Queens Team For More Information

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IPRG

NORTH QUEENS AUGUST 2024 REPORT

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