



NORTH QUEENS MARKET REPORT

Q3 2024

INVESTMENT PROPERTY REALTY GROUP

NORTH QUEENS Q3 MULTIFAMILY METRICS

16

TRANSACTIONS SOLD

\$50.15M

\$ VOLUME SOLD

210

UNITS SOLD



3058-3064 34TH ST



32-85 33RD ST



25-02 31ST ST



23-12 30TH RD

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	3058-3064 34th Street	\$12,500,000	South Astoria	70
2	32-85 33rd Street	\$8,000,000	South Astoria	48
3	25-02 31st Street	\$7,000,000	Old Astoria	7
4	23-12 30th Road	\$2,000,000	Old Astoria	4
5	3748 64th Street	\$1,750,000	Woodside	4
6	23-16 36th Street	\$1,710,000	Ditmars-Steinway	6
7	34-14 43rd Street	\$1,650,000	Long Island City	6
8	100-10 32nd Avenue	\$1,600,000	East Elmhurst	4
9	25-09 24th Avenue	\$1,500,000	Ditmars-Steinway	6
10	39-20 65th Street	\$1,400,000	Woodside	9
11	34-33 30th Street	\$1,230,000	Long Island City	6
12	26-24 3rd Street	\$2,900,000	Old Astoria	2
13	3455 42nd Street	\$2,425,000	Long Island City	12
14	32-66 35th Street	\$1,775,000	South Astoria	17
15	41-05 20th Avenue	\$1,115,000	Ditmars-Steinway	2
16	30-32 33rd Street	\$1,600,000	South Astoria	7

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

Zip Codes: 11102, 11103, 11105, 11106, 11368, 11369, 11370, 11372, 11373

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

NORTH QUEENS

Q3 MIXED-USE METRICS

5

TRANSACTIONS SOLD

\$10.15M

\$ VOLUME SOLD

20

UNITS SOLD



43-20 21ST AVE



91-19 31ST AVE



33-01 36TH AVE



23-54 STEINWAY ST

	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	43-20 21st Avenue	\$1,400,000	Ditmars–Steinway	2
2	91-19 31st Avenue	\$1,150,000	East Elmhurst	4
3	33-01 36th Avenue	\$3,700,000	South Astoria	6
4	23-54 Steinway Street	\$1,800,000	Ditmars–Steinway	5
5	12-01 40th Avenue	\$2,100,000	Long Island City	3

Mixed-Use Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

Zip Codes: 11102, 11103, 11105, 11106, 11368, 11369, 11370, 11372, 11373

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

NORTH QUEENS Q3 INDUSTRIAL METRICS

5

TRANSACTIONS SOLD

\$24,41M

\$ VOLUME SOLD

7

UNITS SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	UNITS
1	3711 Vernon Boulevard	\$8,500,000	Long Island City	1
2	48-55 36th Street	\$5,900,000	Sunnyside	2
3	40-11 23rd Street	\$2,000,000	Long Island City	1
4	33-61 55th Street	\$1,490,000	Woodside	1
5	27-07 Brooklyn Queens Expressway	\$6,525,000	East Elmhurst	

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

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

NORTH QUEENS

Q3 DEVELOPMENT SITE METRICS

2

TRANSACTIONS SOLD

\$4.42M

\$ VOLUME SOLD

20,074

BUILDABLE SF SOLD



36-31 31ST STREET



24-09 42ND STREET

	ADDRESS	PRICE	NEIGHBORHOOD	BUILDABLE SF
1	36-31 31st Street	\$3,400,000	Long Island City	17,199
2	24-09 42nd Street	\$1,025,000	South Astoria	2875

*Development Site / Buildable Square Footage

Development Site Transactions between **\$1,000,000 - \$50,000,000** from **APRIL 1, 2024 - JUNE 30, 2024**

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

Q2 2024 COMPLETE MARKET METRICS

28

TRANSACTIONS SOLD
+155% YoY

\$89.14M

\$ VOLUME SOLD
+183% YoY

237

UNITS SOLD
+356% YoY

20,074

BUILDABLE SF SOLD
+100% YoY

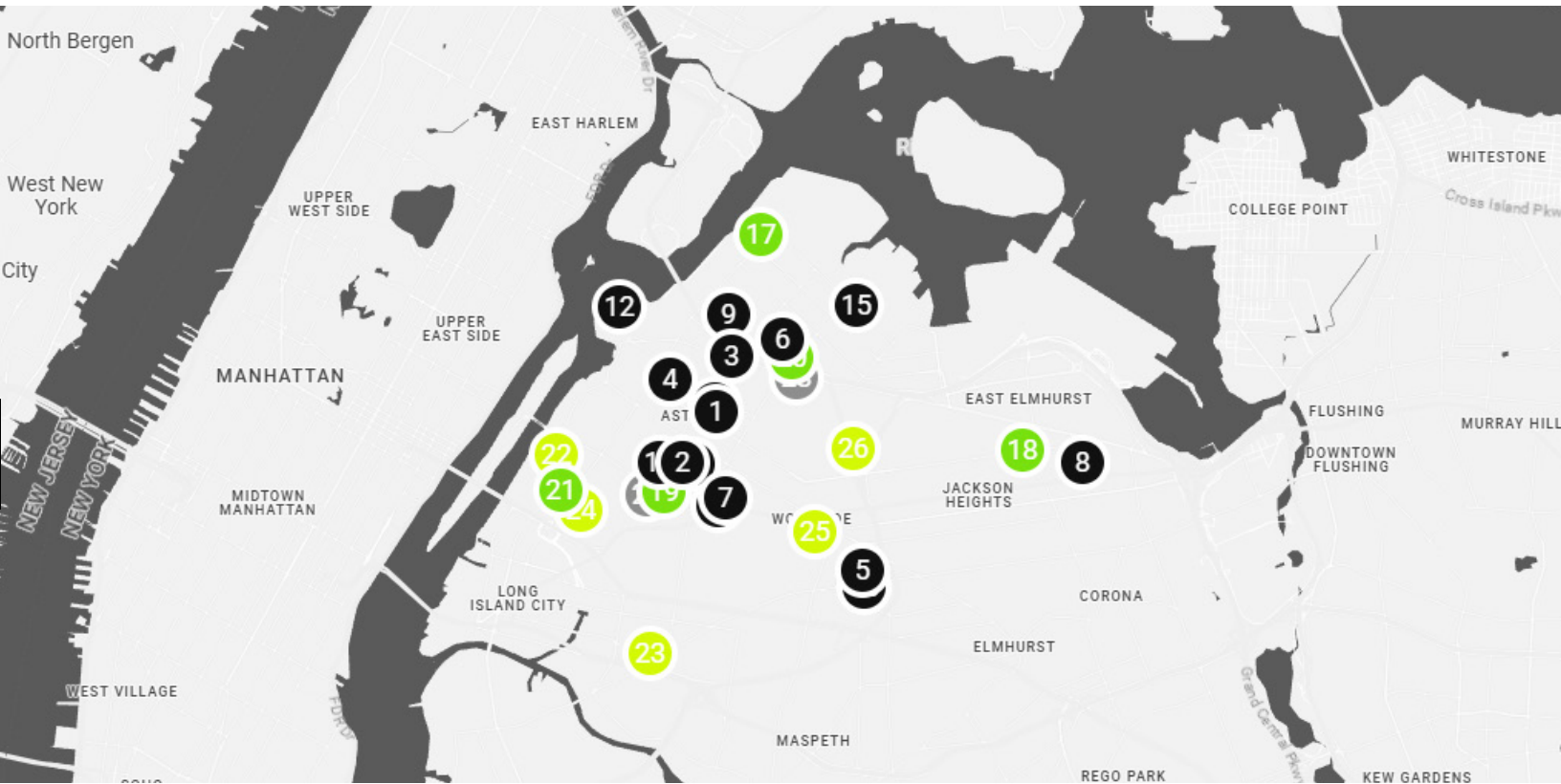
PRICE ANALYSIS BY TERRITORY

NORTH QUEENS

	MULTIFAMILY	MIXED-USE	INDUSTRIAL	DEVELOPMENT
\$/SF	\$511 +22% YoY	\$531 0% YoY	\$643 +23% YoY	\$220 +100% YoY
\$/UNIT	\$262,566 -12% YoY	\$421,389 +7% YoY	\$0 -100% YoY	

NORTH QUEENS

Q3 2024 MARKET MAP



MULTIFAMILY

- 1 3058-3064 34th Street
- 2 32-85 33rd Street
- 3 25-02 31st Street
- 4 23-12 30th Road
- 5 3748 64th Street
- 6 23-16 36th Street
- 7 34-14 43rd Street
- 8 100-10 32nd Avenue
- 9 25-09 24th Avenue
- 10 39-20 65th Street
- 11 34-33 30th Street
- 12 26-24 3rd Street
- 13 3455 42nd Street
- 14 32-66 35th Street
- 15 41-05 20th Avenue
- 16 30-32 33rd Street

MIXED USE

- 17 43-20 21st Avenue
- 18 91-19 31st Avenue
- 19 33-01 36th Avenue
- 20 23-54 Steinway Street
- 21 12-01 40th Avenue

INDUSTRIAL

- 22 3711 Vernon Boulevard
- 23 48-55 36th Street
- 24 40-11 23rd Street
- 25 33-61 55th Street
- 26 27-07 Brooklyn Queens Expressway

DEVELOPMENT SITES

- 27 36-31 31st Street
- 28 24-09 42nd Street



THE NORTH QUEENS TEAM

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1

POWERFUL TEAM

1K+

PROPERTIES SOLD

\$4B+

TOTAL SALES