



# QUEENS

## MULTIFAMILY MARKET REPORT

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1st Quarter 2016

# Multifamily Market Report Overview

Released quarterly, the Queens Multifamily Market Report is organized in six distinct sections and it is designed as a guide to the borough’s multifamily market. The report includes key market stats, the most up-to-date quarterly sales data, and charts that give a clear picture of current market conditions.

The first section - Multifamily Market Overview - shows the borough’s quarterly sales volume and stats on average price per square foot and per unit. Small, medium, and large multifamily buildings are also accounted for separately and sales stats are provided for each category.

Following a list of top 25 most expensive multifamily sales, Queens neighborhoods are ranked by average price per square foot over the past quarter. Each neighborhood has its own one-page snapshot with stats and trends for the local multifamily market.

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# Multifamily Market Overview

Queens, 1st Quarter 2016

Sales volume

\$491.8M

42% YoY

Average price/sq.ft.

\$298

26% YoY

Average price/unit

\$246K

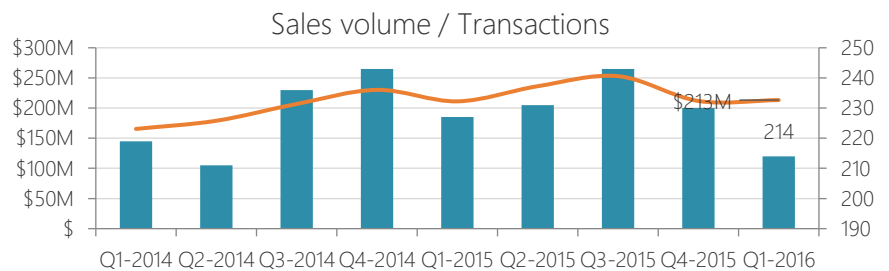
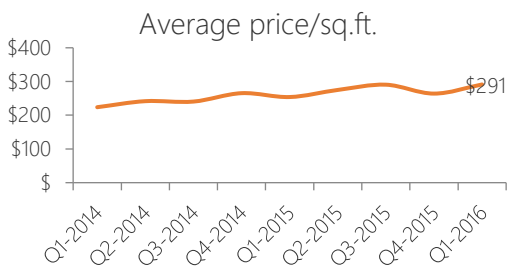
18% YoY

Transactions

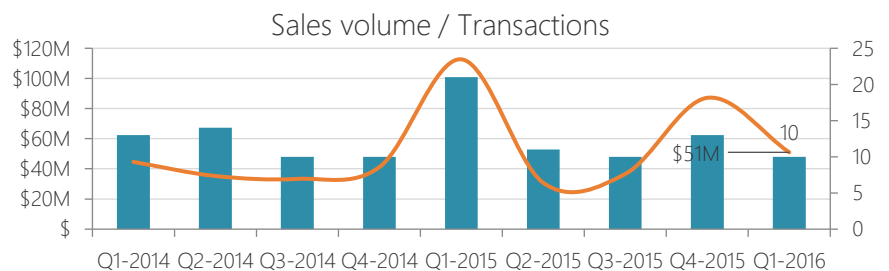
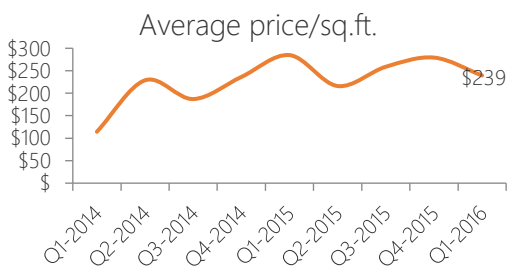
233

-7% YoY

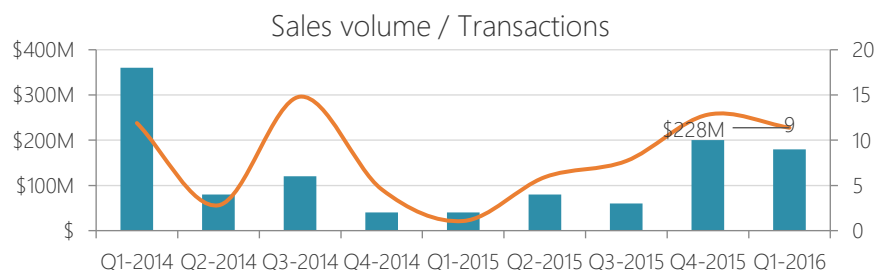
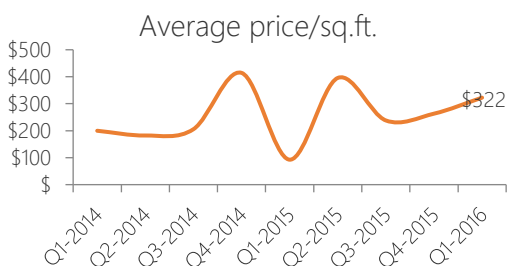
## Small multifamily



## Medium multifamily



## Large multifamily



Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

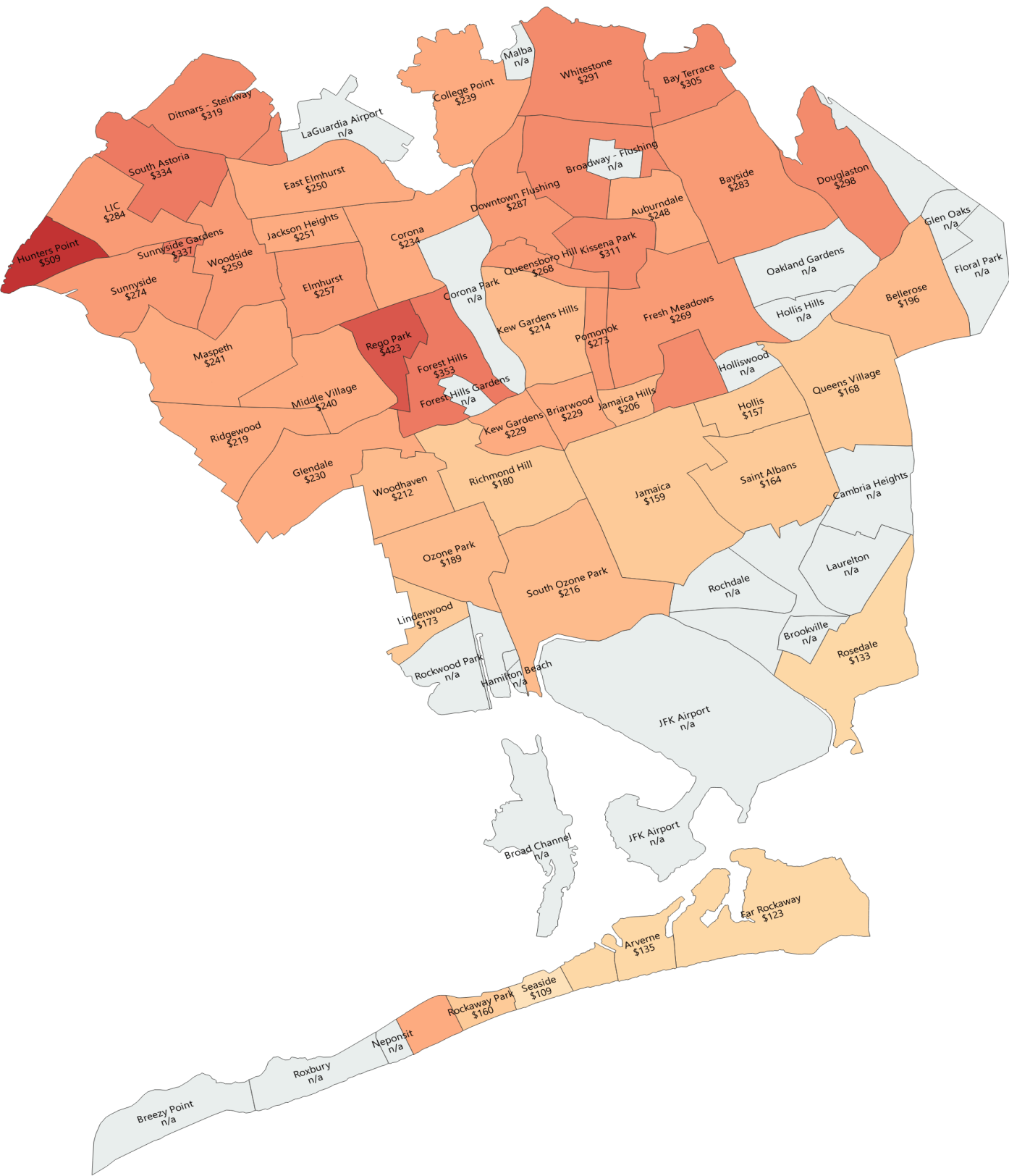
# Top 25 Multifamily Sales

Queens, 1st Quarter 2016

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	4215 Crescent St	\$70,000,000	17-Mar-16	110,743	\$632	Hunters Point
2	14220 Franklin Ave	\$43,000,000	11-Jan-16	129,304	\$333	Downtown Flushing
3	8015 Grenfell St	\$28,000,000	25-Feb-16	82,091	\$341	Kew Gardens
4	8417 125 St	\$25,500,000	25-Feb-16	84,605	\$301	Kew Gardens
5	4129 41 St	\$14,700,000	21-Jan-16	40,800	\$360	Sunnyside
6	18704 120 Ave	\$14,500,000	03-Feb-16	108,300	\$134	Saint Albans
7	2030 Elk Dr	\$14,500,000	06-Jan-16	73,806	\$196	Far Rockaway
	18608 120 Rd	\$14,500,000	03-Feb-16	108,300	\$134	Saint Albans
	12130 Farmers Blvd	\$14,500,000	03-Feb-16	108,300	\$134	Saint Albans
8	14246 Sanford Ave	\$13,600,000	29-Feb-16	53,727	\$253	Downtown Flushing
9	8910 63 Dr	\$8,000,000	27-Jan-16	23,100	\$346	Rego Park
10	16403-16407 89 Ave	\$7,560,000	16-Mar-16	42,880	\$176	Jamaica
11	3663 37 Ave	\$7,000,000	08-Jan-16	15,475	\$452	LIC
12	16220 89 Ave	\$6,440,000	16-Mar-16	46,464	\$139	Jamaica
13	3090 14 St	\$4,800,000	01-Feb-16	11,830	\$406	South Astoria
14	8715 Britton Ave	\$4,500,000	12-Feb-16	16,160	\$278	Elmhurst
15	4105 Skillman Ave	\$4,300,000	27-Jan-16	10,100	\$426	Sunnyside
16	2351 38 St	\$4,100,000	29-Feb-16	12,000	\$342	Ditmars - Steinway
17	4156 Lamont Ave	\$4,000,000	01-Mar-16	16,800	\$238	Elmhurst
18	4123 24 St	\$3,762,750	02-Mar-16	22,353	\$168	LIC
19	2050 29 St	\$3,360,000	04-Feb-16	6,250	\$538	Ditmars - Steinway
20	15005 Northern Blvd	\$3,350,000	12-Feb-16	7,850	\$427	Murray Hill
21	3225 Linden St	\$3,177,242	31-Mar-16	3,007	\$1,057	Downtown Flushing
22	2425 27 St	\$2,700,000	29-Feb-16	8,350	\$323	Ditmars - Steinway
23	4122 49 St	\$2,550,000	31-Mar-16	5,169	\$493	Sunnyside
24	3814 108 St	\$2,444,365	04-Feb-16	6,270	\$390	Corona
25	13208 Sanford Ave	\$2,400,000	22-Feb-16	6,100	\$393	Downtown Flushing

# Map of Neighborhoods

Average price per square foot (past 3 years)



# Top Neighborhoods

Queens, 1st Quarter 2016

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Hunters Point	\$625	\$72,788,000	3	\$488	-	\$632
2	Murray Hill	\$407	\$7,222,000	5	\$407	-	-
3	South Astoria	\$395	\$20,068,449	12	\$392	\$406	-
4	Sunnyside	\$375	\$23,860,000	5	\$383	\$426	\$360
5	Jackson Heights	\$350	\$3,555,000	3	\$350	-	-
6	East Elmhurst	\$325	\$7,972,000	9	\$325	-	-
7	Maspeth	\$320	\$8,140,000	9	\$320	-	-
8	Downtown Flushing	\$320	\$64,443,054	6	\$421	-	\$309
9	Whitestone	\$320	\$4,360,000	4	\$320	-	-
10	Kew Gardens	\$319	\$55,140,000	4	\$269	-	\$321
11	Corona	\$315	\$29,908,055	30	\$315	-	-
12	Bayside	\$298	\$2,860,000	3	\$298	-	-
13	LIC	\$296	\$16,389,199	7	\$320	\$452	\$168
14	Elmhurst	\$291	\$16,360,000	10	\$337	\$258	-
15	Glendale	\$282	\$5,575,000	5	\$282	-	-
16	Jamaica Hills	\$274	\$2,590,000	3	\$274	-	-
17	Ridgewood	\$270	\$35,664,297	34	\$270	-	-
18	Ditmars - Steinway	\$263	\$14,802,614	8	\$398	\$145	-
19	Hollis	\$231	\$1,970,000	3	\$231	-	-
20	Richmond Hill	\$180	\$5,960,000	10	\$180	-	-
21	Jamaica	\$172	\$18,620,000	9	\$245	\$157	-
22	Ozone Park	\$169	\$2,044,898	4	\$169	-	-
23	Far Rockaway	\$164	\$20,588,447	11	\$117	-	\$196

This is a ranking of Queens neighborhoods based on average sale price per sq.ft.

Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.

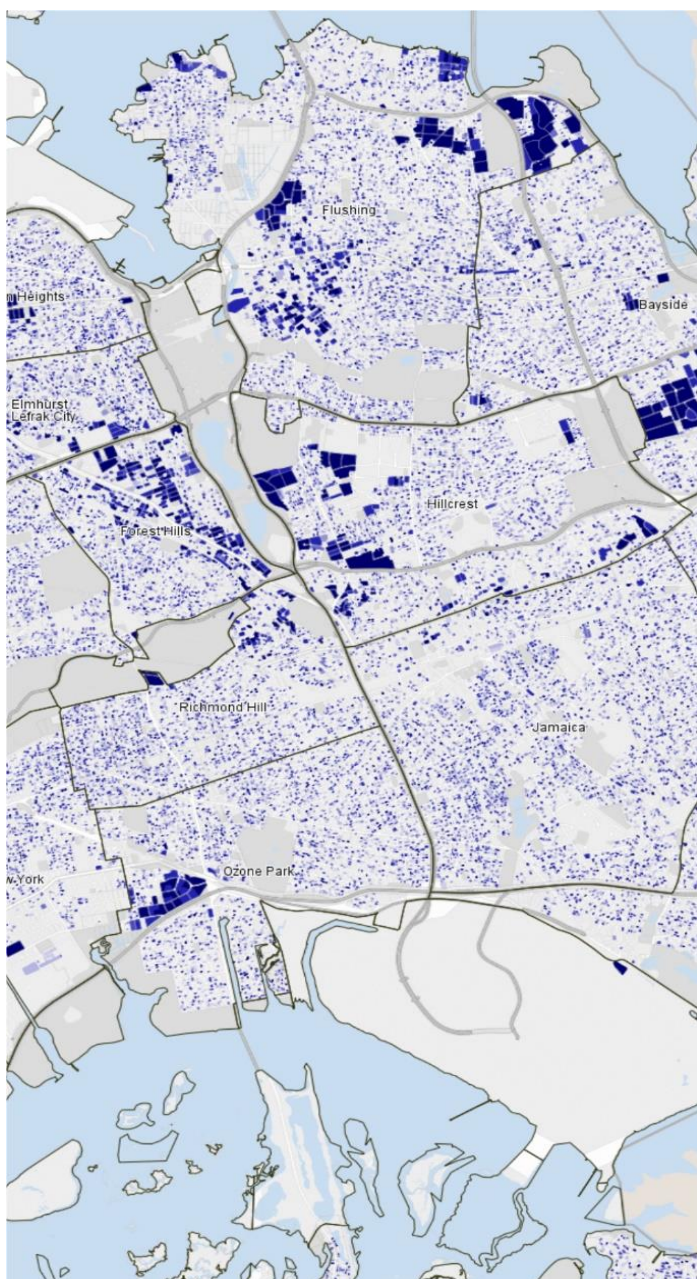


# Sales Maps

Queens, 1st Quarter 2016

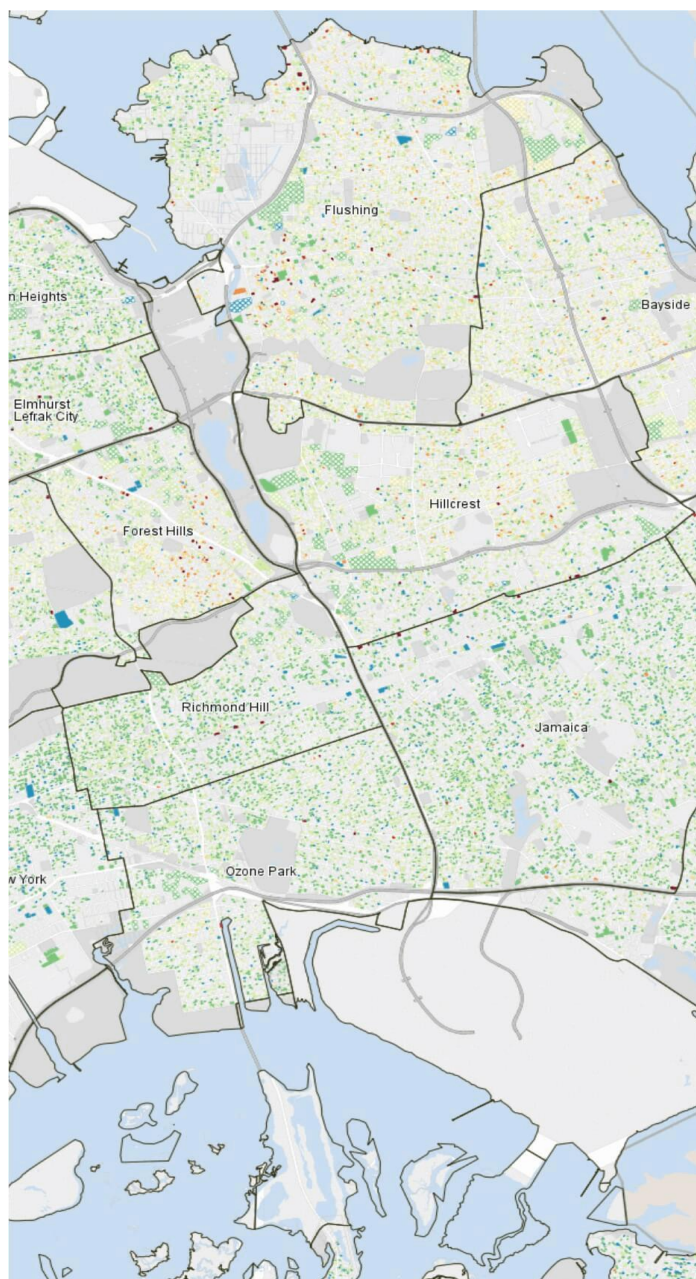
## Recent sales

The map displays recent sales activity. The areas in dark blue were the most active in terms of closed sales.



## Price / Sq.ft.

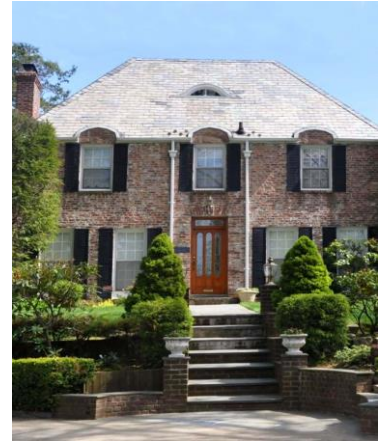
This heat map displays the price per square foot for properties sold in the past 5 years. The areas in dark red are the most expensive.



# Bayside

## Queens, 1st Quarter 2016

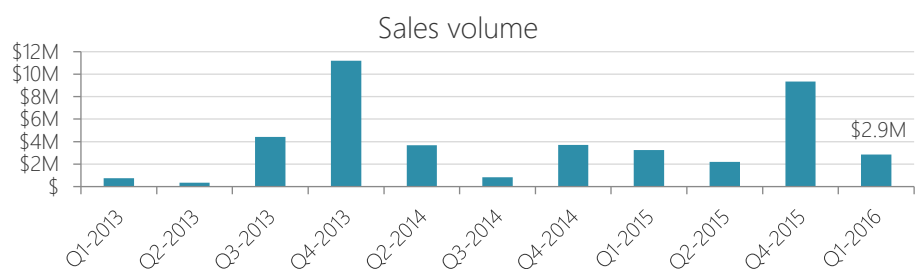
Bayside is a suburban neighborhood with the amenities of the city including eateries and stores. Compare the bustling pace of Bayside's Bell Boulevard to the green streets and single-family homes a block away and you'll see that this neighborhood has many personalities. It's close to highways, Throgs Neck Bridge, and is just thirty minutes from Manhattan.



### Sales volume

\$2.9M

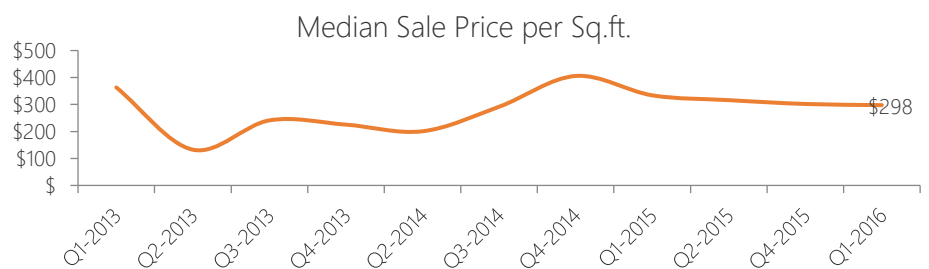
-12% YoY



### Median Sale Price per Sq.ft.

\$298

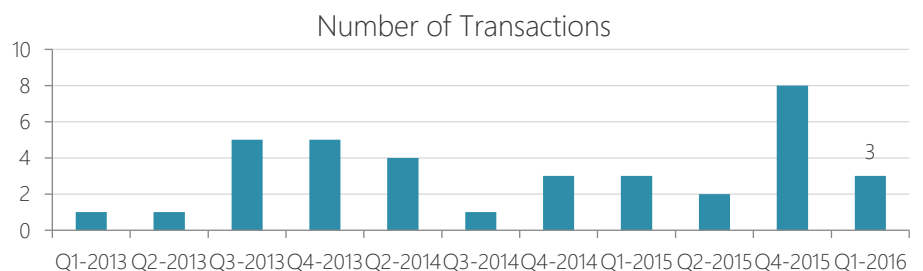
-11% YoY



### Number of Transactions

3

0% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$317,778	-12%	\$298	-11%	\$2,860,000	3	3	9
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

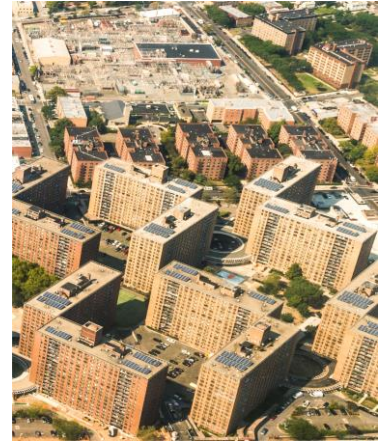
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Corona

## Queens, 1st Quarter 2016

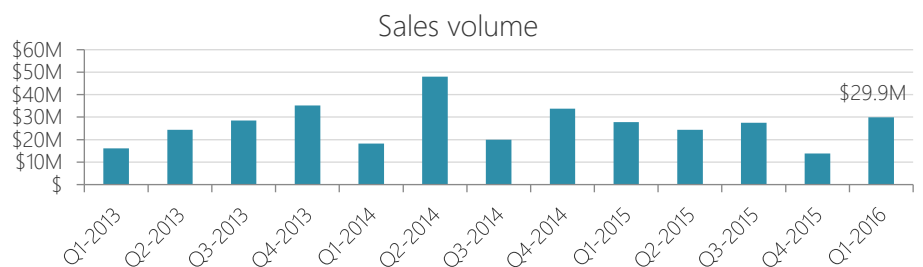
Corona may be one of the most vibrant neighborhoods in Queens thanks to the history (Malcolm X, Dizzy Gillespie, and Ella Fitzgerald all lived here and Tiffany glass got their start here), the many ethnic foods, and some of the best public recreational facilities around at Flushing Meadows Corona Park. Public transportation is via the 7 train.



### Sales volume

\$29.9M

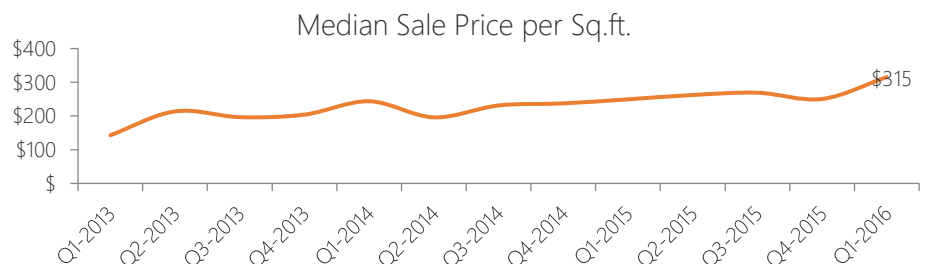
8% YoY



### Median Sale Price per Sq.ft.

\$315

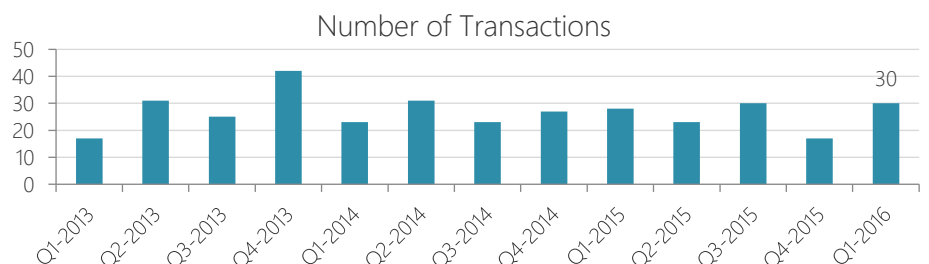
26% YoY



### Number of Transactions

30

7% YoY



### Type of Properties Sold

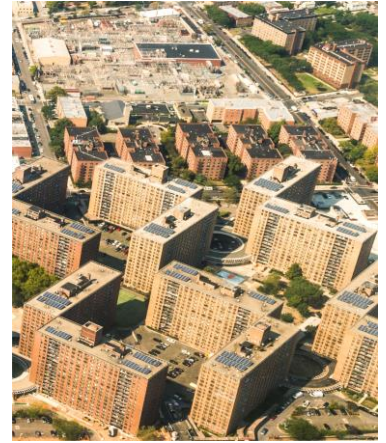
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$282,151	30%	\$315	23%	\$29,908,055	30	30	106
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Ditmars - Steinway

Queens, 1st Quarter 2016

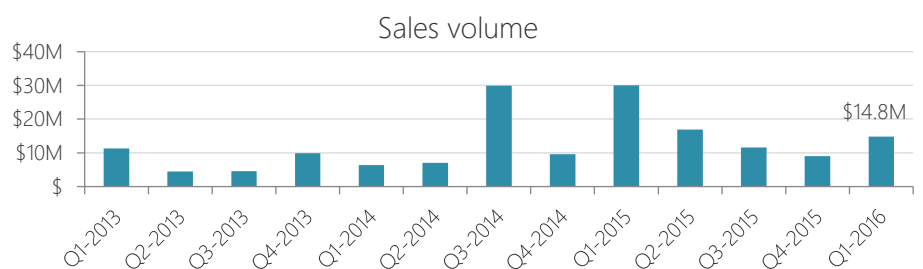
The neighborhood of many names, Steinway is also known as Astoria, Ditmars, or Long Island City. Whatever you call it, Steinway is a 400-acre property that was initially developed by Steinway & Sons when they expanded to Queens in 1870. Housing includes single- and multi-family brick and frame row houses and a few dozen Victorian red brick homes.



## Sales volume

\$14.8M

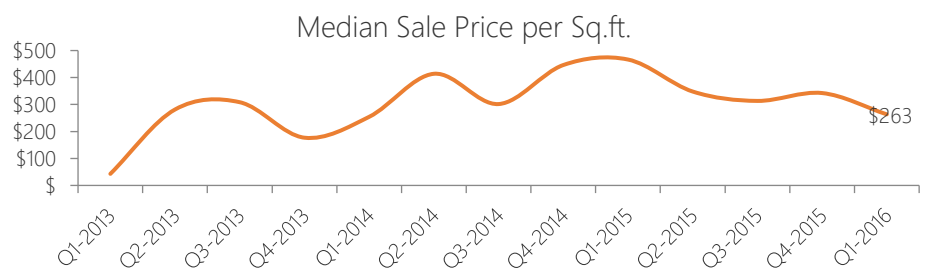
-51% YoY



## Median Sale Price per Sq.ft.

\$263

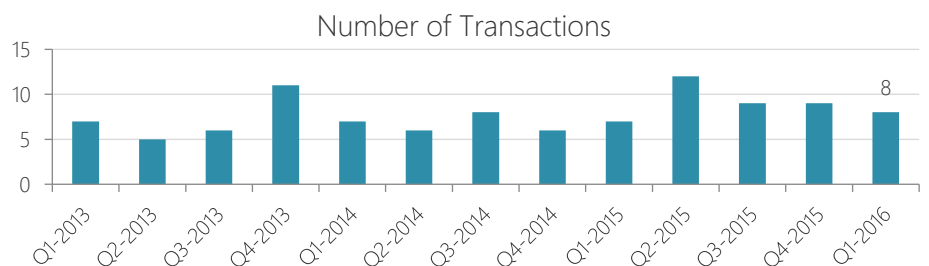
-44% YoY



## Number of Transactions

8

14% YoY



## Type of Properties Sold

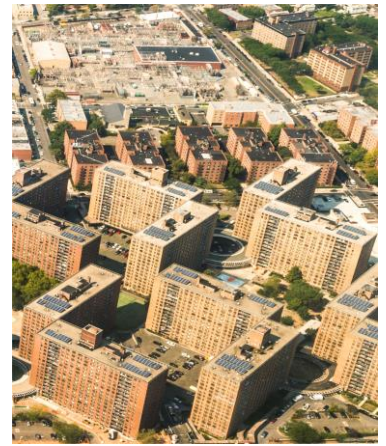
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$298,289	3%	\$398	9%	\$10,440,114	6	6	35
Medium	\$111,859	-71%	\$145	-71%	\$4,362,500	2	2	39
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Downtown Flushing

Queens, 1st Quarter 2016

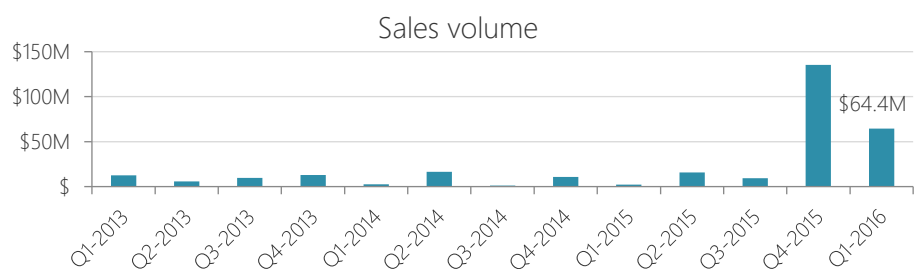
Sometimes referred to as "the Chinese Manhattan," Downtown Flushing is a huge center of commerce, finance, and transportation. Shiny, brand new buildings line the streets, including costly and highly sought-after condos. Residents love the 24/7 vibe, specialty stores, eateries, bakeries, and quick and easy transportation to Manhattan.



## Sales volume

\$64.4M

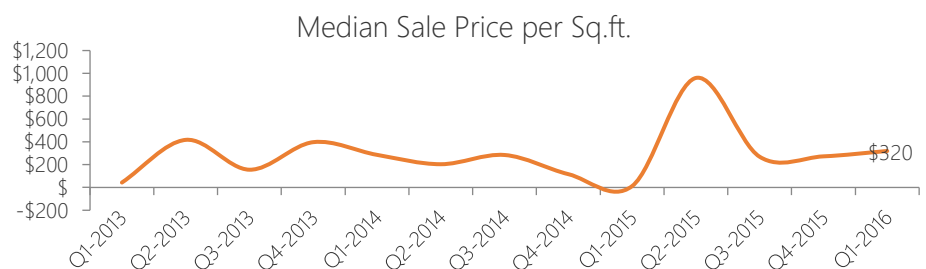
2920% YoY



## Median Sale Price per Sq.ft.

\$320

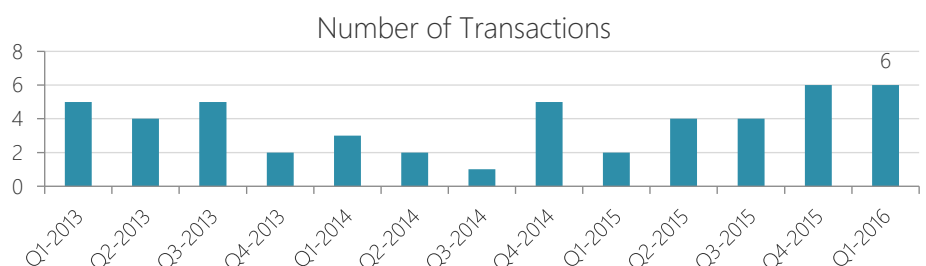
2592% YoY



## Number of Transactions

6

200% YoY



## Type of Properties Sold

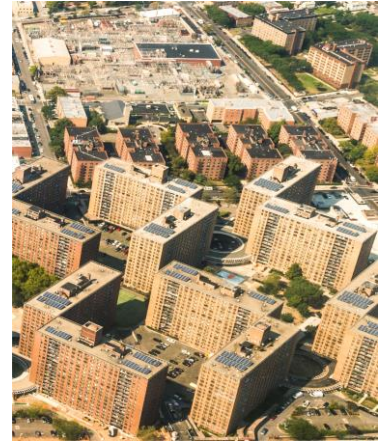
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$392,153	-36%	\$421	-16%	\$7,843,054	4	4	20
Medium	-	-	-	-	\$0	0	0	0
Large	\$270,813	12864%	\$309	19067%	\$56,600,000	2	2	209

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# East Elmhurst

Queens, 1st Quarter 2016

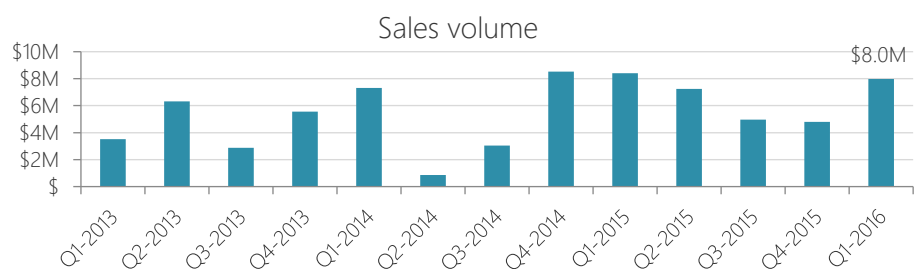


In a city where nothing ever stays the same, there are a few exceptions. East Elmhurst is one of them. The neighborhood is made up of small stucco and Cape Cod homes and, according to the census, residents stay longer in their East Elmhurst homes than in any of the other 2,000 census tract areas. Most homes are two-story single-family residences.

## Sales volume

\$8.M

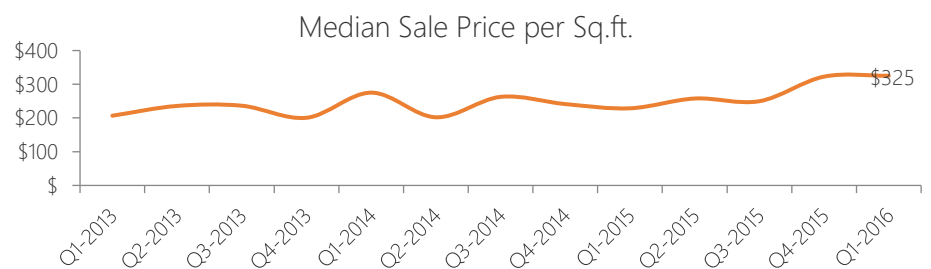
-5% YoY



## Median Sale Price per Sq.ft.

\$325

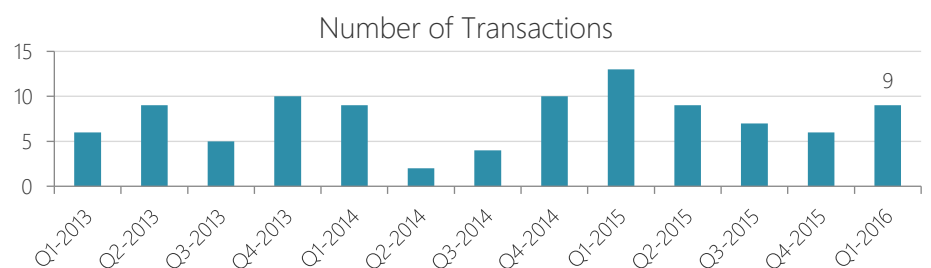
42% YoY



## Number of Transactions

9

-31% YoY



## Type of Properties Sold

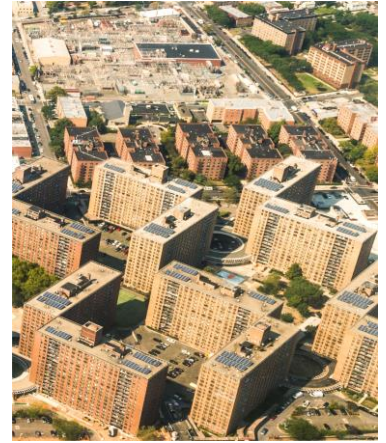
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$284,714	56%	\$325	42%	\$7,972,000	9	9	28
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Elmhurst

## Queens, 1st Quarter 2016

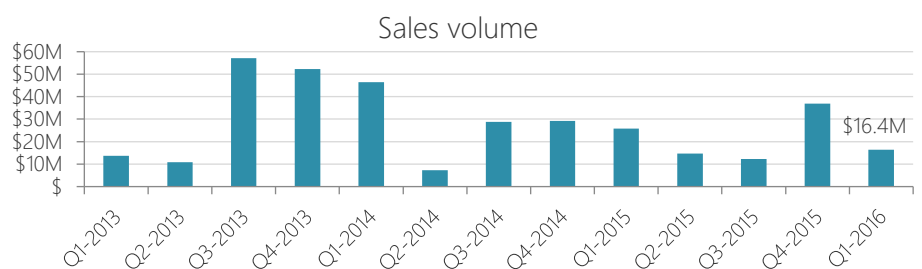
Elmhurst is a mixture of old multi-family homes, co-ops, and apartment buildings. It's one of the most diverse areas of Queens and has more subway options than any other neighborhood in Queens except Long Island City. Gas Tank Park is its six-acre park with lush landscaping and recreational opportunities.



### Sales volume

\$16.4M

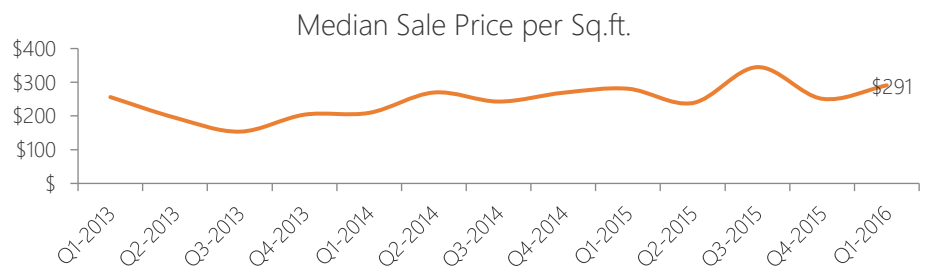
-37% YoY



### Median Sale Price per Sq.ft.

\$291

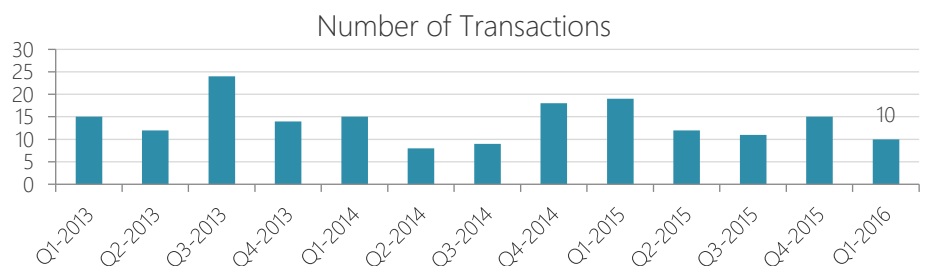
4% YoY



### Number of Transactions

10

-47% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$291,111	13%	\$337	20%	\$7,860,000	8	8	27
Medium	\$229,730	-	\$258	-	\$8,500,000	2	2	37
Large	-	-	-	-	\$0	0	0	0

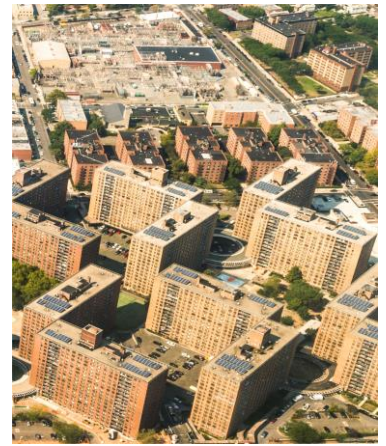
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Far Rockaway

Queens, 1st Quarter 2016

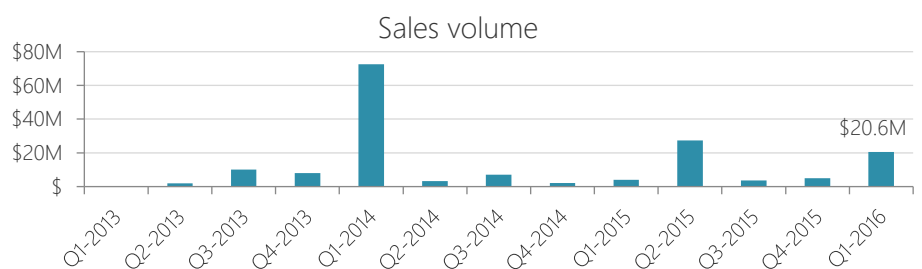
Folks searching for a wide variety of housing types find just what they're looking for in the Far Rockaway neighborhood of Queens. While one street may have 1900s shingle homes, the next street may have Dutch Colonial wood-frame homes that've been adapted for two families, and the street on the other side could be all stucco-fronted Cape Cods.



## Sales volume

\$20.6M

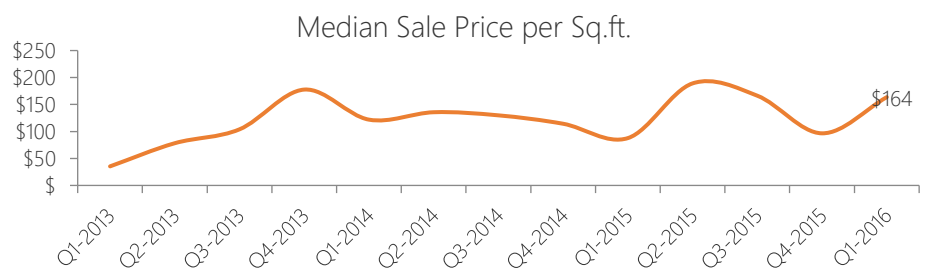
413% YoY



## Median Sale Price per Sq.ft.

\$164

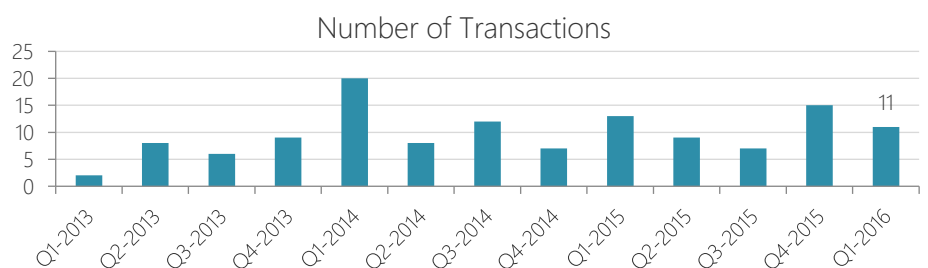
87% YoY



## Number of Transactions

11

-15% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$132,358	68%	\$117	33%	\$6,088,447	10	11	46
Medium	-	-	-	-	\$0	0	0	0
Large	\$179,012	-	\$196	-	\$14,500,000	1	1	81

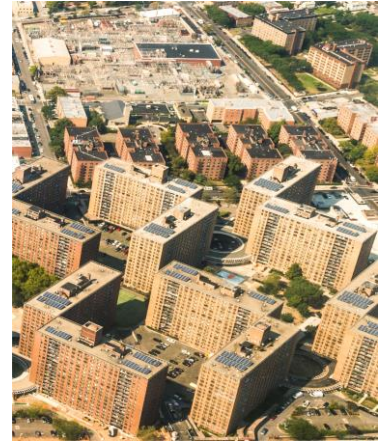
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Glendale

## Queens, 1st Quarter 2016

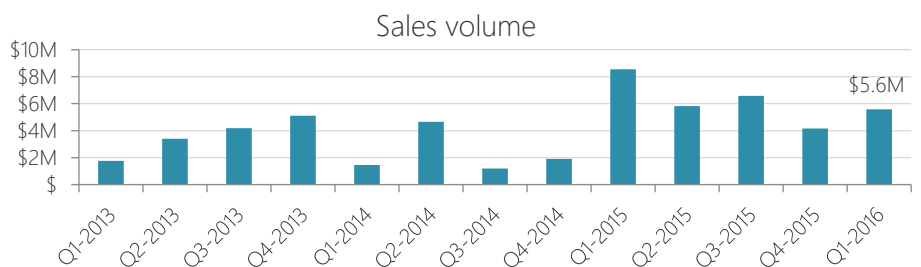
The upper-middle-class community of Glendale has no connection to the NYC subway system but has plenty of trees, parks, and a cooler microclimate than other neighborhoods in Queens. Made up of three areas, Upper, Middle, and Lower, this is a community with many different facets, historic housing styles, and a wealth of restaurants and shops.



### Sales volume

\$5.6M

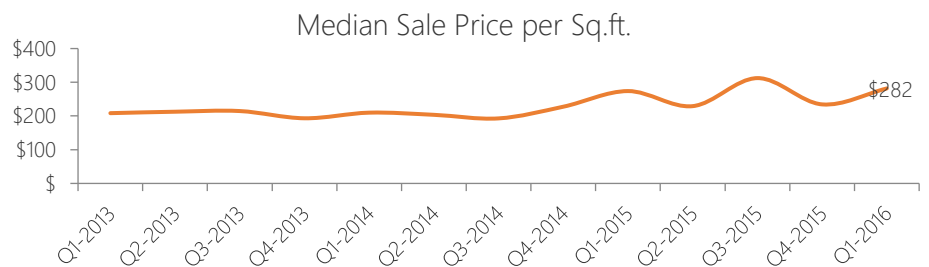
-35% YoY



### Median Sale Price per Sq.ft.

\$282

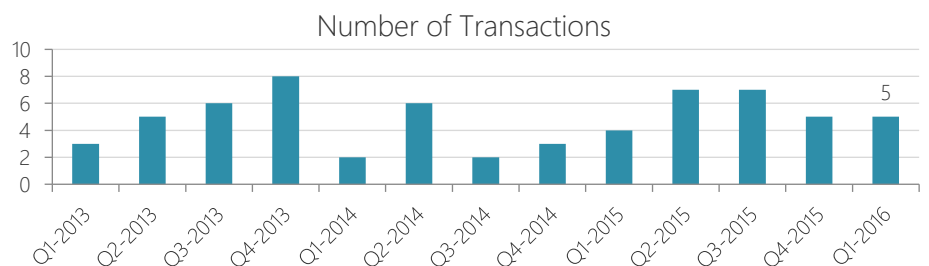
3% YoY



### Number of Transactions

5

25% YoY



### Type of Properties Sold

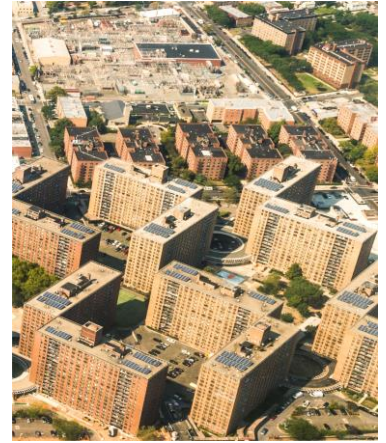
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$242,391	6%	\$282	-3%	\$5,575,000	5	5	23
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Hollis

## Queens, 1st Quarter 2016

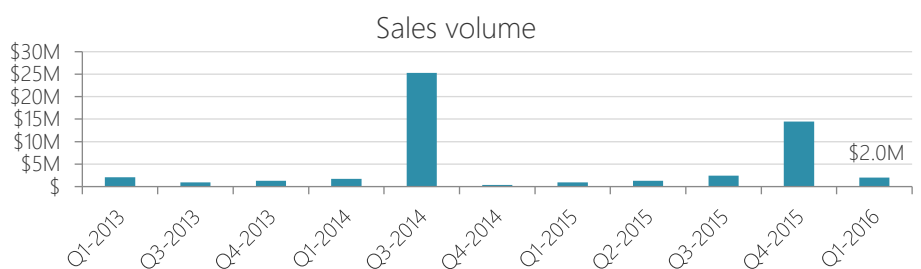
Located on the southeastern border of Queens, Hollis is accessible by the Long Island Rail Road at the Hollis Station, which is served primarily by the Hempstead Branch. There are also numerous buses throughout the area and a nearby subway stop at Jamaica Center that serves the E, J, and Z trains. Most properties are single-family homes.



### Sales volume



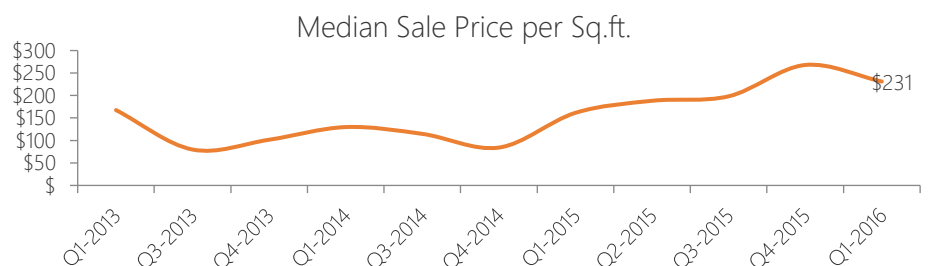
104% YoY



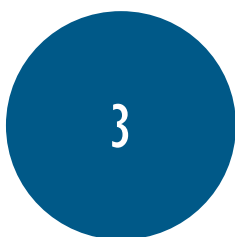
### Median Sale Price per Sq.ft.



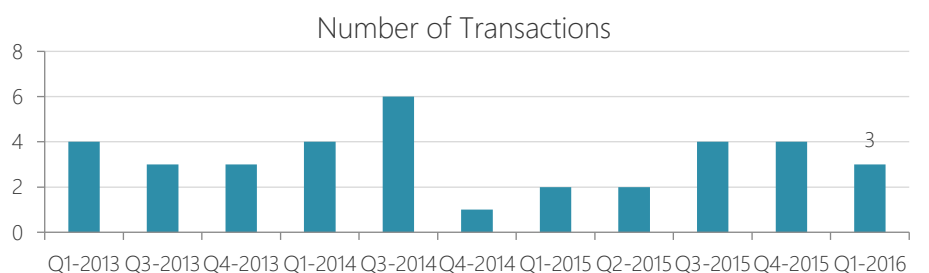
43% YoY



### Number of Transactions



50% YoY



### Type of Properties Sold

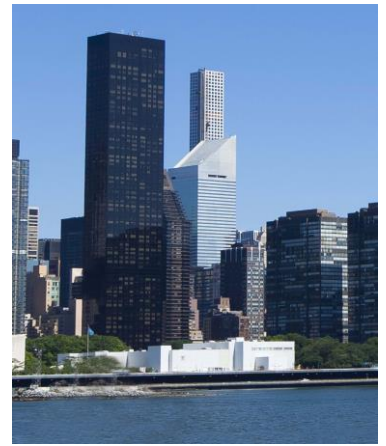
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$218,889	36%	\$231	43%	\$1,970,000	3	3	9
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Hunters Point

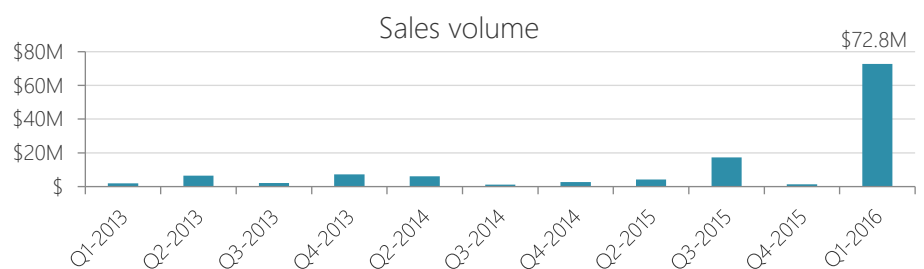
## Queens, 1st Quarter 2016

Just one subway stop away from Midtown, Hunters Point is in the process of being transformed into a premier residential neighborhood. Home to both the only skyscraper in Queens and the NY State Supreme Court House, this area is diverse, bustling, and offers many restaurants, bars, art galleries, and green spaces.



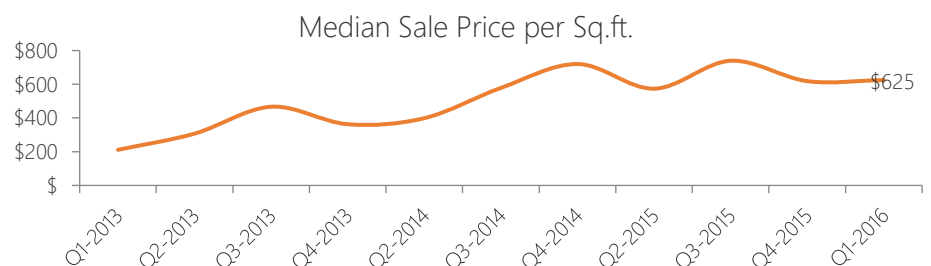
### Sales volume

\$72.8M



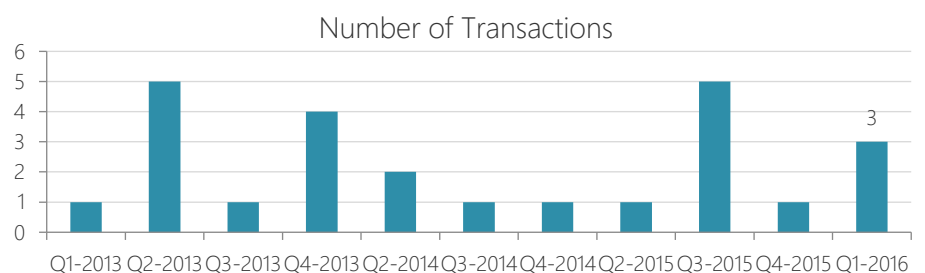
### Median Sale Price per Sq.ft.

\$625



### Number of Transactions

3



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$348,500	-	\$488	-	\$2,788,000	2	2	8
Medium	-	-	-	-	\$0	0	0	0
Large	\$560,000	-	\$632	-	\$70,000,000	1	1	125

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Jackson Heights

Queens, 1st Quarter 2016

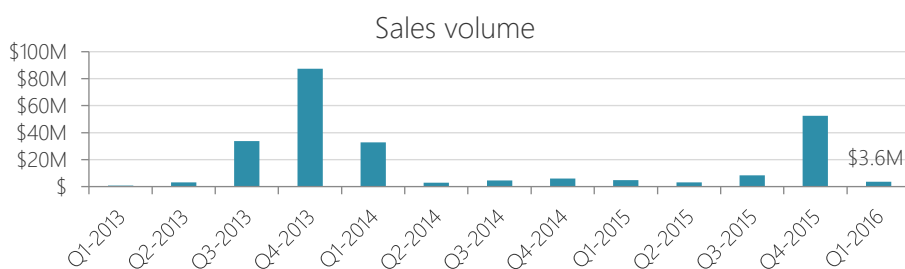
With several subway stations – and situated only three stops from Midtown – Jackson Heights is a popular neighborhood that makes commuting a breeze. The neighborhood has a population of over 100,000 people. Residents support their local bakeries, legal offices, salons, restaurants, and shops.



## Sales volume

\$3.6M

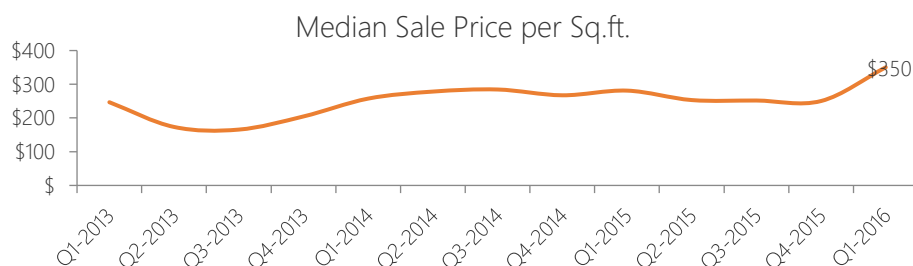
-24% YoY



## Median Sale Price per Sq.ft.

\$350

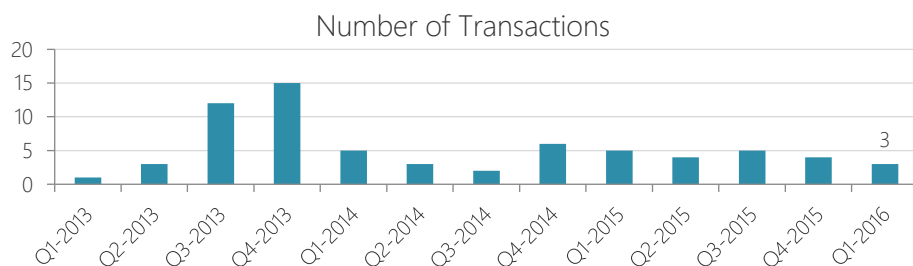
25% YoY



## Number of Transactions

3

-40% YoY



## Type of Properties Sold

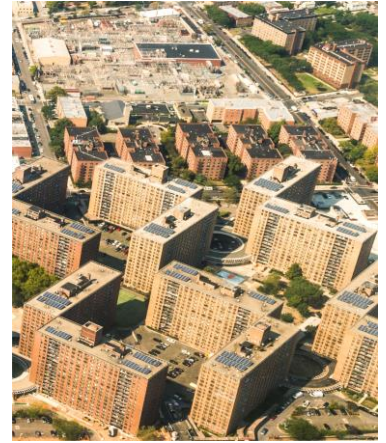
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$323,182	31%	\$350	25%	\$3,555,000	3	3	11
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Jamaica

## Queens, 1st Quarter 2016

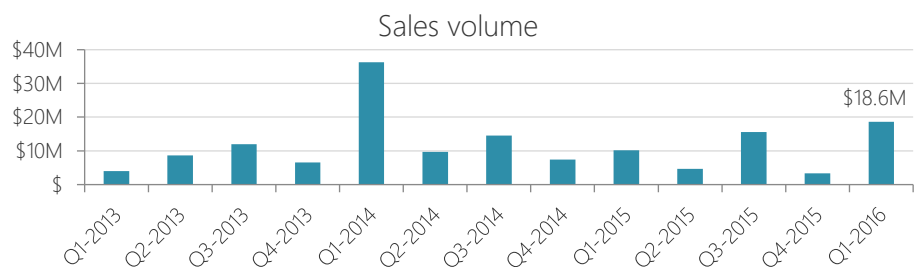
Named the hottest neighborhood in NYC in 2015, Jamaica offers easy access to the subway and Long Island Railroad, has relatively low prices, and features a wide array of parks, ponds, eateries, and stores. Homes vary from single-family mansions to cramped multi-family homes and though prices are on the rise they're still within reach for most.



### Sales volume

**\$18.6M**

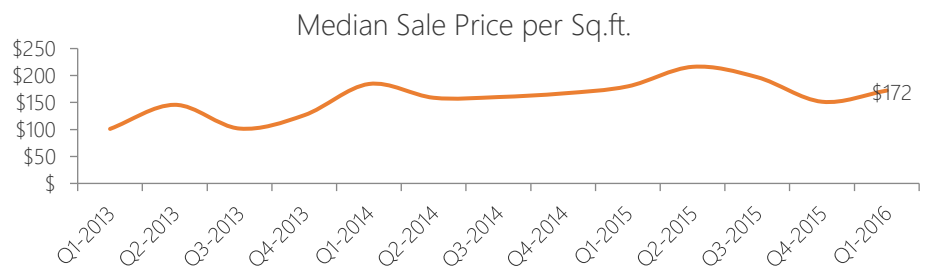
83% YoY



### Median Sale Price per Sq.ft.

**\$172**

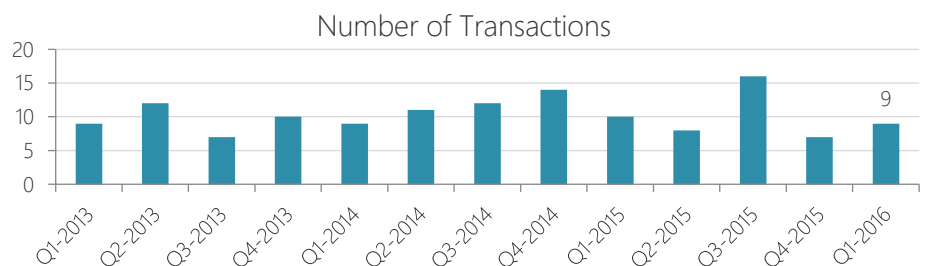
-4% YoY



### Number of Transactions

**9**

-10% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$210,000	38%	\$245	21%	\$4,620,000	7	7	22
Medium	\$170,732	88%	\$157	-9%	\$14,000,000	2	2	82
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Jamaica Hills

Queens, 1st Quarter 2016

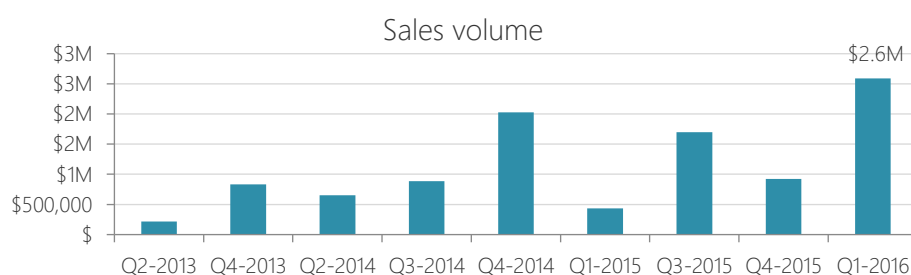
As the name implies, there are plenty of hills in Jamaica Hills, which offer incredible views and cozy breezes on hot summer nights. Most housing stock is made up of single-family homes though some three- and four-story multi-family buildings have been developed in the past decade. Transport options include subway service and a LIRR station.



## Sales volume

\$2.6M

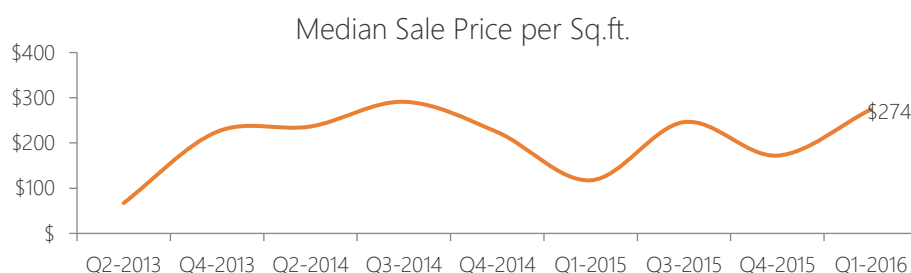
494% YoY



## Median Sale Price per Sq.ft.

\$274

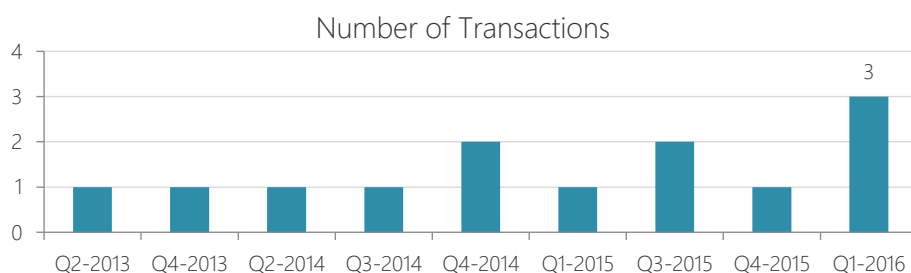
133% YoY



## Number of Transactions

3

200% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$287,778	98%	\$274	133%	\$2,590,000	3	3	9
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

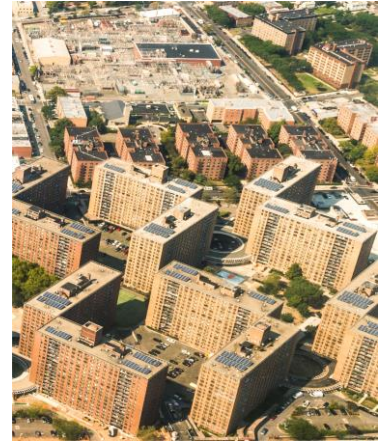
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Kew Gardens

## Queens, 1st Quarter 2016

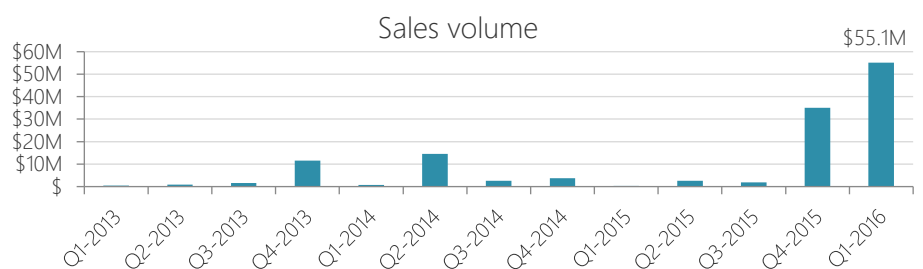
The small, charming neighborhood of Kew Gardens is smack dab in the middle of Queens and is known for its curving streets. With a diverse, middle-class population, housing options are various: garden apartments, co-ops, multi-family homes, and single-family homes. There's a station on the Long Island Railroad and lots of green space.



### Sales volume

\$55.1M

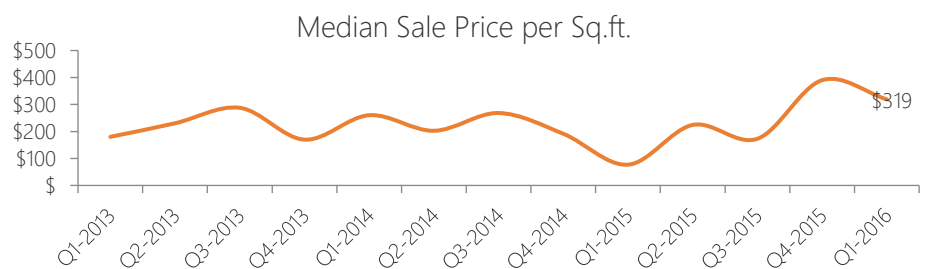
17131% YoY



### Median Sale Price per Sq.ft.

\$319

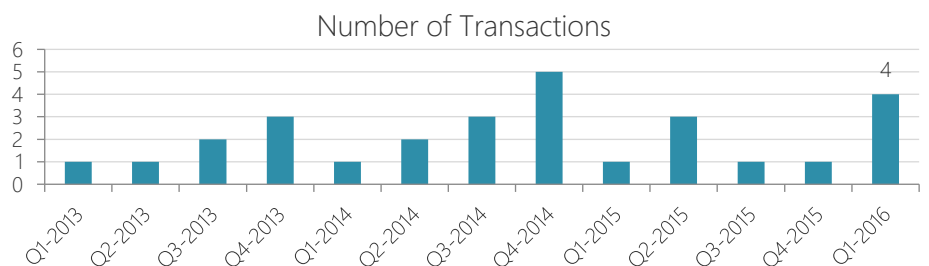
315% YoY



### Number of Transactions

4

300% YoY



### Type of Properties Sold

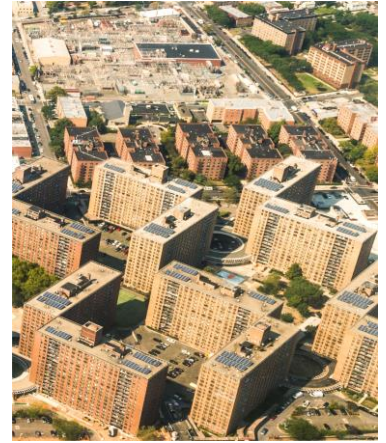
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$273,333	156%	\$269	250%	\$1,640,000	2	2	6
Medium	-	-	-	-	\$0	0	0	0
Large	\$226,695	-	\$321	-	\$53,500,000	2	2	236

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# LIC

## Queens, 1st Quarter 2016

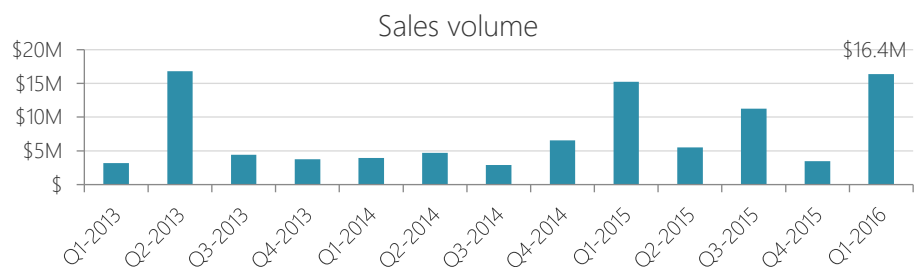
Long Island City, often referred to as simply LIC, offers extra-wide roadways, sprawling greenery, and incredible architecture everywhere you look – including on fences, walls, and siding. This artsy neighborhood is home to several galleries, show spaces, and artists. Once an industrial hub, there are many expansive converted lofts here.



### Sales volume



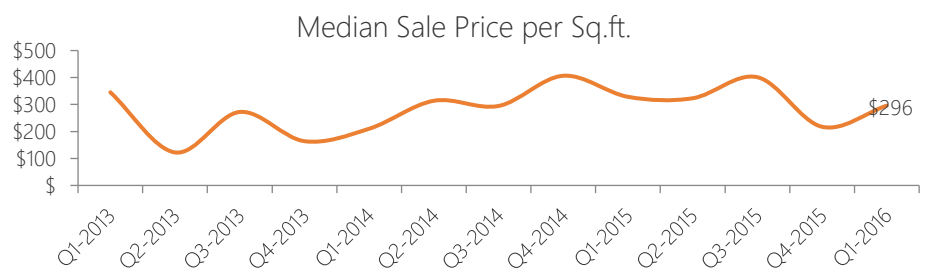
8% YoY



### Median Sale Price per Sq.ft.



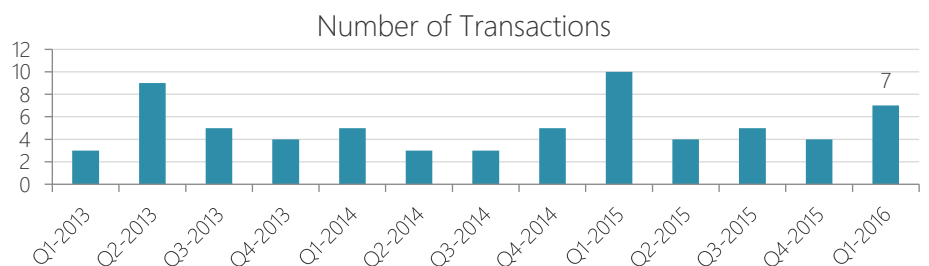
-10% YoY



### Number of Transactions



-30% YoY



### Type of Properties Sold

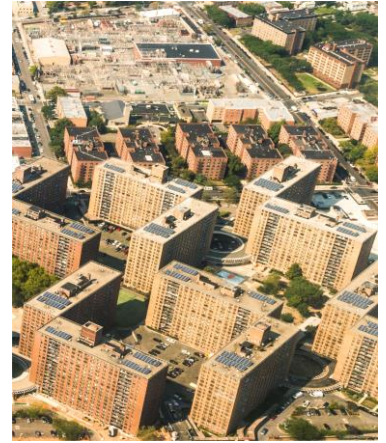
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$255,748	1%	\$320	-18%	\$5,626,449	5	5	22
Medium	\$241,379	33%	\$452	74%	\$7,000,000	1	1	29
Large	\$47,630	-	\$168	-	\$3,762,750	1	1	79

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Maspeth

## Queens, 1st Quarter 2016

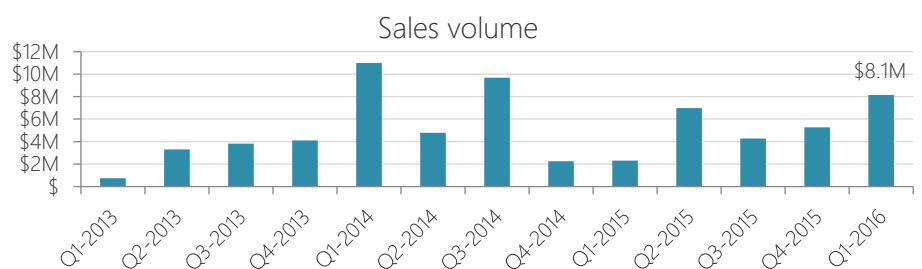
Referred to by locals as "old-school Queens," Maspeth is full of restaurants and small, locally owned shops. The Maspeth Plateau is the last high ground in Queens and has excellent views of the Manhattan skyline. There is no direct subway access but Middle Village's M station is reasonably close by. Parks and green spaces are aplenty.



### Sales volume

\$8.1M

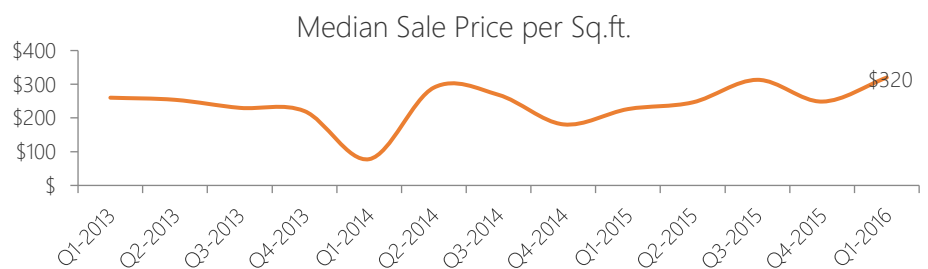
254% YoY



### Median Sale Price per Sq.ft.

\$320

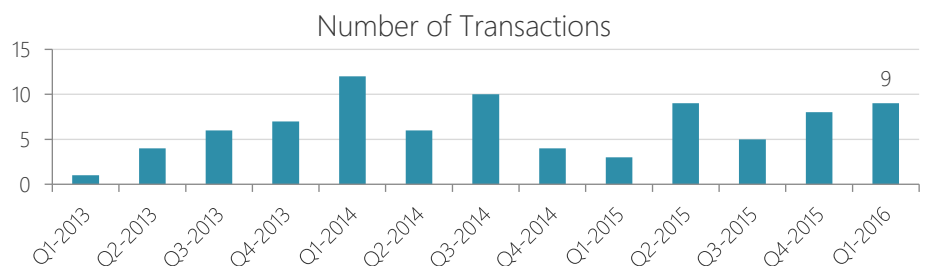
41% YoY



### Number of Transactions

9

200% YoY



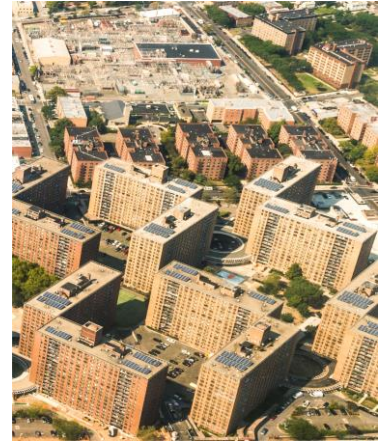
### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$271,333	18%	\$320	41%	\$8,140,000	9	9	30
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Murray Hill

Queens, 1st Quarter 2016

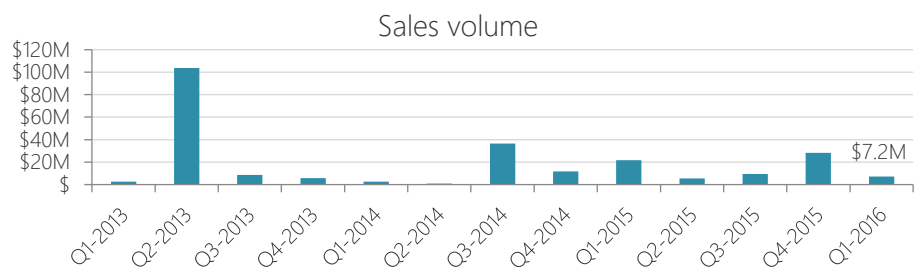


A part of Flushing, Murray Hill in Queens should not be confused with the more famous Murray Hill in Manhattan. The Queens version is just beyond the end of the number seven subway line and housing options are mostly limited to midrise brick apartments and single-family houses. It's an affordable, low-key, quiet neighborhood that's transitioning.

## Sales volume

\$7.2M

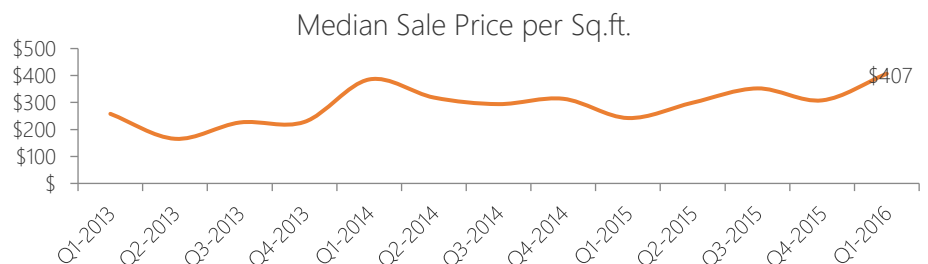
-67% YoY



## Median Sale Price per Sq.ft.

\$407

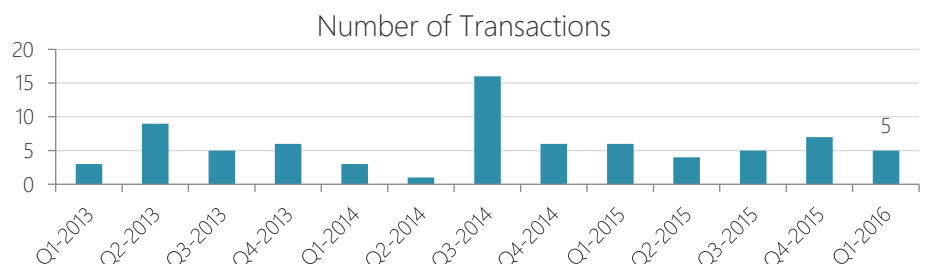
68% YoY



## Number of Transactions

5

-17% YoY



## Type of Properties Sold

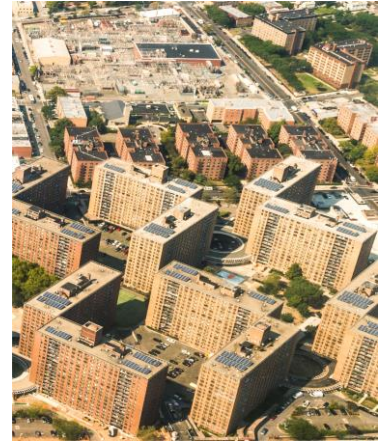
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$380,105	1%	\$407	20%	\$7,222,000	5	5	19
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Ozone Park

Queens, 1st Quarter 2016

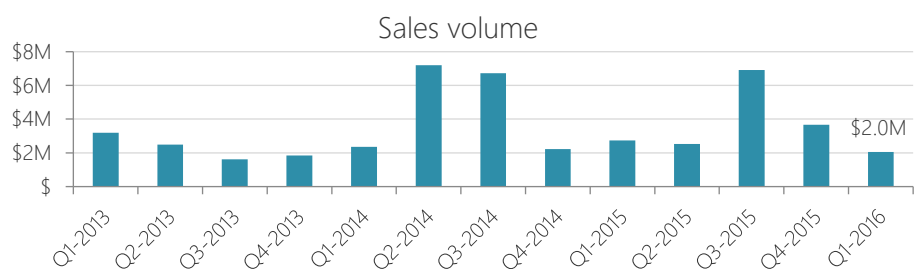


The densely populated Ozone Park has a mix of single-family and multifamily houses, with a few small apartment buildings mixed in. Residents have easy access to the Belt Parkway and the A subway line. While parking is challenging on the commercial thoroughfares, it's easy to find a space on residential streets. Atlantic Avenue has many local businesses.

## Sales volume

\$2.M

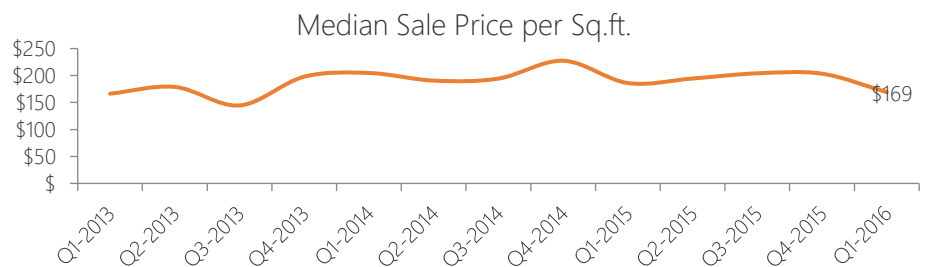
-25% YoY



## Median Sale Price per Sq.ft.

\$169

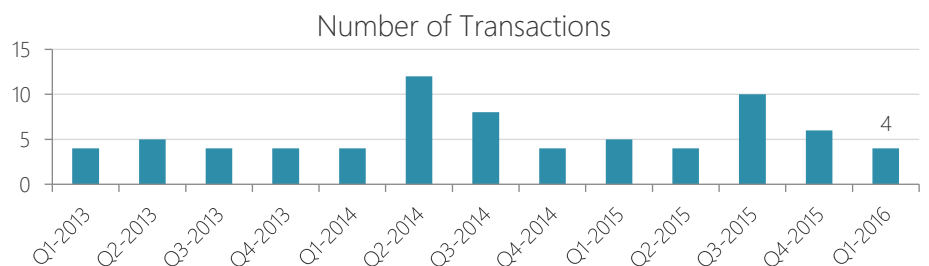
-9% YoY



## Number of Transactions

4

-20% YoY



## Type of Properties Sold

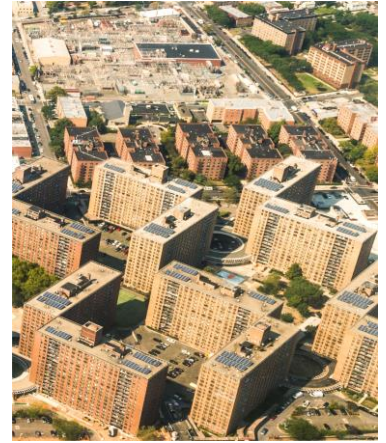
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$170,408	25%	\$169	-9%	\$2,044,898	4	4	12
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Richmond Hill

Queens, 1st Quarter 2016

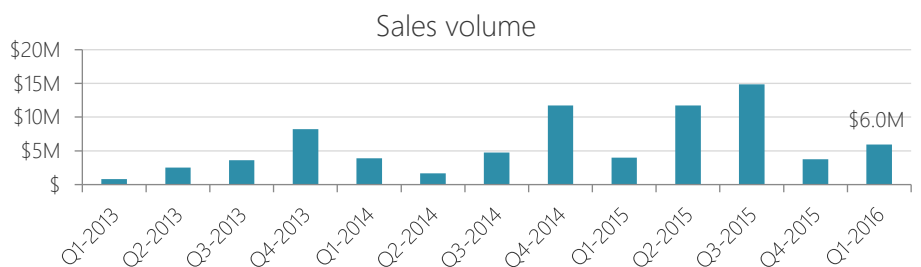
Lined with Victorian-era homes, the streets of Richmond Hill are made up primarily of single- and multi-family homes and a few apartments. The northern border of Richmond Hill has larger homes with adorned gables and impressive verandas. This neighborhood is well-served by the subway and commuters can get directly to Manhattan in an hour.



## Sales volume

\$6.M

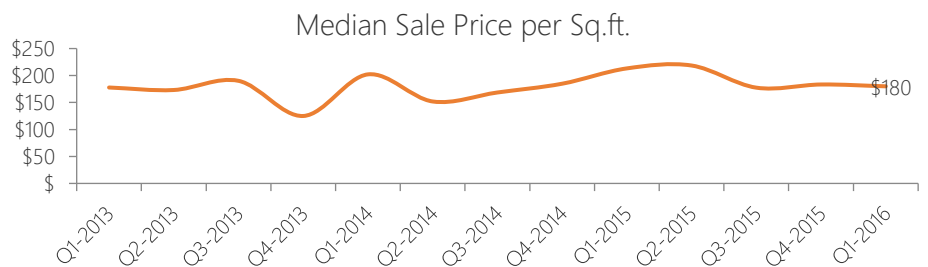
50% YoY



## Median Sale Price per Sq.ft.

\$180

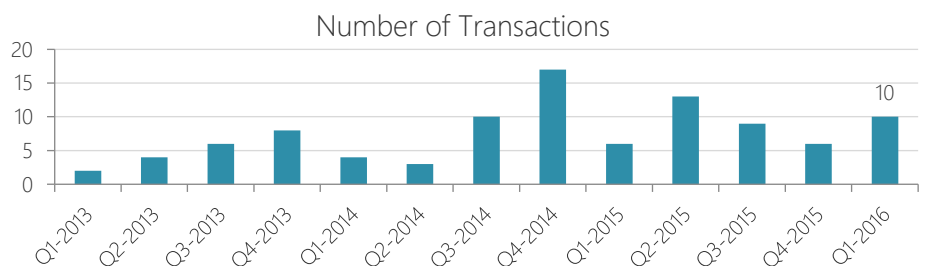
-16% YoY



## Number of Transactions

10

67% YoY



## Type of Properties Sold

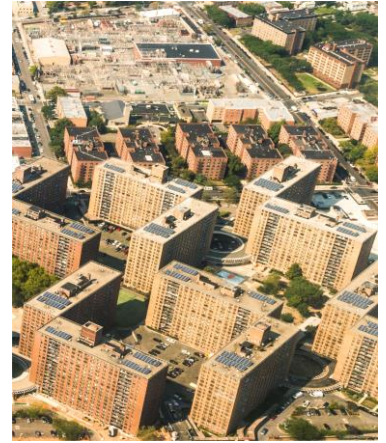
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$186,250	-2%	\$180	-16%	\$5,960,000	10	10	32
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Ridgewood

## Queens, 1st Quarter 2016

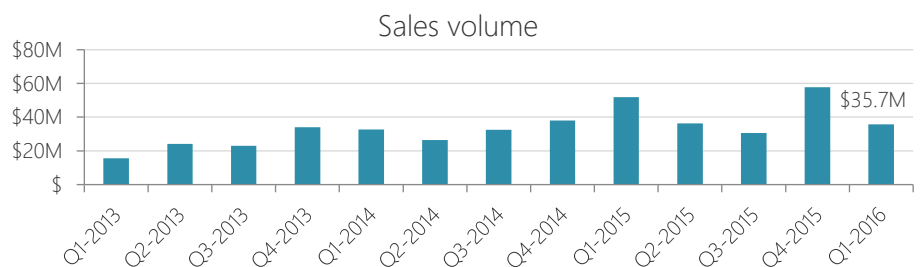
Ridgewood feels more like Brooklyn than Queens, thanks to the many brick and stone two-story homes built in the early 20th century. This is a high-density area that's close to Williamsburg and is less than 45 minutes from Manhattan. There are no condos and few single-family homes. Transportation options include local and express buses and trains.



### Sales volume

\$35.7M

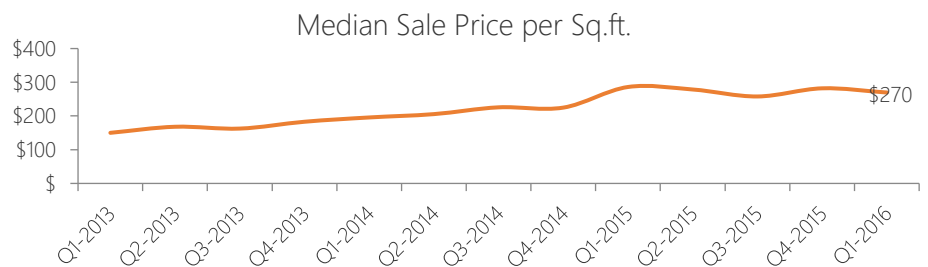
-31% YoY



### Median Sale Price per Sq.ft.

\$270

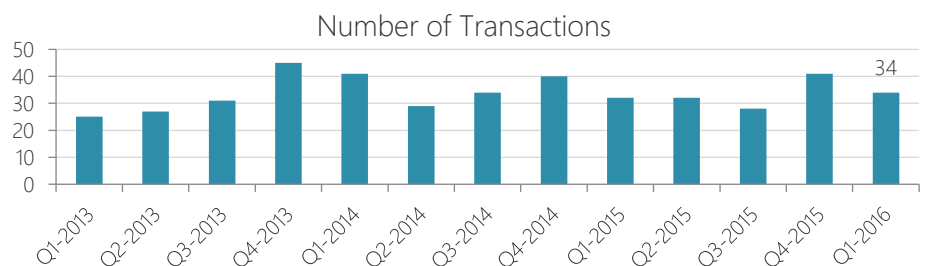
-6% YoY



### Number of Transactions

34

6% YoY



### Type of Properties Sold

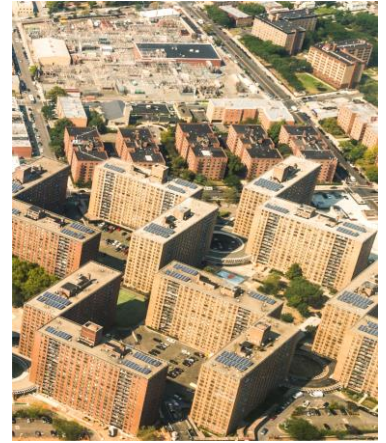
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$236,187	14%	\$270	11%	\$35,664,297	34	34	151
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# South Astoria

Queens, 1st Quarter 2016

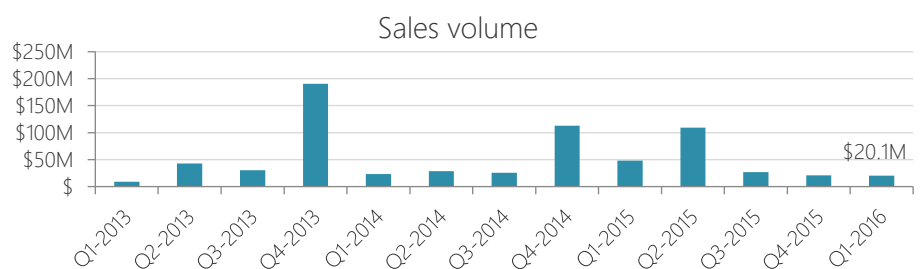
Located on the East River, South Astoria has a population of more than 150,000 and is often referred to as Ditmars by its residents. Four-story buildings are a rarity and parking is relatively easy to find. Ditmars Boulevard is the main strip and is lined with both houses and shops. South Astoria is home to the oldest and largest swimming pool in NYC.



## Sales volume

\$20.1M

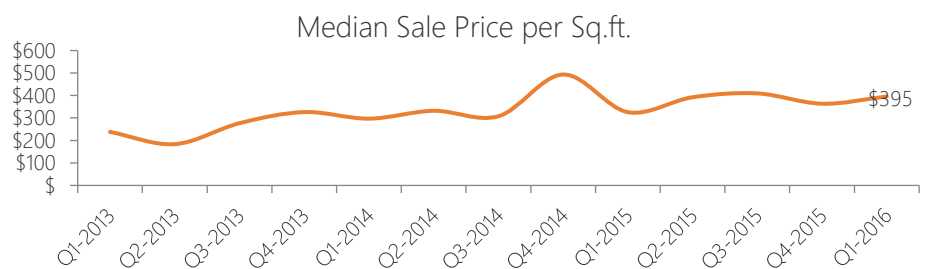
-58% YoY



## Median Sale Price per Sq.ft.

\$395

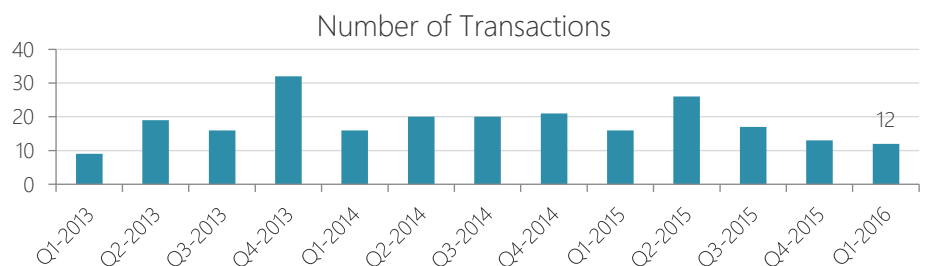
21% YoY



## Number of Transactions

12

-25% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$293,624	8%	\$392	35%	\$15,268,449	11	11	52
Medium	\$282,353	-1%	\$406	12%	\$4,800,000	1	1	17
Large	-	-	-	-	\$0	0	0	0

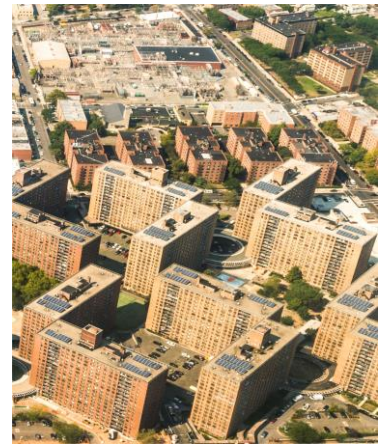
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Sunnyside

## Queens, 1st Quarter 2016

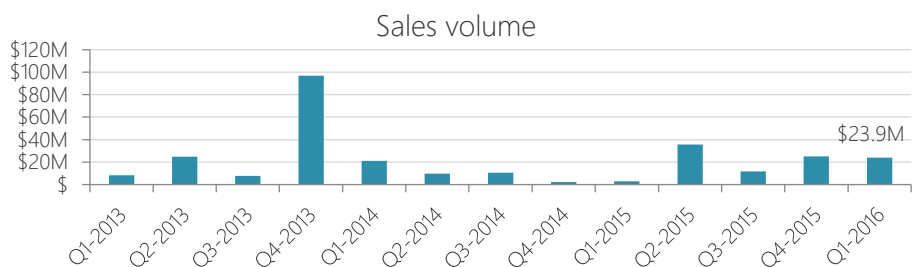
Just fifteen minutes from Manhattan via the #7 subway, Sunnyside is a small neighborhood with an urban feel that includes numerous six-story buildings. There are many transportation options, tons of restaurants, and housing options include co-ops, single-family and multifamily homes, and a wealth of rental apartments.



### Sales volume

\$23.9M

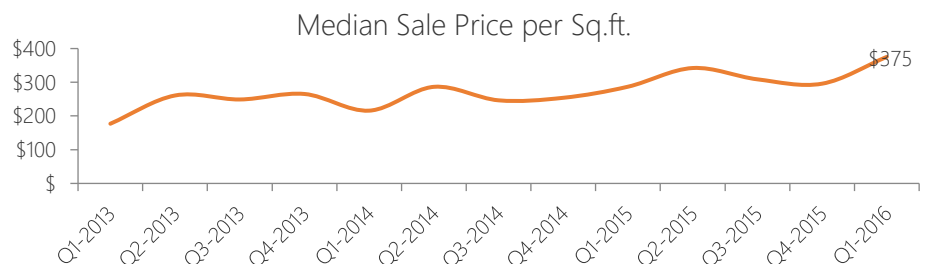
752% YoY



### Median Sale Price per Sq.ft.

\$375

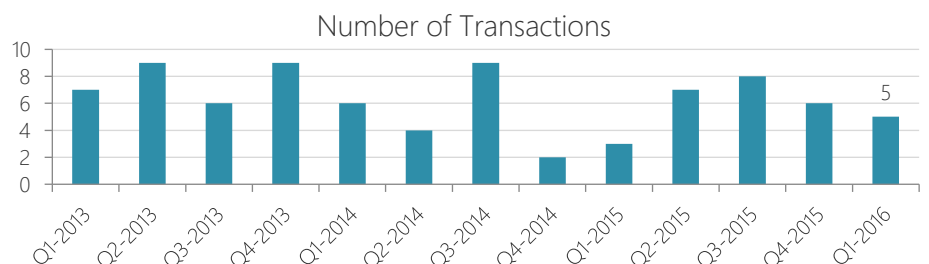
31% YoY



### Number of Transactions

5

67% YoY



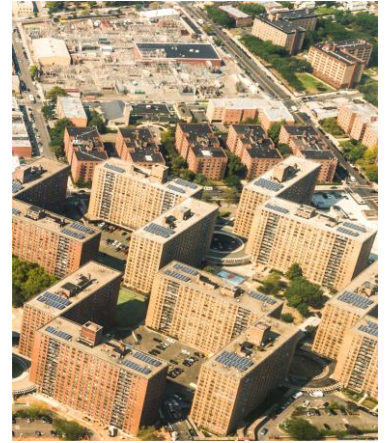
### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$270,000	16%	\$383	34%	\$4,860,000	3	3	18
Medium	\$268,750	-	\$426	-	\$4,300,000	1	1	16
Large	\$294,000	-	\$360	-	\$14,700,000	1	1	50

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Whitestone

Queens, 1st Quarter 2016

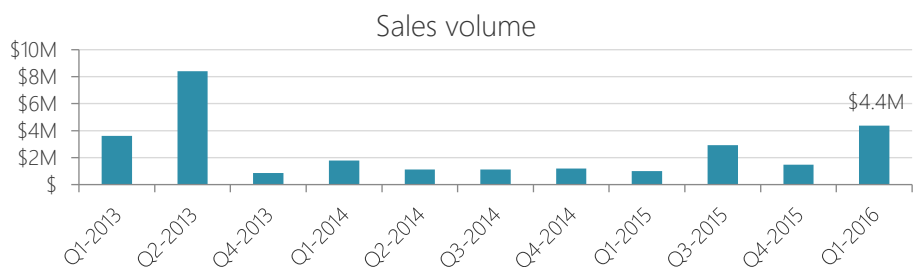


A good neighborhood for highway access, Whitestone includes both multi-million dollar waterfront mansions and modest single and multi-family homes with a few apartment buildings throughout. There are no subway stations within Whitestone but Flushing is nearby and provides access to the subway and the Long Island Rail Road.

## Sales volume



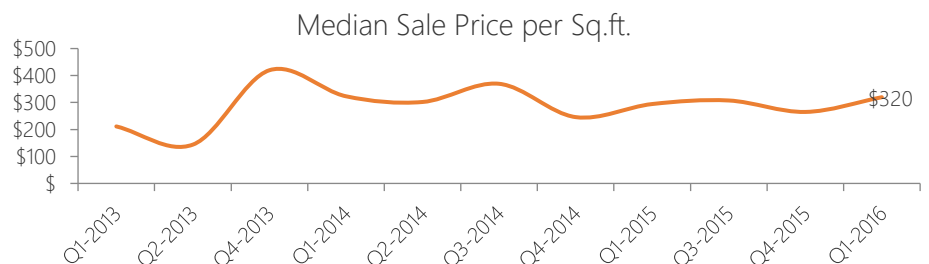
340% YoY



## Median Sale Price per Sq.ft.



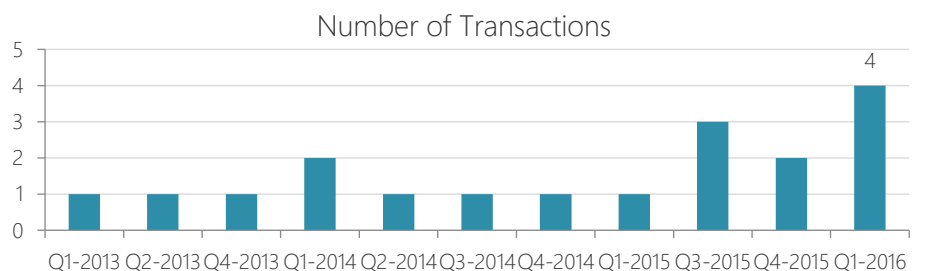
9% YoY



## Number of Transactions



300% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$363,333	10%	\$320	9%	\$4,360,000	4	4	12
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

# Attractions

Queens, 1st Quarter 2016

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## Flushing Meadow



## Rockaway Beach





