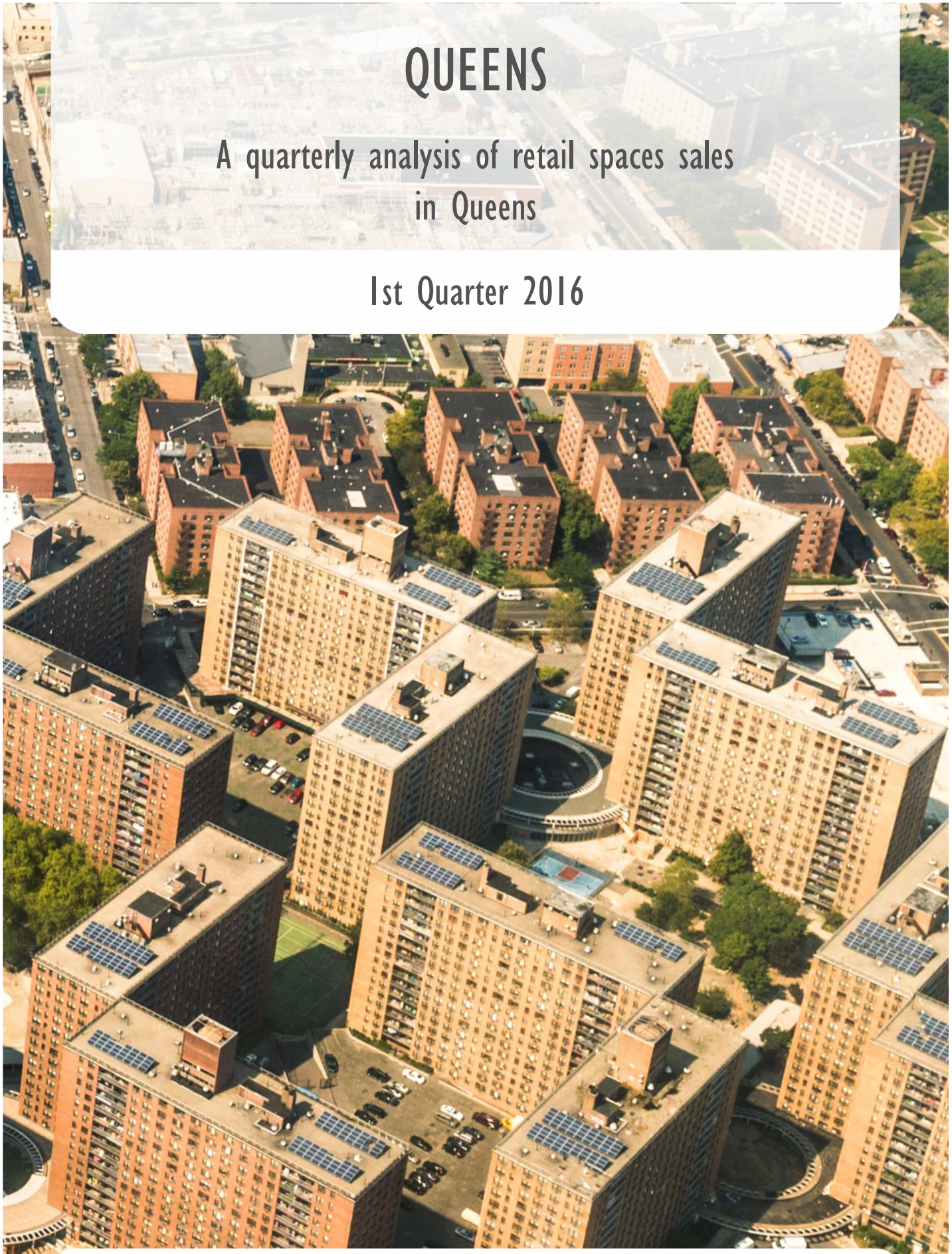
QUEENS

A quarterly analysis of retail spaces sales in Queens

1st Quarter 2016



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Retail Market Report, 1st Quarter 2016

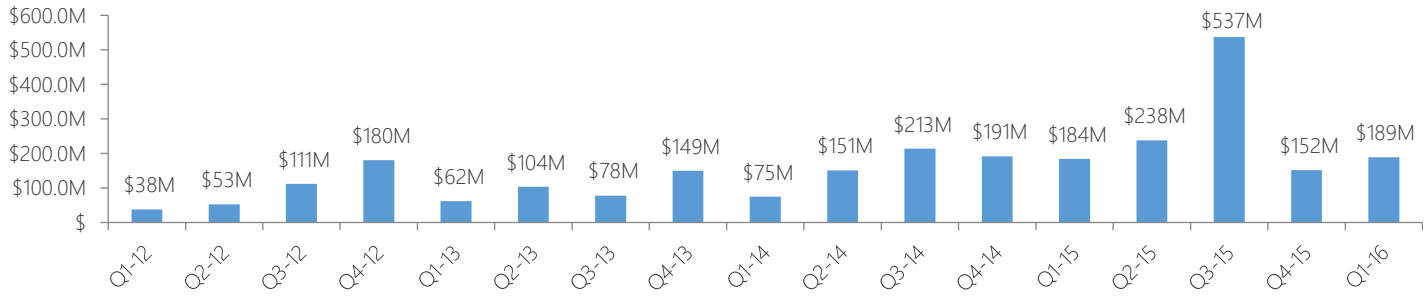
Queens

SUMMARY

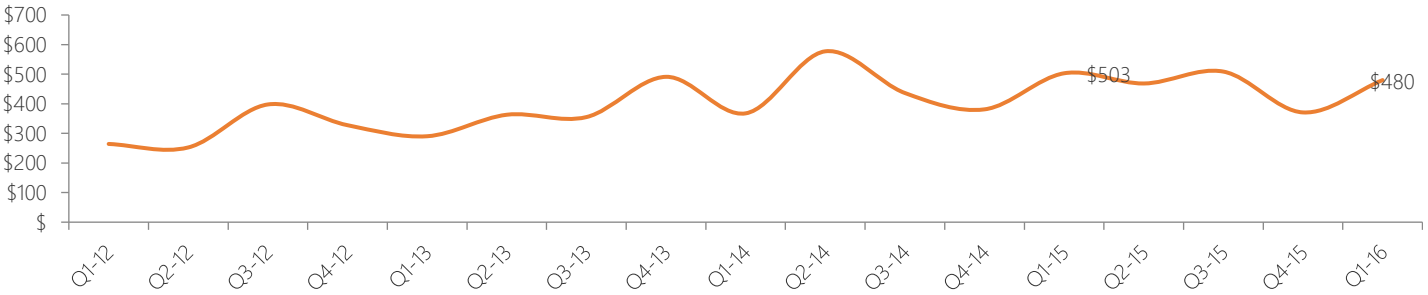
SALES VOLUME	NO. OF TRANSACTIONS	AVERAGE PRICE/SQ.FT.	TOTAL SQ.FT.
$189M	52	$480	389K
3% YoY	4% YoY	-5% YoY	8% YoY

RETAIL SPACES STATS

Sales Volume



Average Sale Price per Square Foot



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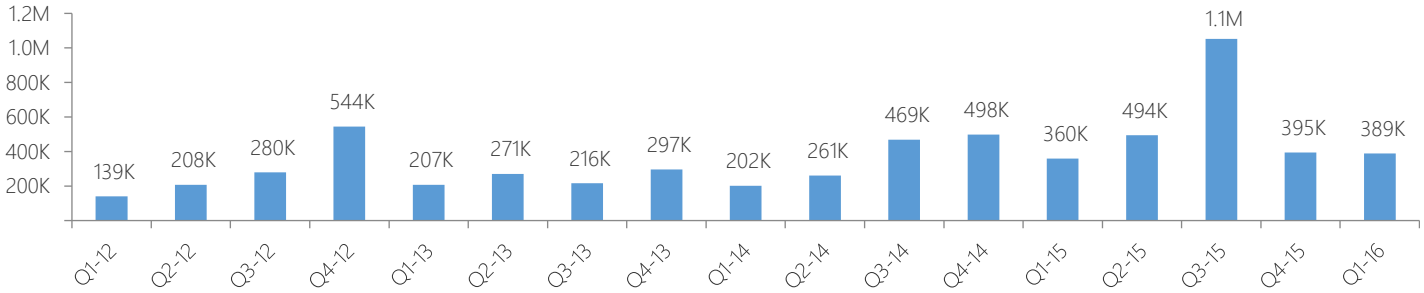
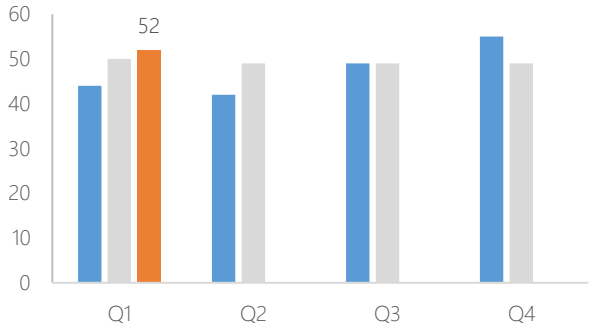
Total Sq. Ft.



Number of Transactions

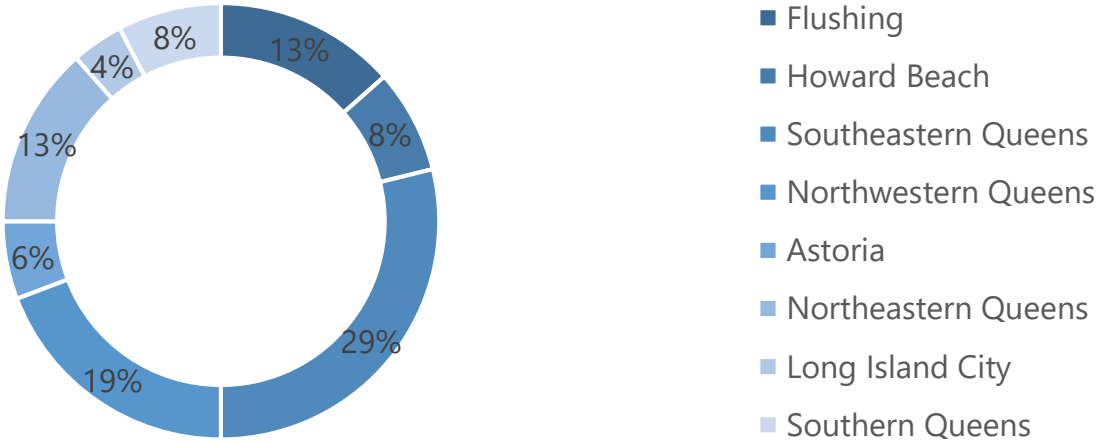
Quarter	2014	2015	2016
Q1	44	50	52
Q2	42	49	
Q3	49	49	
Q4	55	49	



STATS BY NEIGHBORHOODS

Neighborhood	Sales volume	Y-o-Y	Avg. price/sqft	Y-o-Y	Total sq.ft.	Y-o-Y	Sales	Y-o-Y
Flushing	$45,616,213	347%	$579	-13%	78,723	416%	7	75%
Howard Beach	$37,918,150	762%	$674	212%	56,259	177%	4	0%
Southeastern Queens	$35,312,397	52%	$326	-11%	103,836	64%	15	36%
Northwestern Queens	$23,511,000	-73%	$322	-44%	72,082	-52%	10	-52%
Astoria	$21,800,000	142%	$817	174%	26,668	-12%	3	0%
Northeastern Queens	$18,090,000	-41%	$731	47%	24,753	-55%	7	40%
Long Island City	$4,625,000	-76%	$523	-35%	8,839	-63%	2	0%
Southern Queens	$2,294,000	-	$128	-	17,936	-	4	-

No. of transactions



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LIST OF TRANSACTIONS

Neighborhood	Address	Sale date	Sale price	Sqft	Price/sqft	Pkg. deal
Flushing	15901 Northern Blvd	15-Mar-16	$13,750,000	21,400	$643	No
Howard Beach	16320-16326 Cross Bay Blvd	2-Feb-16	$12,618,150	9,724	$1,298	Yes
Howard Beach	16010 Cross Bay Blvd	18-Mar-16	$12,480,000	23,700	$527	No
Astoria	2119 31 St	13-Jan-16	$12,050,000	10,810	$1,115	No
Flushing	15716-15726 Northern Blvd	14-Mar-16	$11,800,000	18,512	$637	No
Howard Beach	160 Cross Bay Blvd	18-Mar-16	$11,520,000	18,355	$628	No
Northeastern Queens	21901-21909 Northern Blvd	14-Jan-16	$9,350,000	9,778	$956	No
Flushing	15702-15712 Northern Blvd	10-Feb-16	$8,330,000	15,600	$534	No
Southeastern Queens	17005 Linden Blvd	22-Mar-16	$7,172,361	13,572	$528	No
Southeastern Queens	23102-23110 Merrick Blvd	12-Feb-16	$6,690,000	9,900	$676	No
Northwestern Queens	14 Queens Boulevard #COMI	24-Mar-16	$6,600,000	3,963	$409	Yes
Northwestern Queens	14 Queens Boulevard #COMI	24-Mar-16	$6,600,000	3,073	$409	Yes
Northwestern Queens	14 Queens Boulevard #COMI	24-Mar-16	$6,600,000	2,591	$409	Yes
Northwestern Queens	14 Queens Boulevard #COMI	24-Mar-16	$6,600,000	1,634	$409	Yes
Northwestern Queens	14 Queens Boulevard #COMI	24-Mar-16	$6,600,000	3,917	$409	Yes
Northwestern Queens	14 Queens Boulevard #COMI	24-Mar-16	$6,600,000	948	$409	Yes
Northwestern Queens	9727 57 Ave	21-Jan-16	$6,200,000	22,930	$270	No
Astoria	4611 Broadway	3-Feb-16	$5,750,000	6,358	$904	Yes
Flushing	13651 37 Ave	21-Mar-16	$4,600,000	5,040	$913	No
Southeastern Queens	20822 Jamaica Ave	4-Feb-16	$4,508,000	34,800	$130	No
Flushing	14944 41 Ave	6-Jan-16	$4,200,000	5,578	$373	Yes
Flushing	14946 41 Ave	6-Jan-16	$4,200,000	5,694	$373	Yes
Northeastern Queens	14919 Union Tpke	27-Jan-16	$4,100,000	6,470	$634	No
Astoria	2107 31 St	13-Jan-16	$4,000,000	4,750	$421	Yes
Astoria	2101 31 St	13-Jan-16	$4,000,000	4,750	$421	Yes
Southeastern Queens	13203 Jamaica Ave	15-Mar-16	$3,300,000	5,400	$611	No
Northeastern Queens	18603 Union Tpke	15-Jan-16	$2,500,000	3,100	$806	No
Long Island City	1101 11 St	13-Jan-16	$2,400,000	4,950	$485	No
Long Island City	4355 11 St	4-Jan-16	$2,225,000	3,889	$572	No
Southeastern Queens	19503-19511 Jamaica Ave	25-Jan-16	$2,225,000	11,325	$196	No
Northwestern Queens	10319 Metropolitan Ave	1-Mar-16	$1,970,000	7,200	$274	No
Northwestern Queens	9532 Queens Blvd	2-Mar-16	$1,750,000	2,600	$673	No
Southeastern Queens	9222-9226 Guy R Brewer Blvc	22-Jan-16	$1,700,000	9,300	$183	No
Northwestern Queens	3909 104 St	8-Jan-16	$1,695,000	3,055	$555	No
Southeastern Queens	8786-8788 Parsons Blvd	15-Jan-16	$1,630,000	2,415	$675	No
Flushing	13510 35 Avenue #1A	5-Feb-16	$1,596,888	4,962	$322	No
Northwestern Queens	8335 Broadway	22-Jan-16	$1,580,000	4,140	$382	No
Flushing	059 College Point Blvd #CF-2	10-Mar-16	$1,339,325	1,937	$691	No
Northwestern Queens	3237 Greenpoint Ave	12-Jan-16	$1,300,000	6,100	$213	No
Howard Beach	10202 Liberty Ave	11-Mar-16	$1,300,000	4,480	$290	No
Northwestern Queens	552 Grandview Ave	16-Mar-16	$1,100,000	3,875	$284	No
Northeastern Queens	7505 Parsons Blvd	29-Jan-16	$1,010,000	1,530	$660	No
Northwestern Queens	6929 45 Ave	27-Jan-16	$850,000	3,630	$234	No
Southern Queens	289 Beach 14 St	14-Jan-16	$819,000	6,375	$128	No
Southeastern Queens	11207-11211 Jamaica Ave	29-Feb-16	$765,000	2,772	$276	No
Southern Queens	1320 Central Ave	16-Mar-16	$725,000	1,020	$183	Yes
Southern Queens	1326 Central Ave	16-Mar-16	$725,000	960	$183	Yes
Southern Queens	1322 Central Ave	16-Mar-16	$725,000	1,020	$183	Yes
Southern Queens	1324 Central Ave	16-Mar-16	$725,000	960	$183	Yes
Southeastern Queens	14443 Farmers Blvd	15-Jan-16	$527,612	720	$733	No

Neighborhood	Address	Sale date	Sale price	Sqft	Price/sqft	Pkg. deal
Southeastern Queens	12115 Jamaica Ave	20-Jan-16	$450,000	2,080	$216	No
Northeastern Queens	14522 14 Ave	1-Feb-16	$450,000	1,050	$429	No
Southeastern Queens	12117 Jamaica Ave	20-Jan-16	$450,000	2,040	$221	No
Southern Queens	6603 Beach Channel Dr	12-Feb-16	$450,000	2,260	$199	Yes
Southeastern Queens	18731 Linden Blvd	13-Jan-16	$400,000	2,240	$179	No
Northeastern Queens	24027 Braddock Ave	20-Jan-16	$370,000	1,855	$199	No
Northeastern Queens	24761 Jericho Tpke	13-Jan-16	$310,000	970	$320	No
Southern Queens	1316 Beach Channel Dr	11-Feb-16	$300,000	5,341	$56	No
Southeastern Queens	19218 Linden Blvd	25-Feb-16	$275,000	912	$302	No
Northwestern Queens	5502 108 St	27-Jan-16	$270,000	276	$978	No
Northwestern Queens	8512 Queens Blvd	29-Feb-16	$196,000	2,426	$81	No