

Yardi® Matrix

Queens Powers Through

Multifamily Report Summer 2019

Rent Growth Remains Tepid

Development Surge Endures

Affordability Remains a Headwind

QUEENS MULTIFAMILY

Yardi® Matrix

Market Analysis

Summer 2019

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Destination: Long Island City

The Queens multifamily market continues to show signs of growth, albeit slowly and predominantly in areas close to Manhattan and along major transit corridors. Queens rents were up just 0.6% year-over-year through April, partially due to the metro's affordability issues. However, although 2018 was a banner year for deliveries, the borough's 98.9% occupancy rate in stabilized properties was the highest in the country as of March.

New York City added 103,300 jobs in the 12 months ending in March, which marks a 1.4% rise, just 20 basis points below the U.S. figure. Two sectors—education and health services, and professional and business services—provided nearly three-quarters of these gains. Although Amazon's decision to scrap its HQ2 plans in Long Island City took some by surprise, Queens' economy and multifamily market remained mostly unfazed, at least in the short run. Due to its proximity to Manhattan, Long Island City continues to be a development hotbed, recording, by far, both the highest average rent and the largest pipeline in the borough.

Regulatory uncertainties and pressing affordability issues are likely to keep rent growth incremental across the metro. With supply powering through, we expect the average New York City rent to advance 0.7% in 2019.

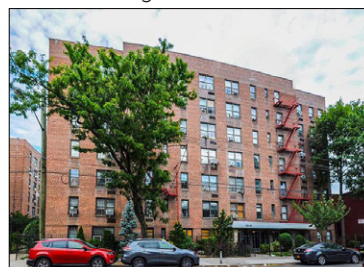
Recent Queens Transactions

Parker Towers



City: New York City
Buyer: Blackstone Group
Purchase Price: \$475 MM
Price per Unit: \$357,950

The Stoneridge



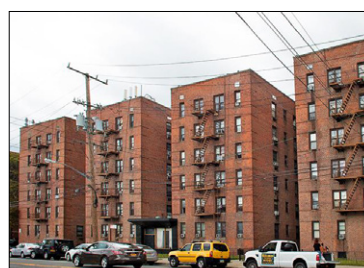
City: New York City
Buyer: A&E Real Estate Holdings
Purchase Price: \$51 MM
Price per Unit: \$283,889

Sanford Terrace



City: New York City
Buyer: A&E Real Estate Holdings
Purchase Price: \$40 MM
Price per Unit: \$320,635

29-32 Beach Channel Drive



City: New York City
Buyer: Coney Realty & Management
Purchase Price: \$19 MM
Price per Unit: \$178,505