

Astoria Rental Comps (New Construction)

RENT COMPARABLES

ADDRESS	LEASE START DATE	RENT (MO.)	UNIT SF	\$/SF	BED / BATH	UNIT MIX (RESIDENTIAL / COMMERCIAL)	NOTES
31-90 29th Street #6U, Astoria - Amara	Jul-26	\$	3,295	-	-	STUDIO	92 / 2 7-Story apartment building on Broadway between 29th & Crescent Street. Built in 2022.
31-90 29th Street #4I, Astoria - Amara	Jul-26	\$	4,150	-	-	1 / 1	92 / 2 7-Story apartment building on Broadway between 29th & Crescent Street. Built in 2022.
21-07 Astoria Blvd #6F, Astoria - Astoria Point	Apr-26	\$	3,150	358	\$ 106	STUDIO	68 / 2 11-Story apartment building on Astoria Boulevard between 21st & 22nd Street. Built in 2025.
21-07 Astoria Blvd #8B, Astoria - Astoria Point	Mar-26	\$	4,500	700	\$ 77	2 / 2	68 / 2 11-Story apartment building on Astoria Boulevard between 21st & 22nd Street. Built in 2025. Unit includes a 1,600-SF terrace.
21-07 Astoria Blvd #9A, Astoria - Astoria Point	Feb-26	\$	3,700	445	\$ 100	1 / 1	68 / 2 11-Story apartment building on Astoria Boulevard between 21st & 22nd Street. Built in 2025. Unit includes a 115-SF balcony.
28-16 21st Street #706, Astoria	Jul-25	\$	2,700	420	\$ 77	STUDIO	50 / 3 7-Story apartment building on the NW corner of 21st Street & 29th Avenue. Built in 2018.
31-90 29th Street #6O, Astoria - Amara	Apr-25	\$	6,150	1094	\$ 67	2 / 2	92 / 2 7-Story apartment building on Broadway between 29th & Crescent Street. Built in 2022.
31-57 31st Street #420, Astoria - Astoria Central	Mar-25	\$	2,856	426	\$ 80	STUDIO	114 / 3 7-Story apartment building on 31st Street between Broadway and 31st Avenue. Built in 2017.
31-57 31st Street #PHK, Astoria - Astoria Central	Feb-25	\$	5,250	965	\$ 65	2 / 2	114 / 3 7-Story apartment building on 31st Street between Broadway and 31st Avenue. Built in 2017.
Average				\$	82		