

**M.N.S**  
REAL ESTATE  
NYC

# QUEENS YEAR END REPORT



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# INTRODUCTION

WE ARE PROUD TO PRESENT MNS' TENTH ANNUAL  
YEAR END REPORT



MNS is proud to present our tenth annual Year End Report for Queens, the summation of a year's worth of data collected from our monthly Queens Rental Market Reports. We hope you find this report useful in determining the rental trends present in Queens' major neighborhoods, as well as the overall climate of the Queens rental market.

Compared to last year, the average rental prices in Queens for 2025 increased by 4.35%, from \$2,875 in 2024 to \$3,000 this past year. Studio rental prices are up by 5.91% year-over-year, from \$2,329 to \$2,467. The average rental price for one-bedroom units are up by 4.22%, from \$2,774 in 2024 to \$2,891 in 2025. The average rental price for two-bedroom units increased by 3.41%, from \$3,520 to \$3,641.

## Growth and Borough Trends

Astoria saw their average rents increase the most this past year, at 8.13%. Not far behind was Rego Park at 7.51%, and Ridgewood with an increase of 6.71%.



# NOTABLE TRENDS

## QUEENS RENTS: 2024 VS. 2025

TYPE	2024*	2025	CHANGE
Studios	\$2,329	\$2,467	↑ 5.91%
One bedrooms	\$2,774	\$2,891	↑ 4.22%
Two bedrooms	\$3,520	\$3,641	↑ 3.41%

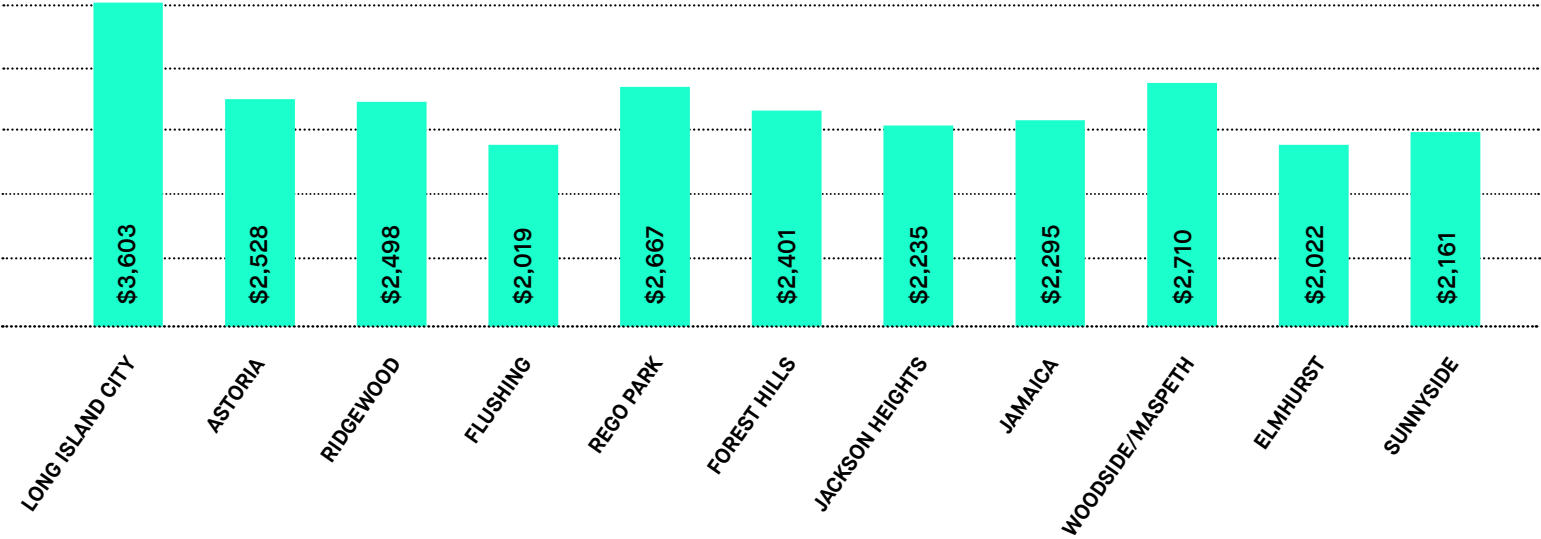
\*2024 average adjusted from previous report to include the full 12-months of newly covered areas: Elmhurst, Sunnyside, Woodside/Maspeth

# MEAN RENTAL PRICES

2025 MEAN QUEENS RENTAL PRICES

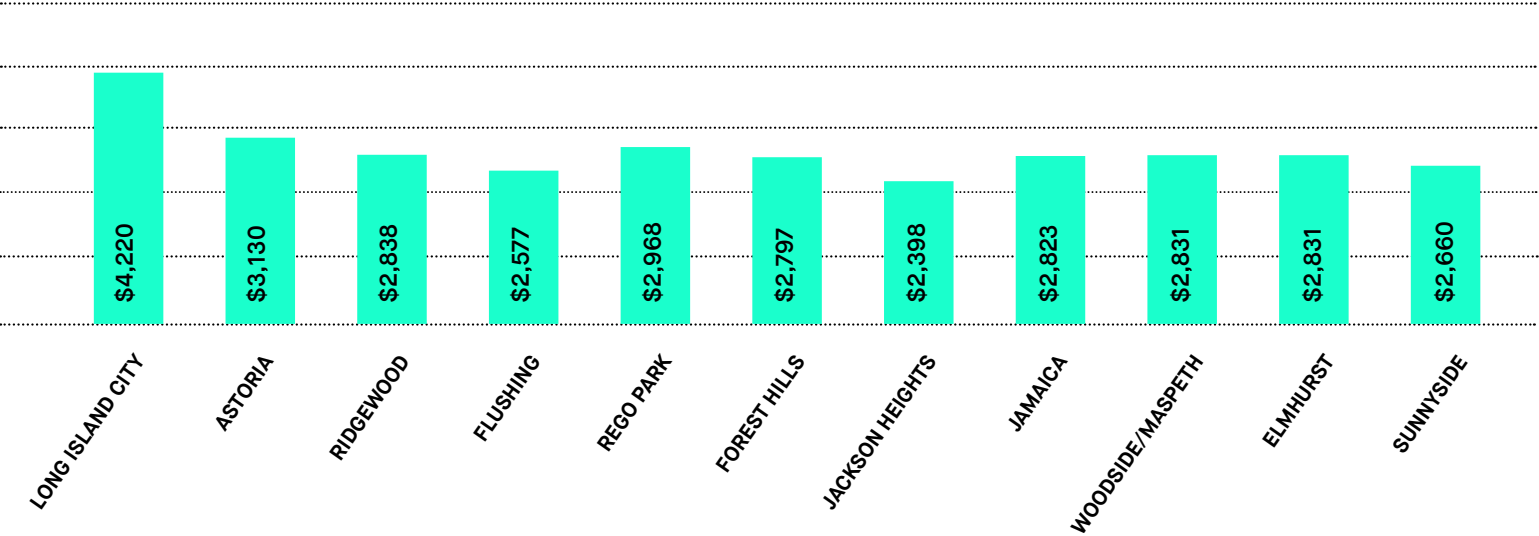
TYPE	PRICE
Studios	\$2,467
One bedrooms	\$2,891
Two bedrooms	\$3,641

2025 MEAN STUDIO RENTAL PRICES

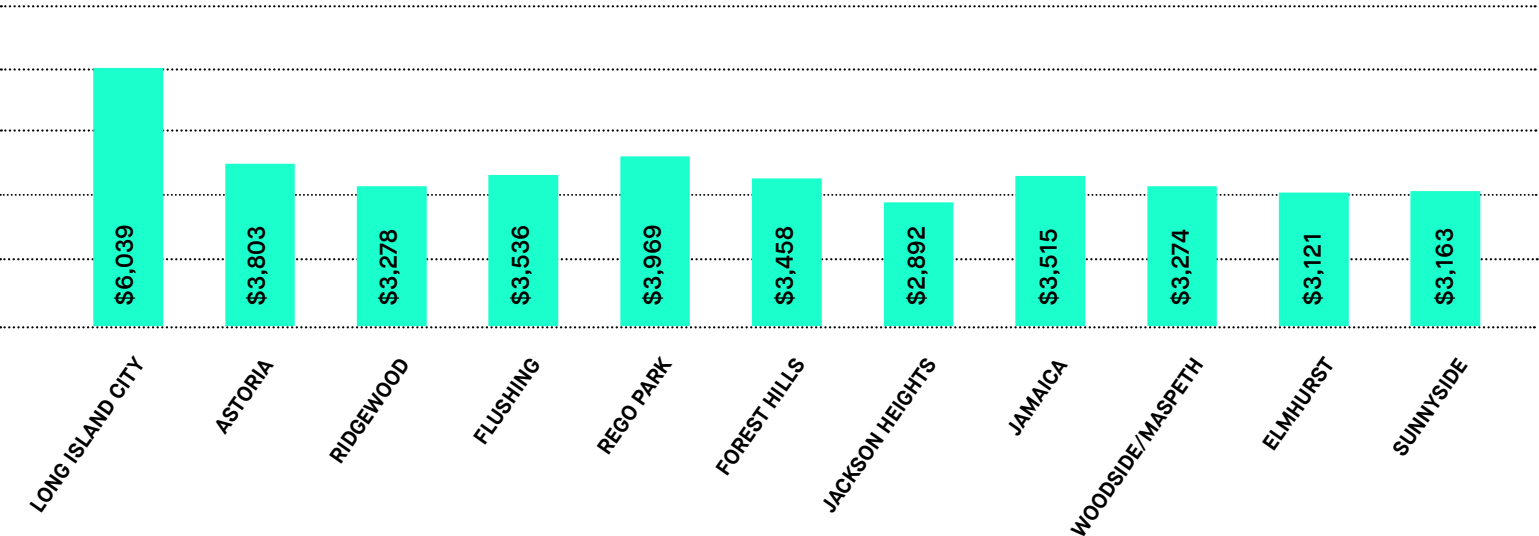


# MEAN RENTAL PRICES

2025 MEAN ONE BEDROOM RENTAL PRICES



2025 MEAN 2 BEDROOM RENTAL PRICES



# QUEENS PRICE TRENDS

## PRICE CHANGES

ASTORIA

Price changes of 2025\*

TYPE	
Studios	↑ 2.54%
One bedrooms	↑ 11.80%
Two bedrooms	↑ 9.12%

FLUSHING

Price changes of 2025\*

TYPE	
Studios	↑ 11.85%
One bedrooms	↑ 0.73%
Two bedrooms	↑ 1.34%

\*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

# QUEENS PRICE TRENDS

## PRICE CHANGES

FOREST HILLS

Price changes of 2025\*

TYPE	
Studios	↑ 10.79%
One bedrooms	↑ 7.14%
Two bedrooms	↑ 3.09%

JACKSON HEIGHTS

Price changes of 2025\*

TYPE	
Studios	↑ 12.54%
One bedrooms	↑ 1.34%
Two bedrooms	↓ 4.22%

\*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

# QUEENS PRICE TRENDS

## PRICE CHANGES

JAMAICA

Price changes of 2025\*

TYPE	
Studios	↓ 0.02%
One bedrooms	↑ 0.75%
Two bedrooms	↑ 0.78%

LONG ISLAND CITY

Price changes of 2025\*

TYPE	
Studios	↑ 5.37%
One bedrooms	↑ 2.18%
Two bedrooms	↑ 3.59%

\*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.



# QUEENS PRICE TRENDS

## PRICE CHANGES

REGO PARK	Price changes of 2025*
TYPE	
Studios	↑ 4.37%
One bedrooms	↓ 0.05%
Two bedrooms	↑ 16.45%

RIDGEWOOD	Price changes of 2025*
TYPE	
Studios	↑ 11.01%
One bedrooms	↑ 4.84%
Two bedrooms	↑ 5.24%

\*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

# QUEENS PRICE TRENDS

## PRICE CHANGES

ELMHURST	Price changes of 2024-2025*
TYPE	
Studios	↓ 2.41%
One bedrooms	↑ 11.74%
Two bedrooms	↑ 4.85%

SUNNYSIDE	Price changes of 2024-2025*
TYPE	
Studios	↑ 5.45%
One bedrooms	↑ 2.86%
Two bedrooms	↓ 3.65%

\*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

# QUEENS PRICE TRENDS

## PRICE CHANGES

WOODSIDE/MASPETH		Price changes of 2024-2025*
TYPE		
Studios		↑ 5.90%
One bedrooms		↑ 5.13%
Two bedrooms		↓ 0.13%

\*This figure represents the percentage change in the total average pricing from 2024 to 2025 for each unit type.

# QUEENS PRICE TRENDS

## AVERAGE PRICES

### AVERAGE PRICES OVER THE YEAR

ASTORIA	\$3,153	JACKSON HEIGHTS	\$2,508	RIDGEWOOD	\$2,871
ELMHURST	\$2,566	JAMAICA	\$2,878	SUNNYSIDE	\$2,661
FLUSHING	\$2,711	LONG ISLAND CITY	\$4,621	WOODSIDE/MASPETH	\$2,938
FOREST HILLS	\$2,885	REGO PARK	\$3,201		

\*Note: Newly added areas compare the May-Dec 2024 vs 2025 price change. The 2025 annual report will include the full calendar year.

# THE REPORT EXPLAINED

**THE QUEENS RENTAL MARKET REPORT IS THE ONLY REPORT THAT COMPARES FLUCTUATION IN THE CITY'S RENTAL DATA ON A MONTHLY BASIS. IT IS AN ESSENTIAL TOOL FOR POTENTIAL RENTERS SEEKING TRANSPARENCY IN THE NYC APARTMENT MARKET AND A BENCHMARK FOR LANDLORDS TO EFFICIENTLY AND FAIRLY ADJUST INDIVIDUAL PROPERTY RENTS IN QUEENS.**

The Queens Rental Market Report is based on data cross-sectioned from over 10,000 currently available listings priced under \$10,000, with ultra-luxury property omitted to obtain a true monthly rental average. Our data is aggregated from the MNS proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR.com) and R.O.L.E.X. (Real Plus).

Author MNS has been helping Queens landlords and renters navigate the rental market since 1999. From large companies to individuals, MNS tailors services to meet your needs. Contact us today to see how we can help. Contact Us Now at 718.222.0211

Note All market data is collected and compiled by MNS' marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it may be subject to errors, omissions, changes or withdrawal without notice. If you would like to republish this report on the web, please be sure to source it as the "Queens Rental Market Report" with a link back to its original location.

[HTTP://WWW.MNS.COM/QUEENS\\_YEAR\\_END\\_MARKET\\_REPORT\\_2025](http://www.mns.com/queens_year_end_market_report_2025)

THANK YOU

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