

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

**QUEENS**  
**RENTAL MARKET REPORT**

**MAY 2025**



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# AVERAGE RENT

THE AVERAGE RENT IN QUEENS  
HAS DECREASED THIS MONTH.

QUEENS

↓0.41%  
CHANGE

\$2,960  
APRIL 2025

\$2,948  
MAY 2025

# A QUICK LOOK

## QUEENS

Through May, the average rental price in Queens decreased by 0.41%, from \$2,960 to \$2,948. The average rental price for a studio decreased by 0.83%, from \$2,415 to \$2,395. The average rental price for a one-bedroom unit decreased by 0.80%, from \$2,862 to \$2,840. The average rental price for a two-bedroom unit increased by 0.17%, from \$3,602 to \$3,608.

Out of the eleven neighborhoods tracked by this report, four saw their average rental prices increase month-over-month. The remaining areas decreased this month.

Long Island City: -1.51%	Jackson Heights: -1.02%
Astoria: +1.69%	Jamaica: +1.22%
Ridgewood: -0.56%	Woodside/Maspeth: -0.81%
Flushing: +1.22%	Elmhurst: +0.85%
Rego Park: -2.33%	Sunnyside: -1.04%
Forest Hills: -1.40%	

The most expensive studio, one-bedroom and two-bedroom units by average price were all in Long Island City, while the most affordable studio units were in Flushing. The most affordable one and two-bedroom units were in Jackson Heights.

Year-over-year, studio, one-bedroom and two-bedroom rental prices are up by 4.24%, 1.94%, and 2.12%, respectively, with an overall increase of 2.63%.

# NOTABLE TRENDS

QUEENS

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Long Island City \$3,643	Flushing \$1,930
One bedrooms	Long Island City \$4,316	Jackson Heights \$2,249
Two bedrooms	Long Island City \$6,041	Jackson Heights \$2,927

# WHERE PRICES DECREASED



**LONG ISLAND CITY**

One-Bedroom	-1.6%
Two-Bedroom	-2.6%

**ASTORIA**

Two-Bedroom	-1.3%
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**RIDGEWOOD**

Studios	-6.6%
Two-Bedroom	-0.8%

**FLUSHING**

One-Bedroom	-5.4%
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**REGO PARK**

Studios	-1.8%
One-Bedroom	-5.4%
Two-Bedroom	-0.4%

**FOREST HILLS**

Studios	-10.3%
One-Bedroom	-6.5%

**JACKSON HEIGHTS**

One-Bedroom	-2.6%
Two-Bedroom	-3.5%

**JAMAICA**

Studios	-2.8%
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**WOODSIDE / MASPETH**

Studios	-5.9%
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**ELMHURST**

One-Bedroom	-2.1%
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**SUNNYSIDE**

Two-Bedroom	-4.4%
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# WHERE PRICES INCREASED



**LONG ISLAND CITY**

Studios                    0.4%

**ASTORIA**

Studios                    4.0%  
One-Bedroom            3.4%

**RIDGEWOOD**

One-Bedroom            5.4%

**FLUSHING**

Studios                    11.6%  
Two-Bedroom            1.1%

**FOREST HILLS**

Two-Bedroom            9.6%

**JACKSON HEIGHTS**

Studios                    4.4%

**JAMAICA**

One-Bedroom            4.9%  
Two-Bedroom            1.1%

**WOODSIDE / MASPETH**

One-Bedroom            0.4%  
Two-Bedroom            2.6%

**ELMHURST**

Studios                    2.3%  
Two-Bedroom            2.3%

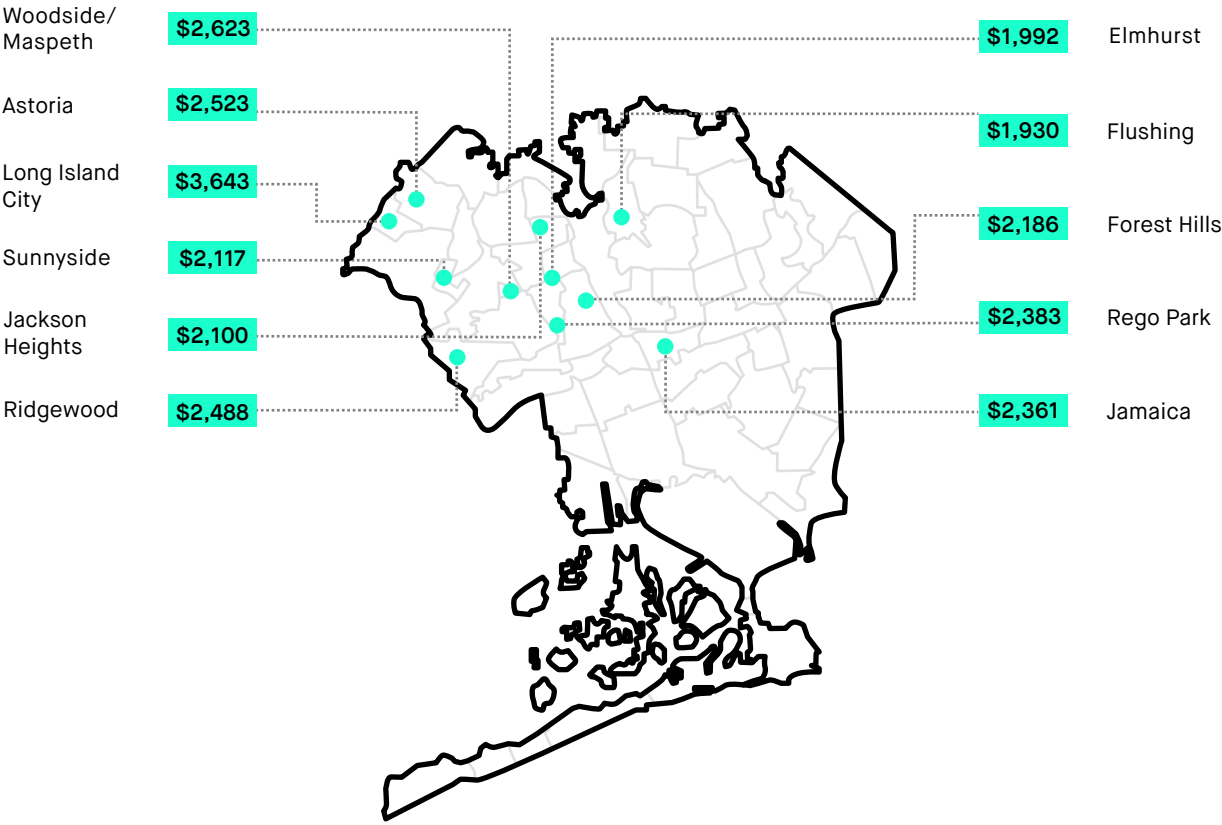
**SUNNYSIDE**

Studios                    1.8%  
One-Bedroom            0.7%



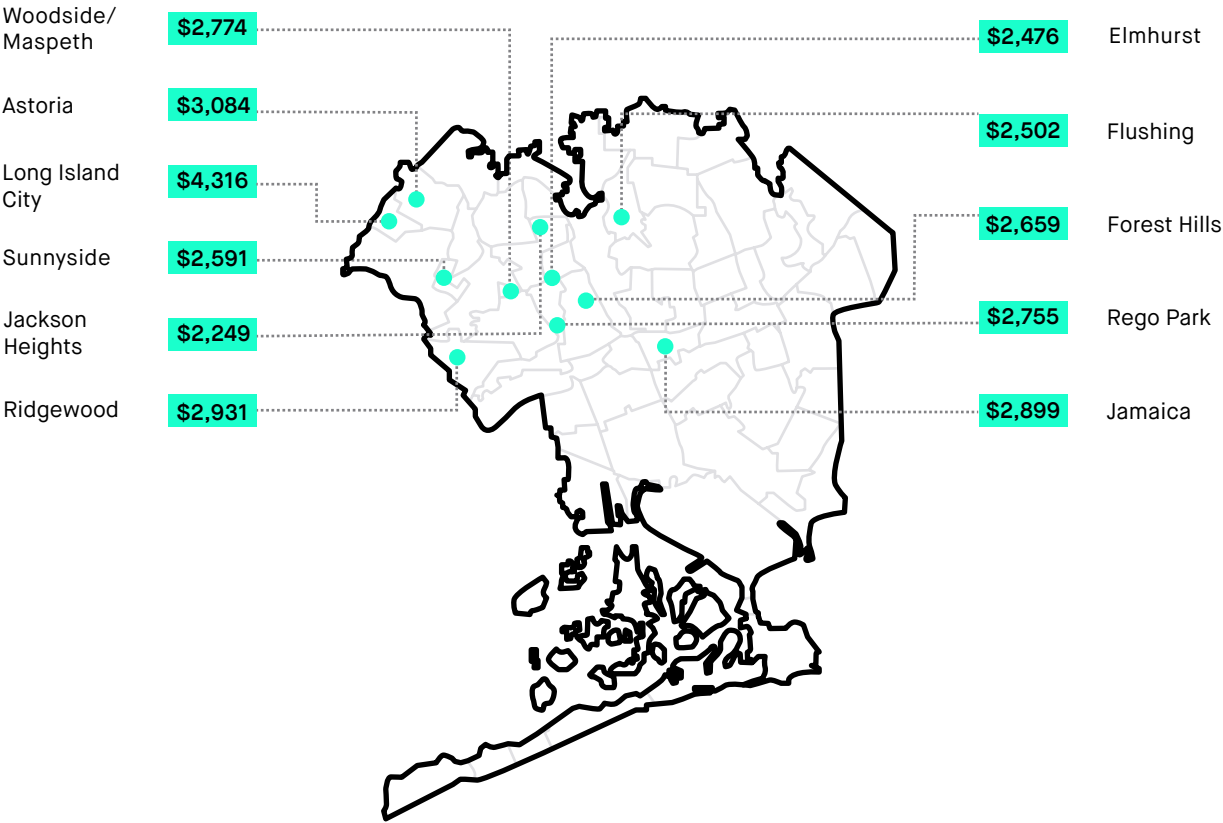
# QUEENS AVERAGE PRICE

## STUDIOS



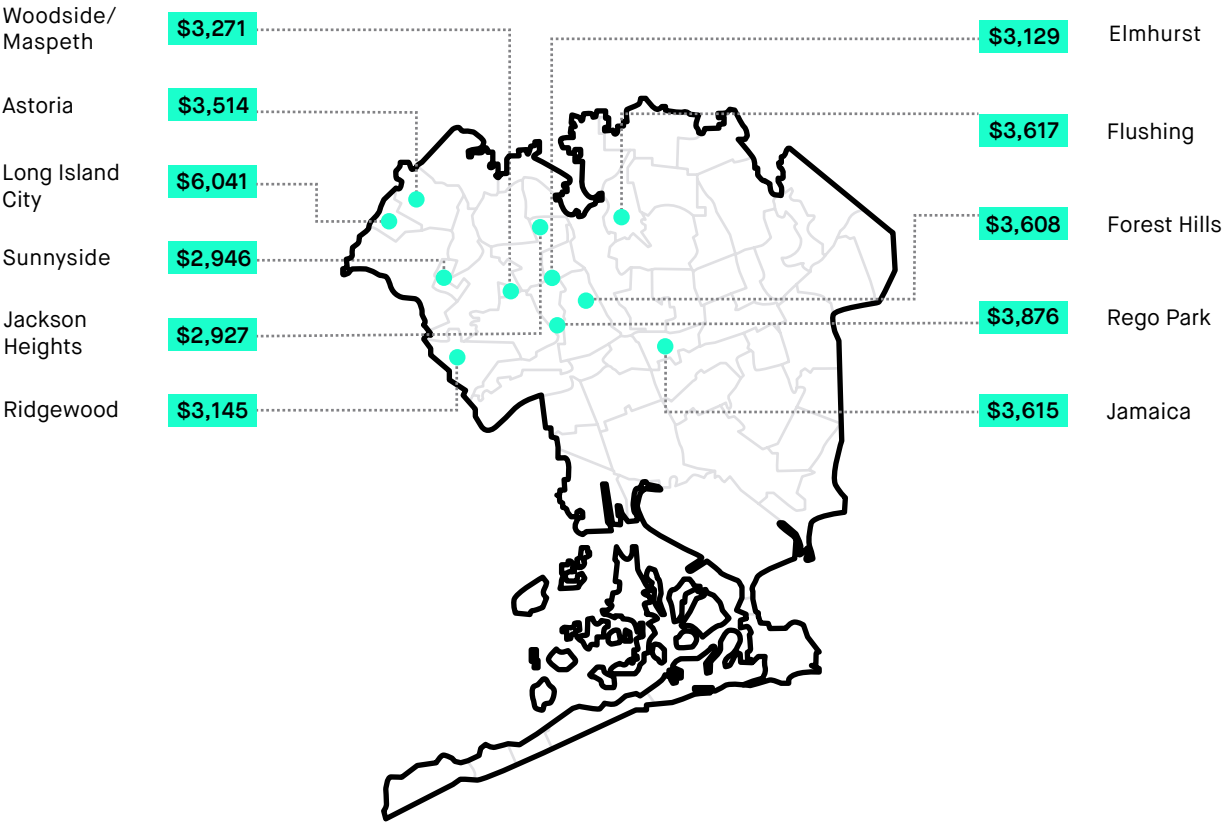
# QUEENS AVERAGE PRICE

## 1 BEDROOM



# QUEENS AVERAGE PRICE

## 2 BEDROOM



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

ASTORIA	↑ 4.65%	JACKSON HEIGHTS	↓ 1.53%	RIDGEWOOD	↑ 6.68%
ELMHURST	↓ 0.1%	JAMAICA	↑ 2.78%	SUNNYSIDE	↓ 2.2%
FLUSHING	↑ 1.98%	LONG ISLAND CITY	↑ 3.27%	WOODSIDE/MASPETH	↑ 11.7%
FOREST HILLS	↑ 1.29%	REGO PARK	↓ 0.17%		

# PRICE CHANGES

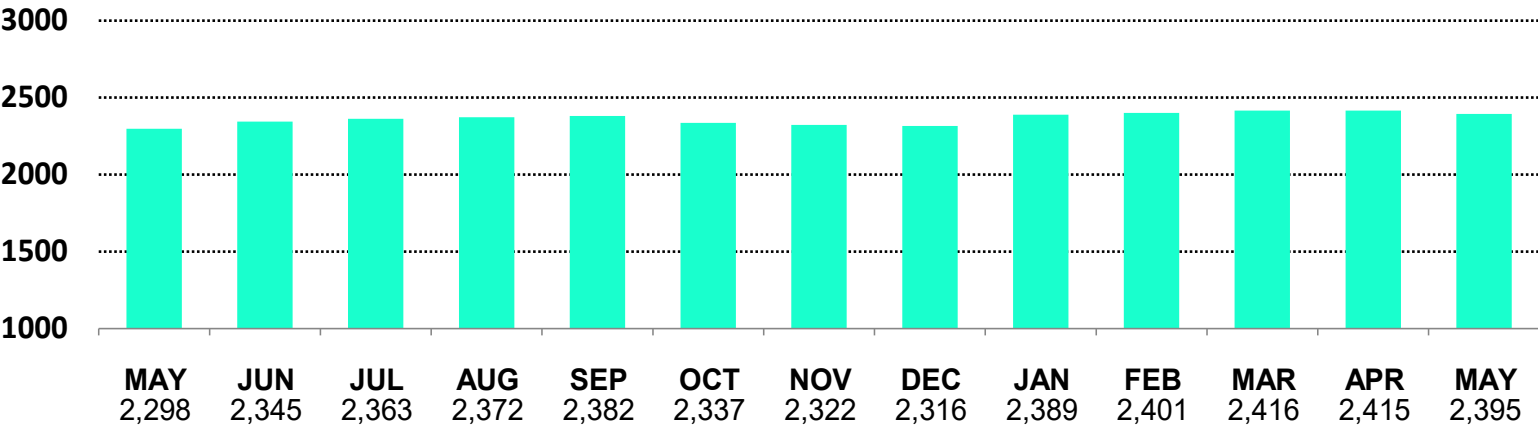
QUEENS RENTS:  
MAY 2024 VS. MAY 2025

## PRICE CHANGES

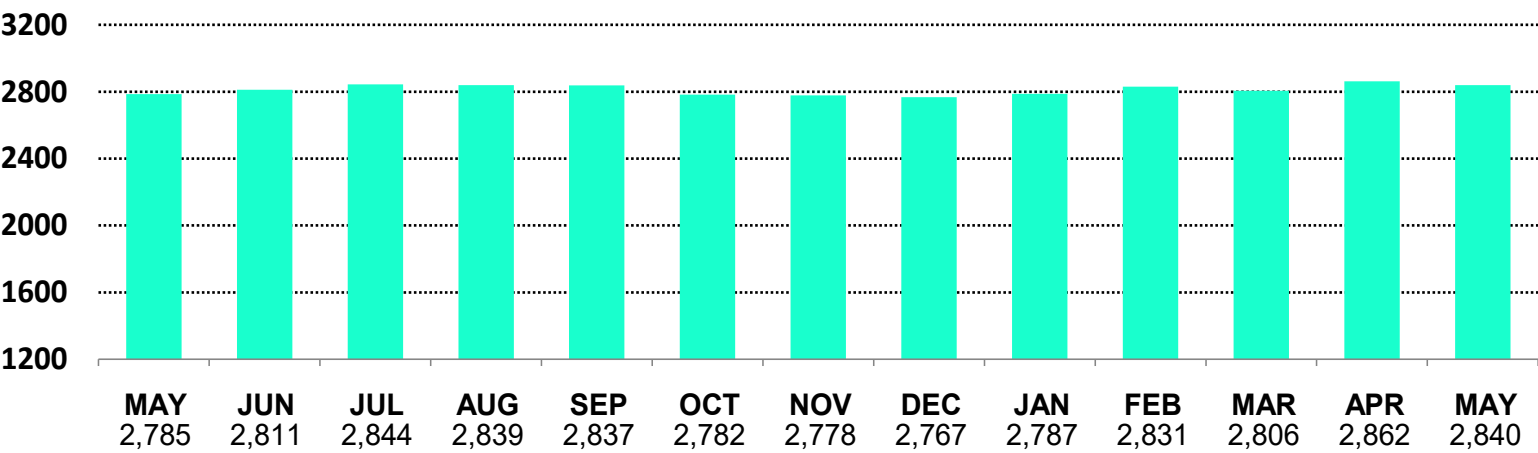
TYPE	MAY 2024	MAY 2025	CHANGE
Studios	\$2,298	\$2,395	↑ 4.24%
One bedrooms	\$2,785	\$2,840	↑ 1.94%
Two bedrooms	\$3,533	\$3,608	↑ 2.12%

# PRICE TRENDS: QUEENS

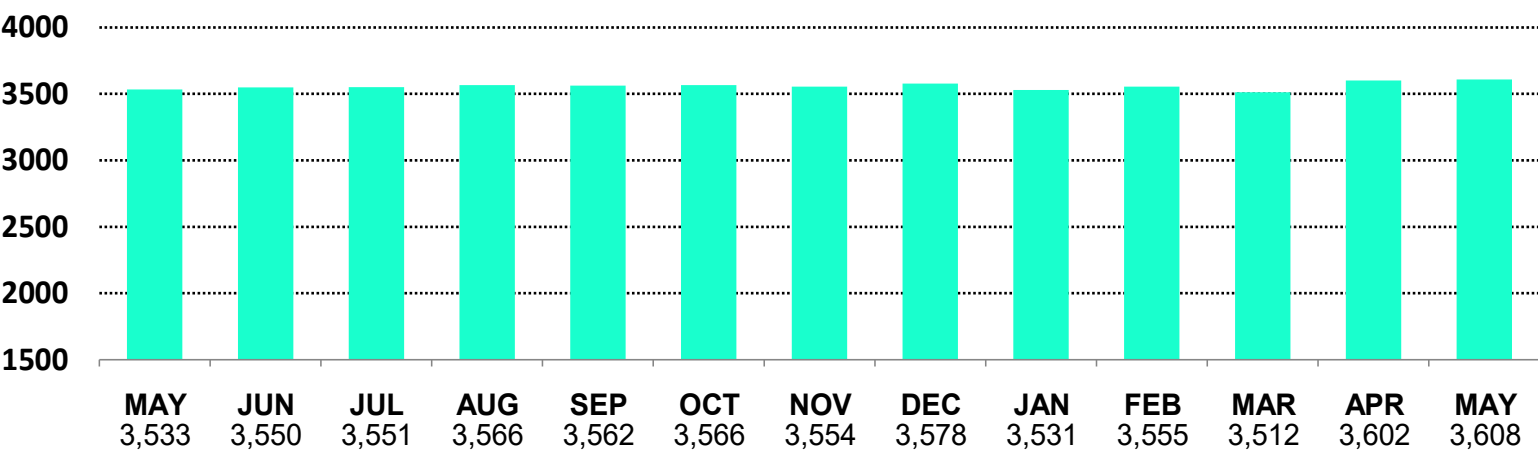
QUEENS STUDIO PRICE TRENDS OVER 13 MONTHS



QUEENS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



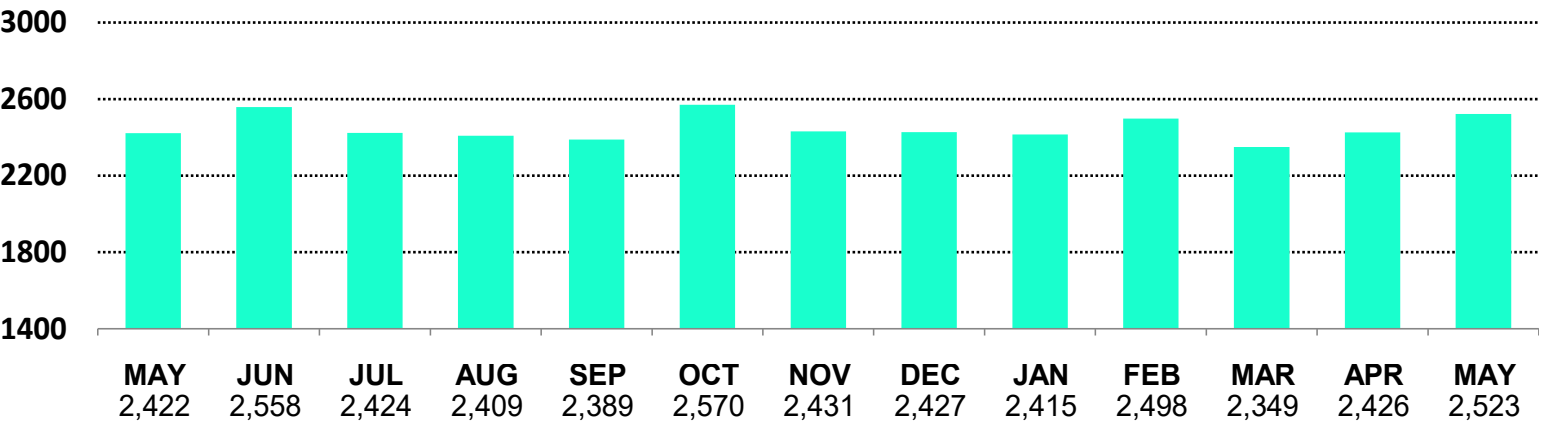
QUEENS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



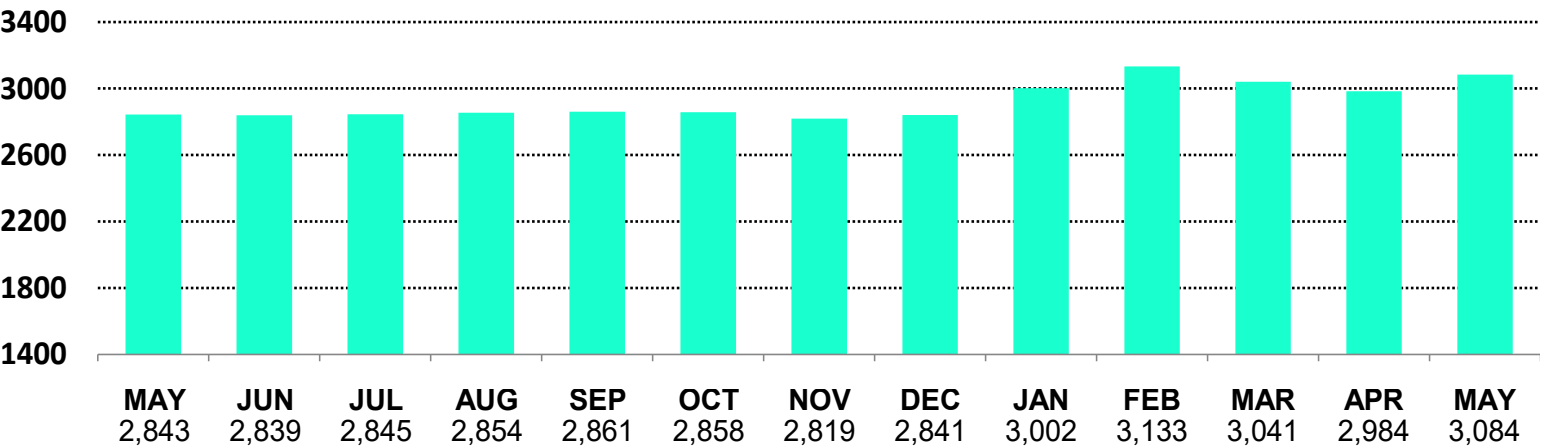
# PRICE TRENDS: ASTORIA

THROUGH MAY, THE AVERAGE RENTAL PRICE IN ASTORIA  
INCREASED BY 1.69%.

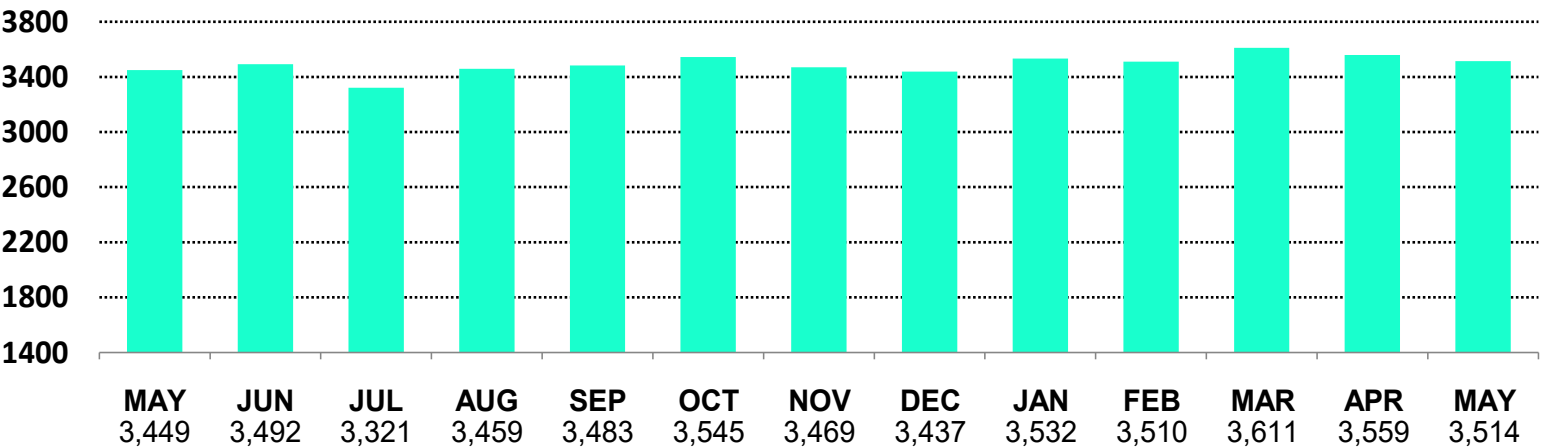
ASTORIA STUDIO PRICE TRENDS OVER 13 MONTHS



ASTORIA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



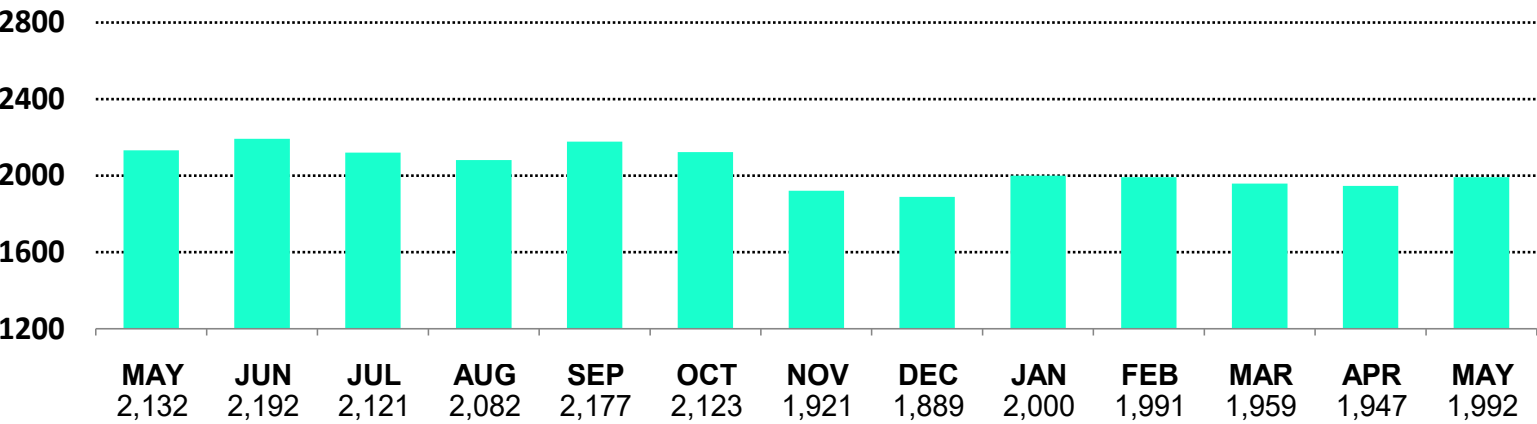
ASTORIA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



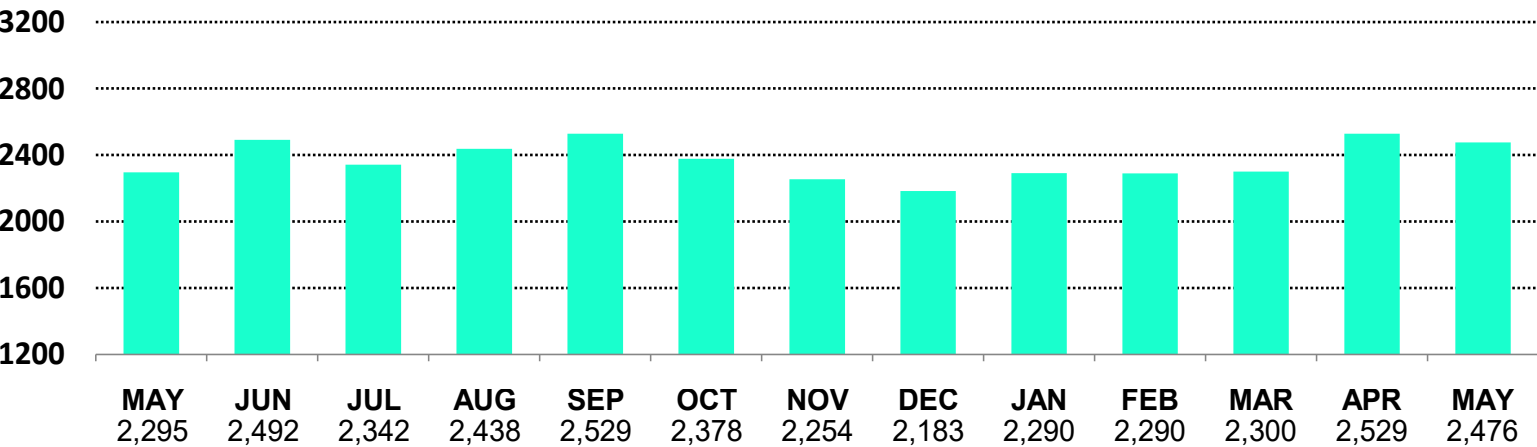
# PRICE TRENDS: ELMHURST

THE AVERAGE RENTAL PRICE IN ELMHURST SLIGHTLY INCREASED BY JUST 0.85% SINCE LAST MONTH.

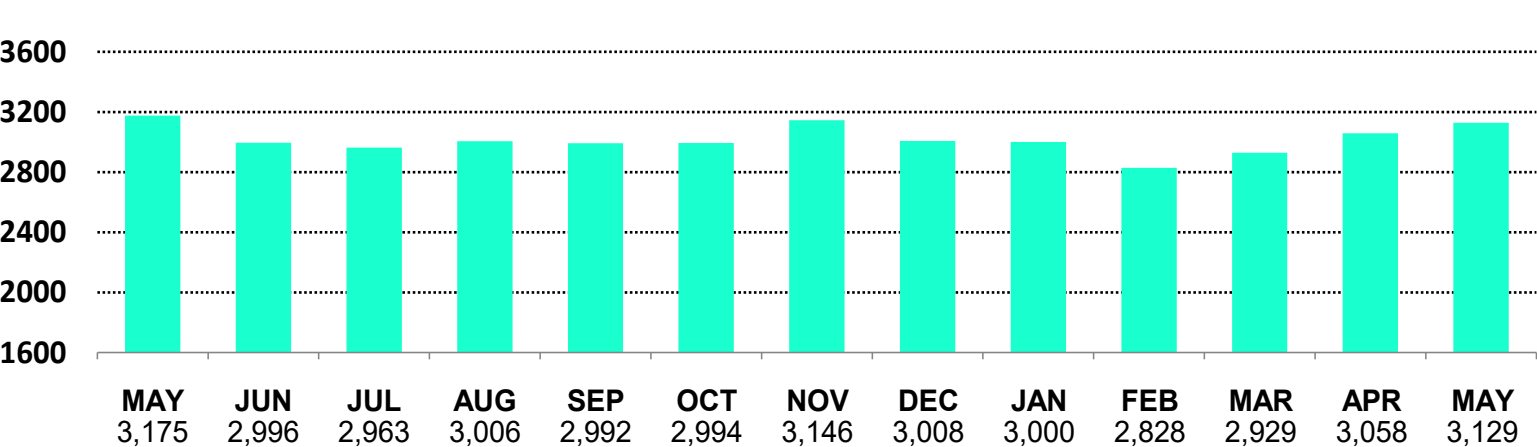
ELMHURST STUDIO PRICE TRENDS OVER 13 MONTHS



ELMHURST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



ELMHURST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

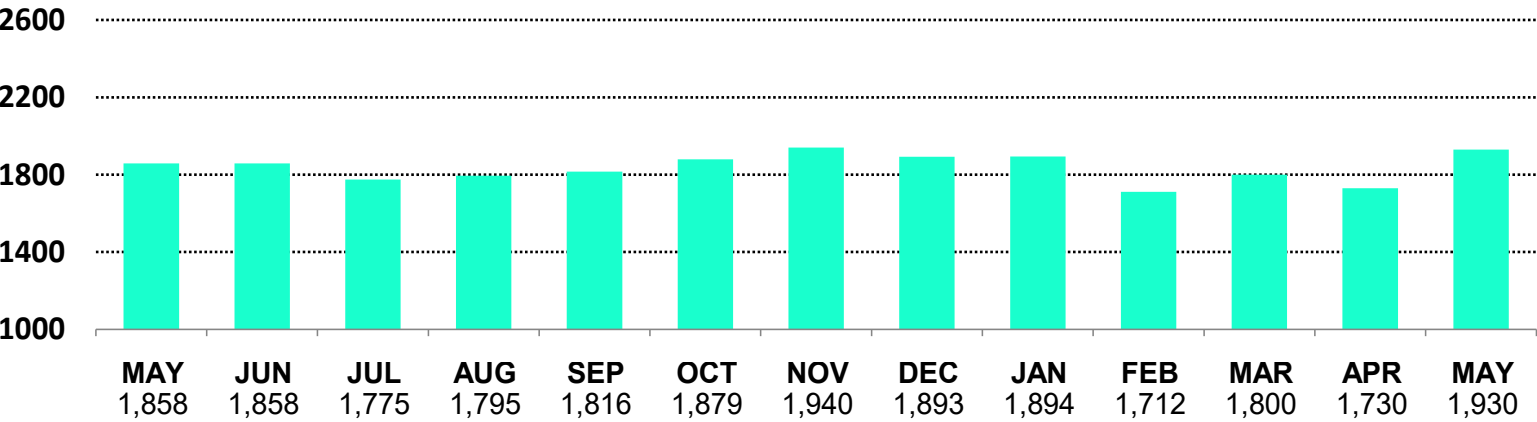




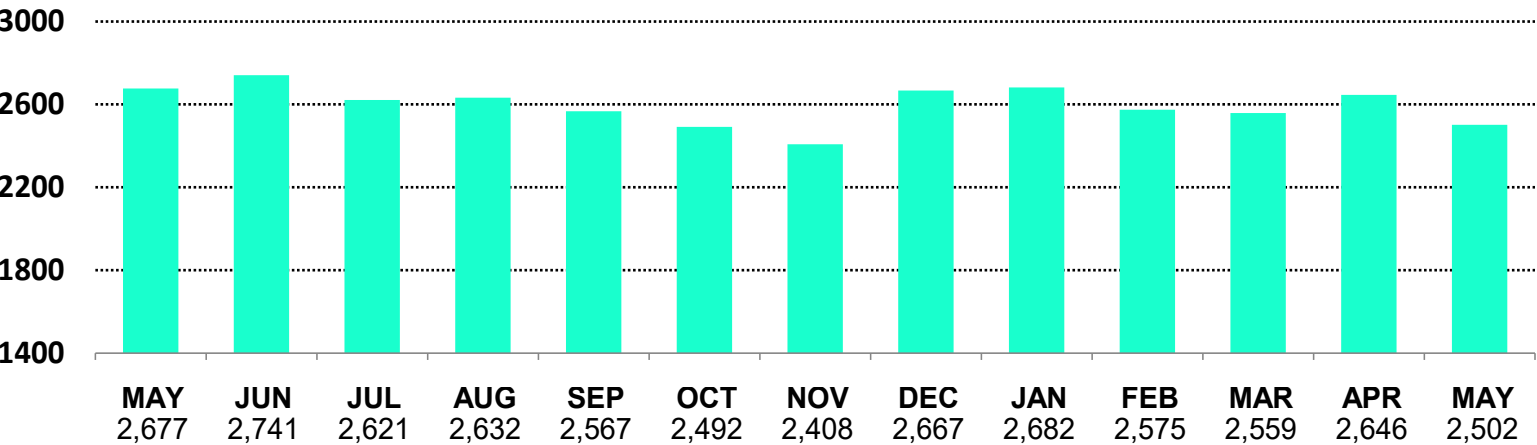
# PRICE TRENDS: FLUSHING

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN  
FLUSHING INCREASED BY 1.22%.

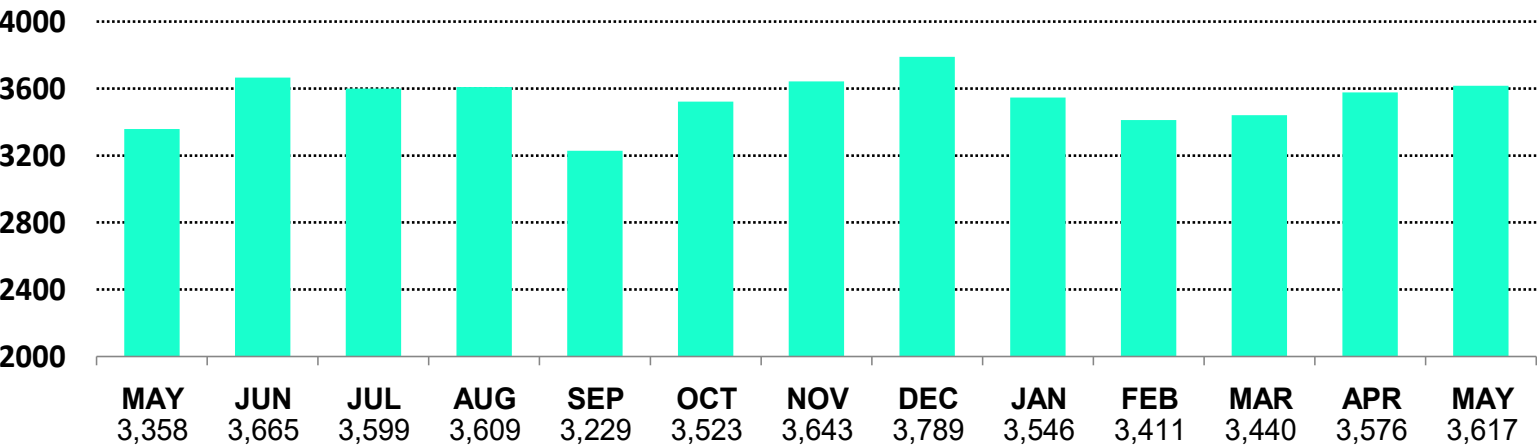
FLUSHING STUDIO PRICE TRENDS OVER 13 MONTHS



FLUSHING ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



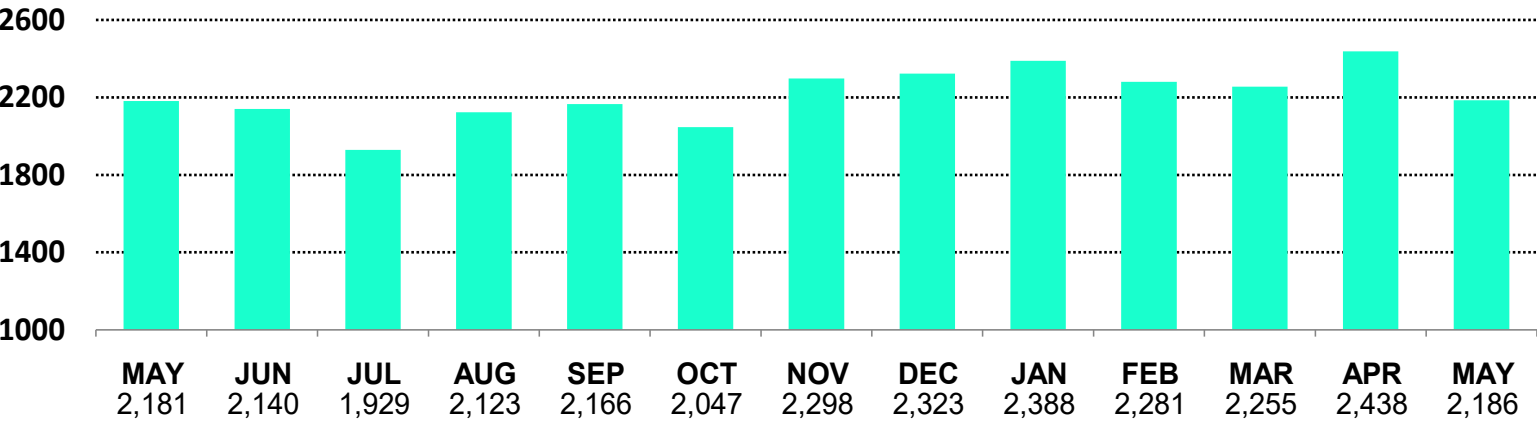
FLUSHING TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



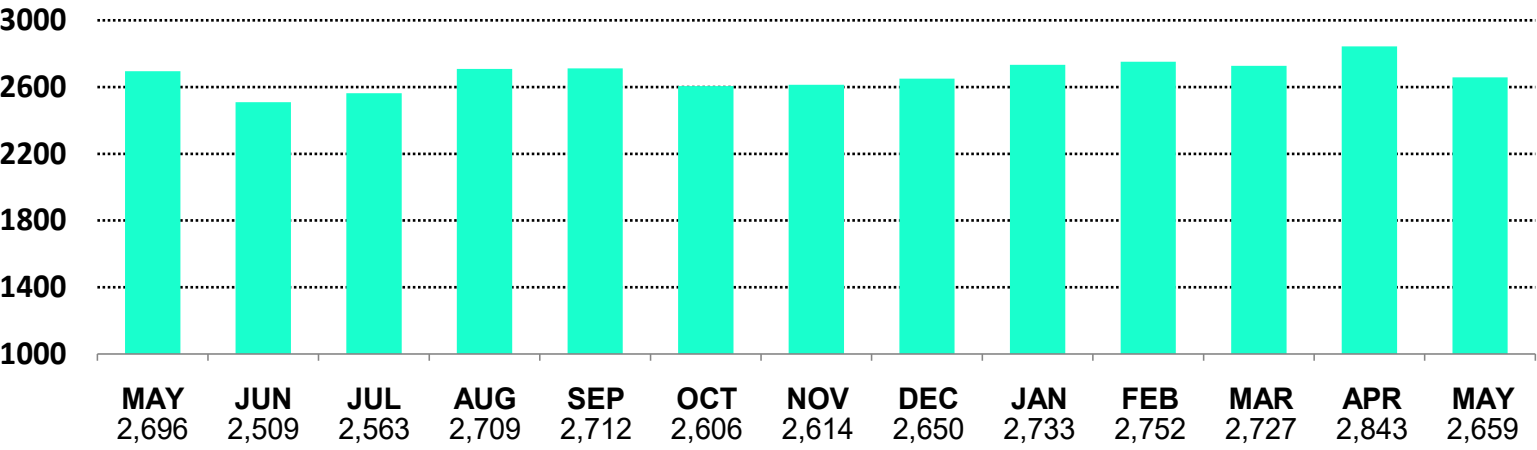
# PRICE TRENDS: FOREST HILLS

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FOREST HILLS DECREASED BY 1.40%.

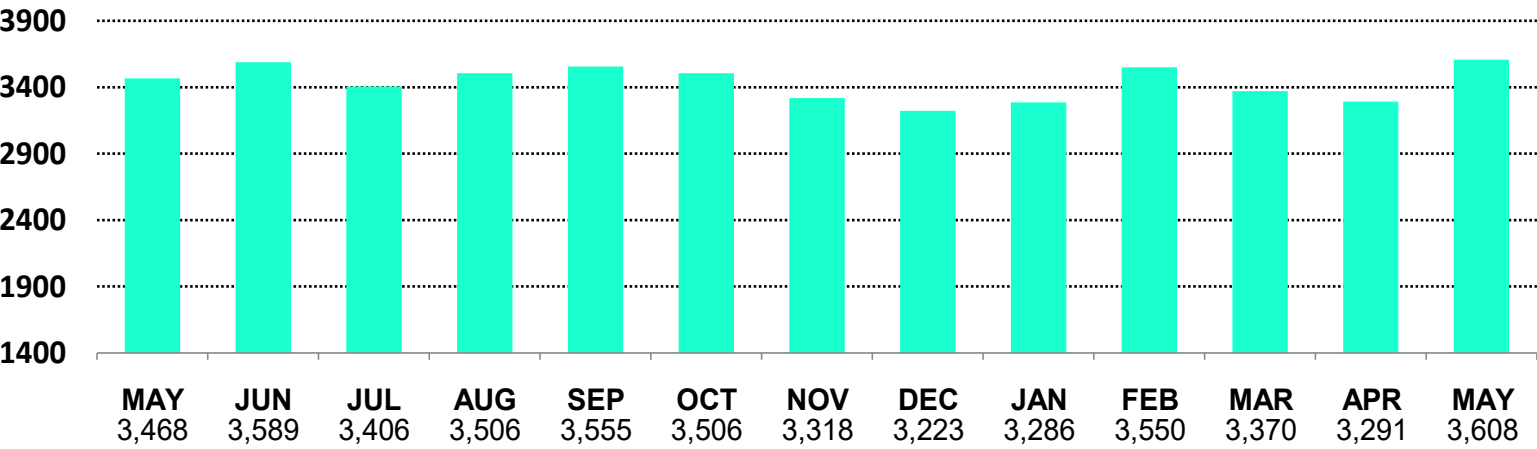
FOREST HILLS STUDIO PRICE TRENDS OVER 13 MONTHS



FOREST HILLS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



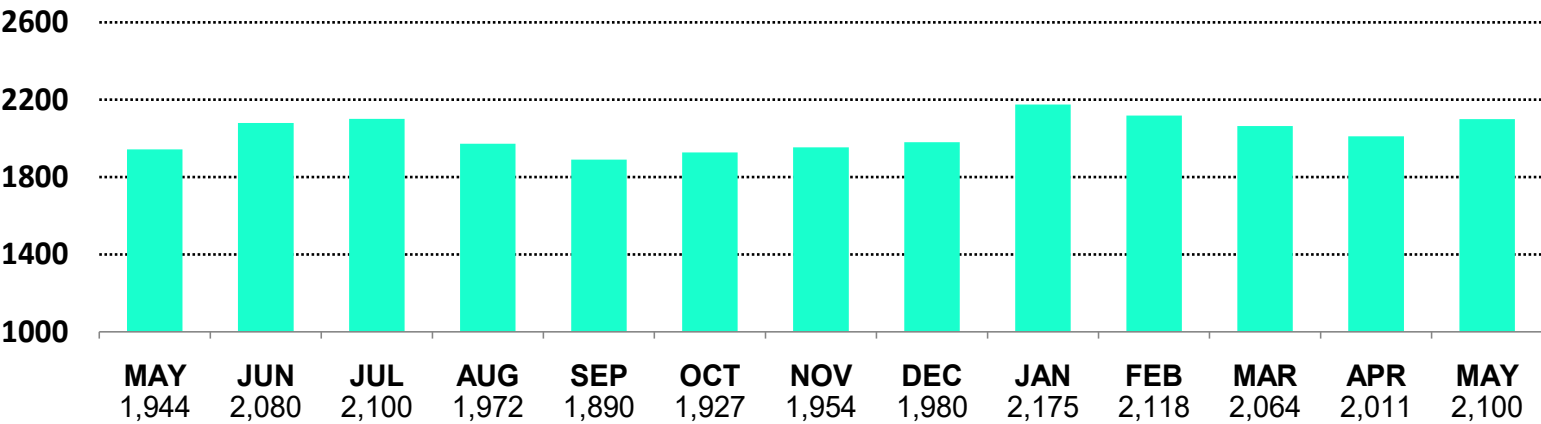
FOREST HILLS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



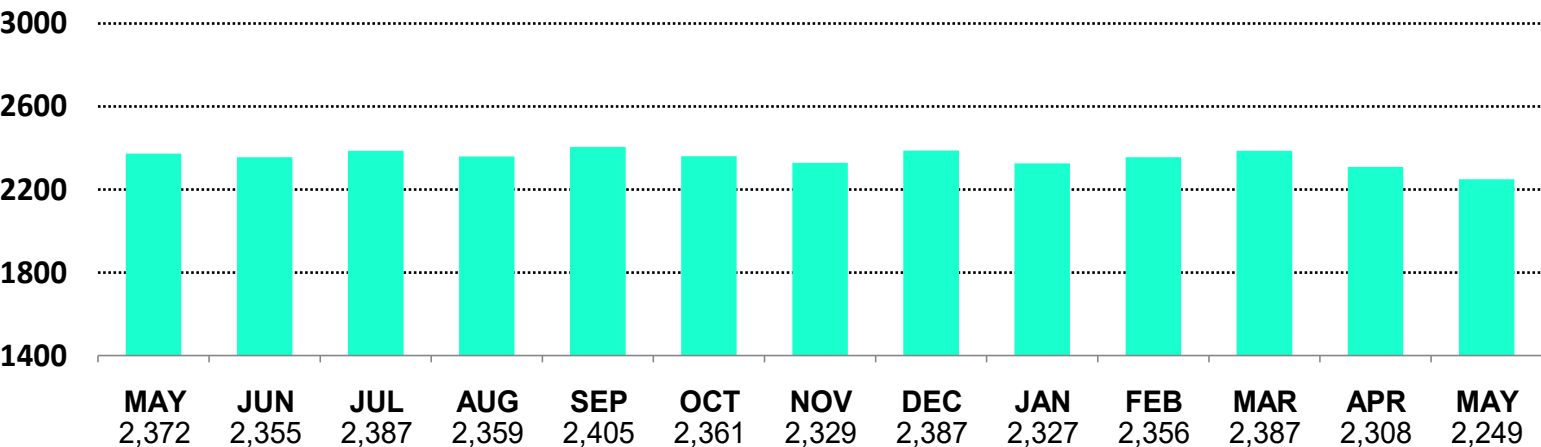
# PRICE TRENDS: JACKSON HEIGHTS

THROUGH MAY, THE AVERAGE RENTAL PRICE IN JACKSON HEIGHTS DECREASED BY 1.02%.

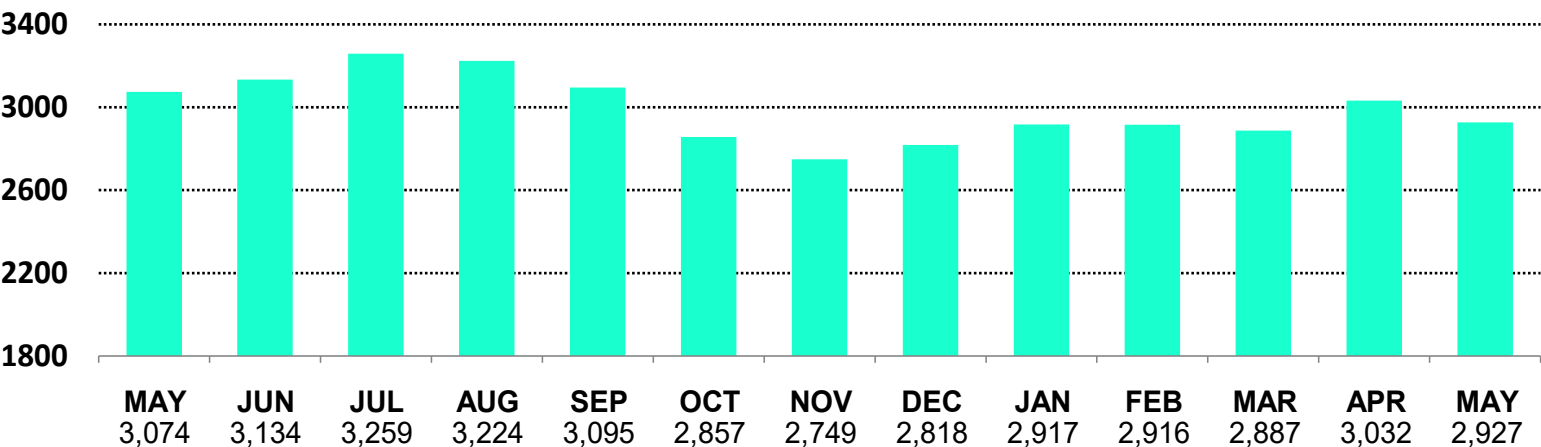
JACKSON HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



JACKSON HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



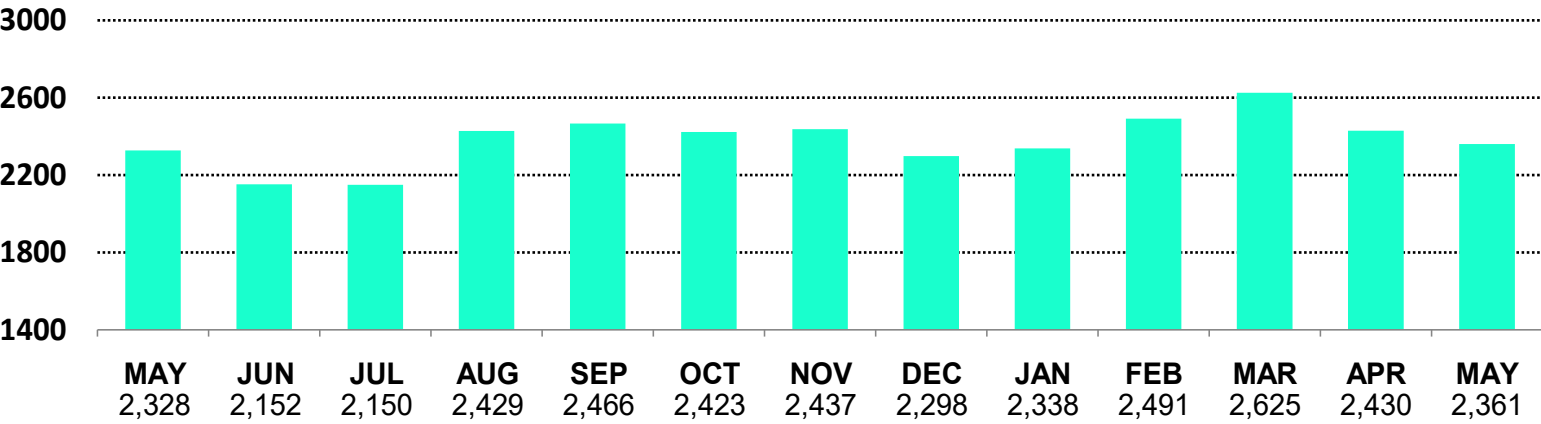
JACKSON HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



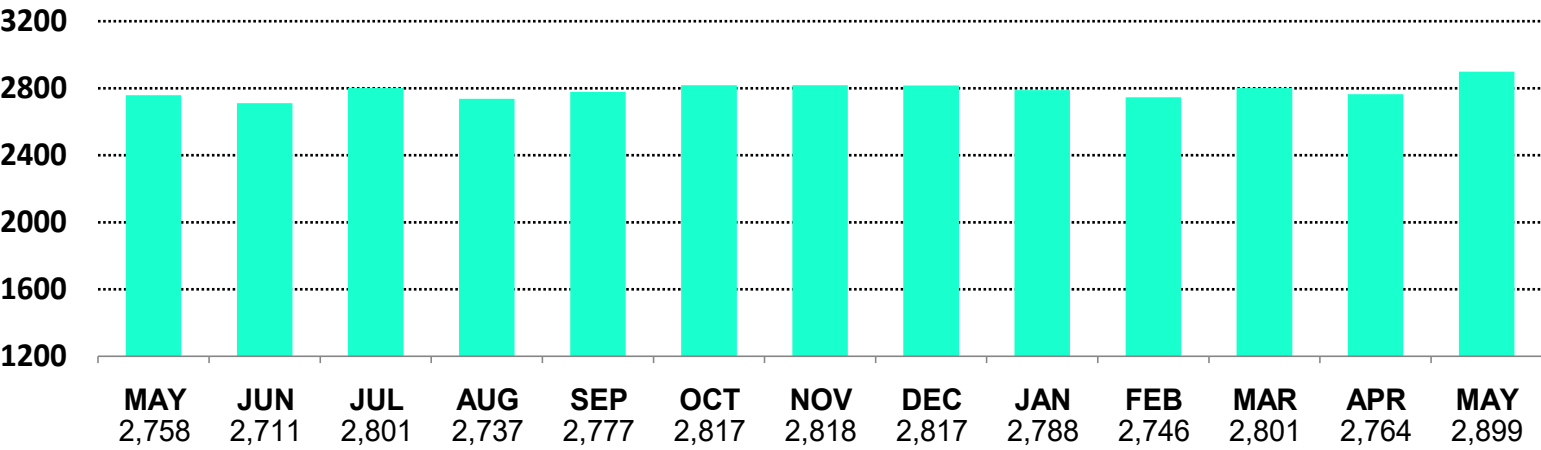
# PRICE TRENDS: JAMAICA

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN JAMAICA INCREASED BY 1.22%.

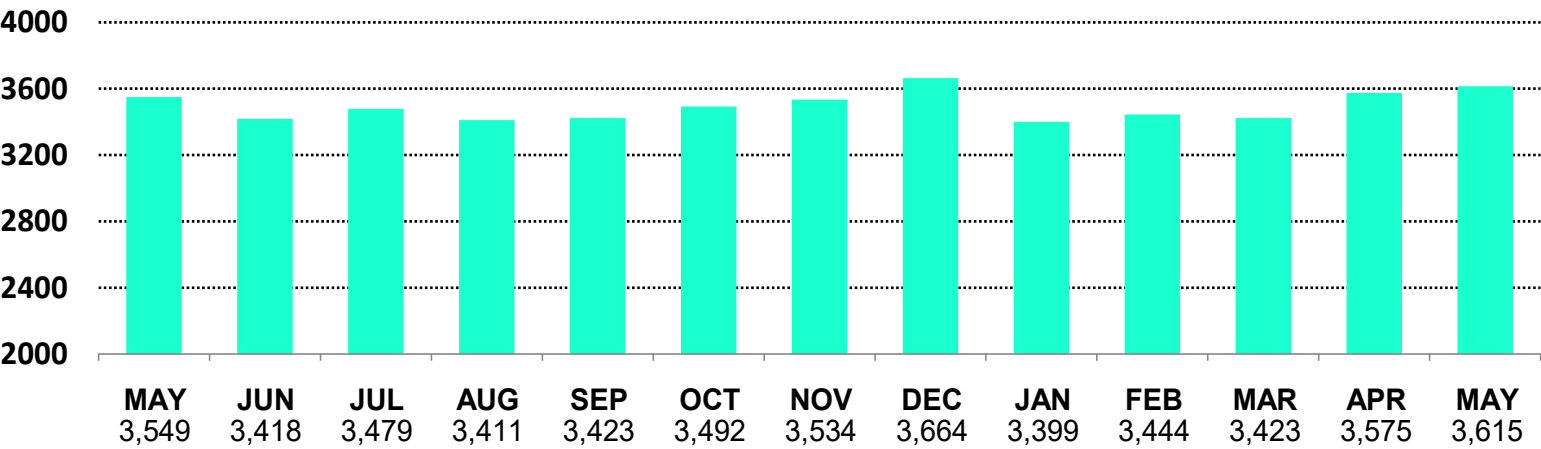
JAMAICA STUDIO PRICE TRENDS OVER 13 MONTHS



JAMAICA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



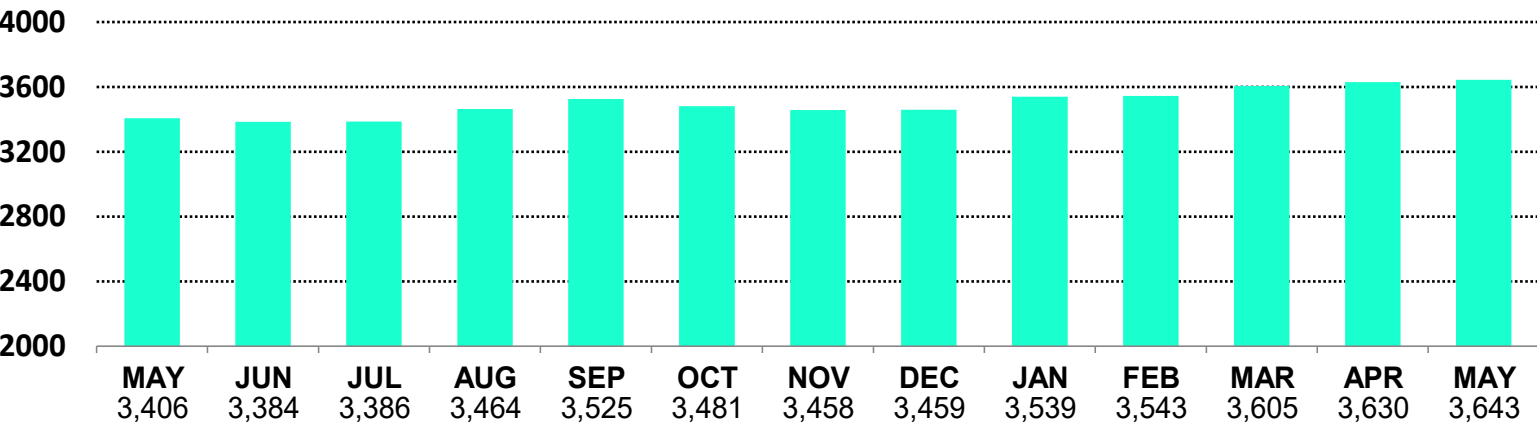
JAMAICA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



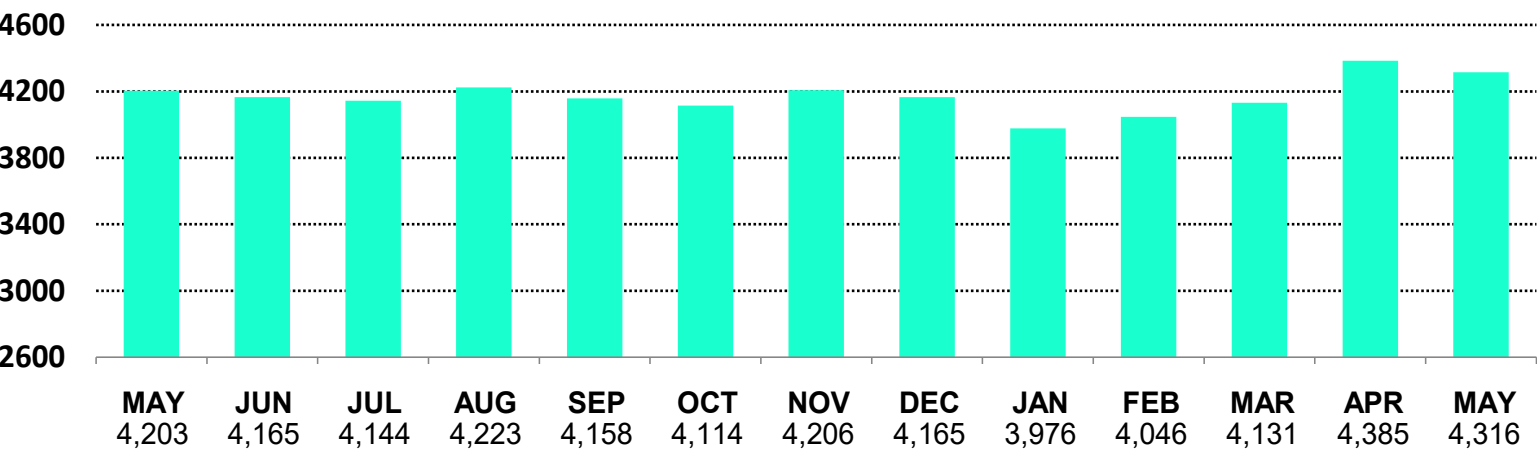
# PRICE TRENDS: LONG ISLAND CITY

THE AVERAGE RENTAL PRICE IN LONG ISLAND CITY DECREASED  
BY 1.51% SINCE LAST MONTH.

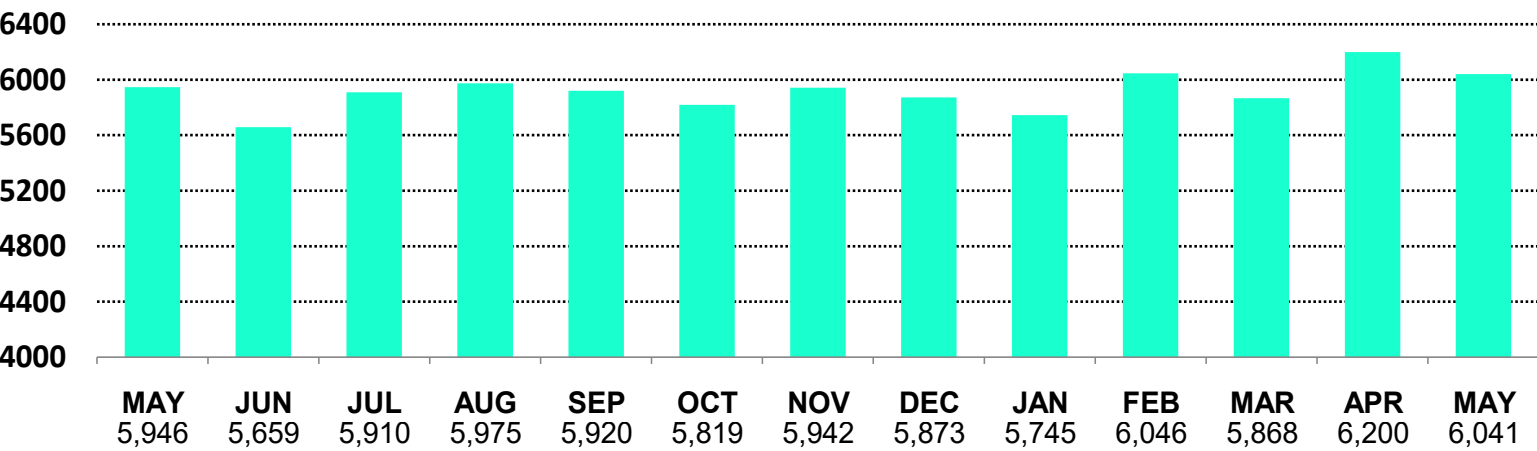
LONG ISLAND CITY STUDIO PRICE TRENDS OVER 13 MONTHS



LONG ISLAND CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



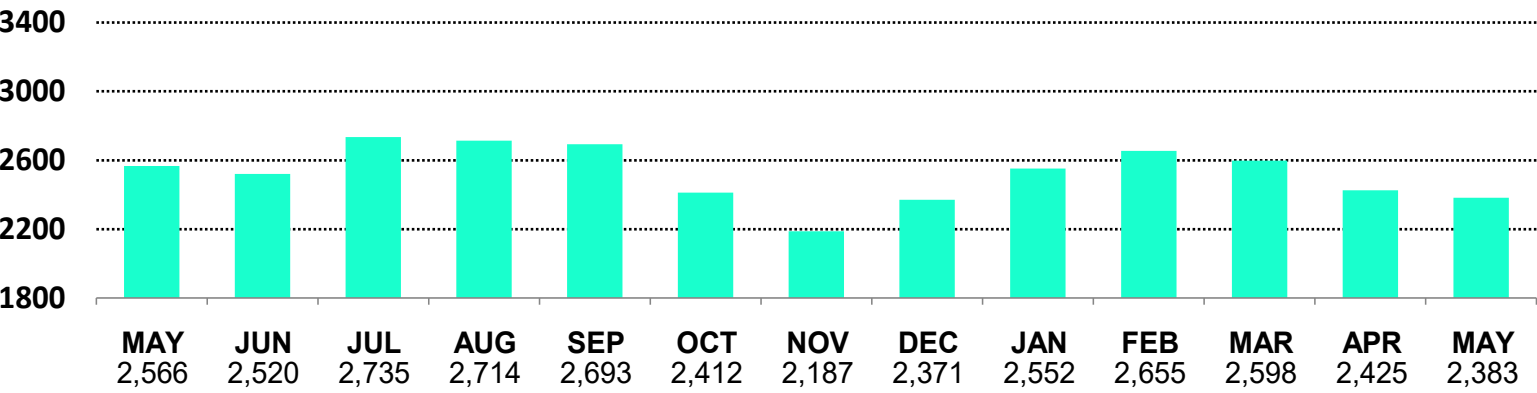
LONG ISLAND CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



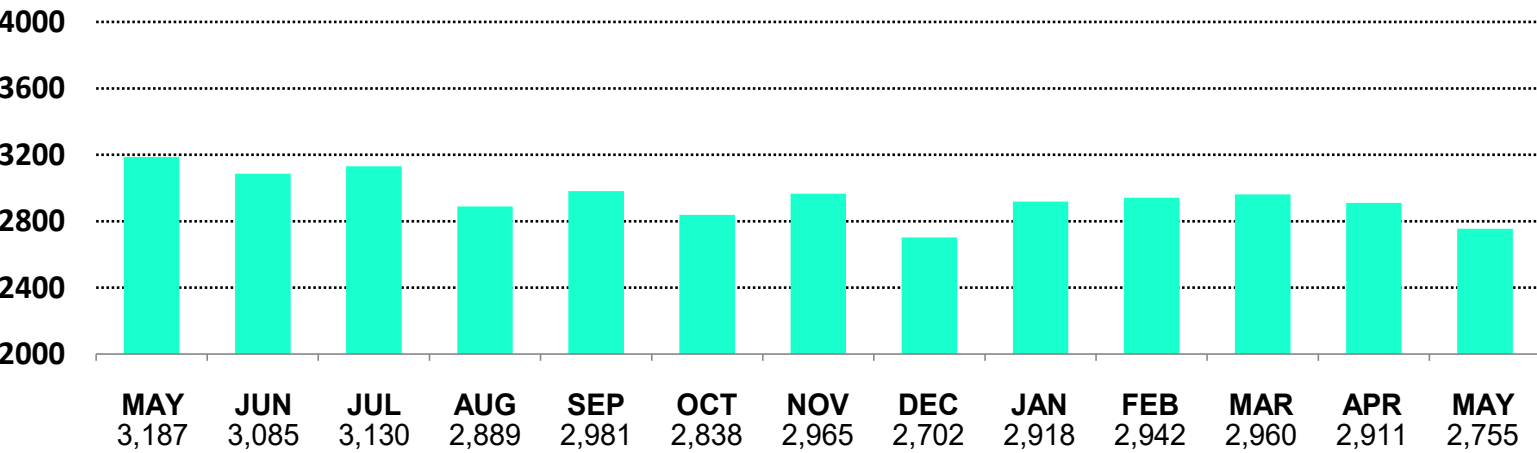
# PRICE TRENDS: REGO PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN  
REGO PARK DECREASED BY 2.33%.

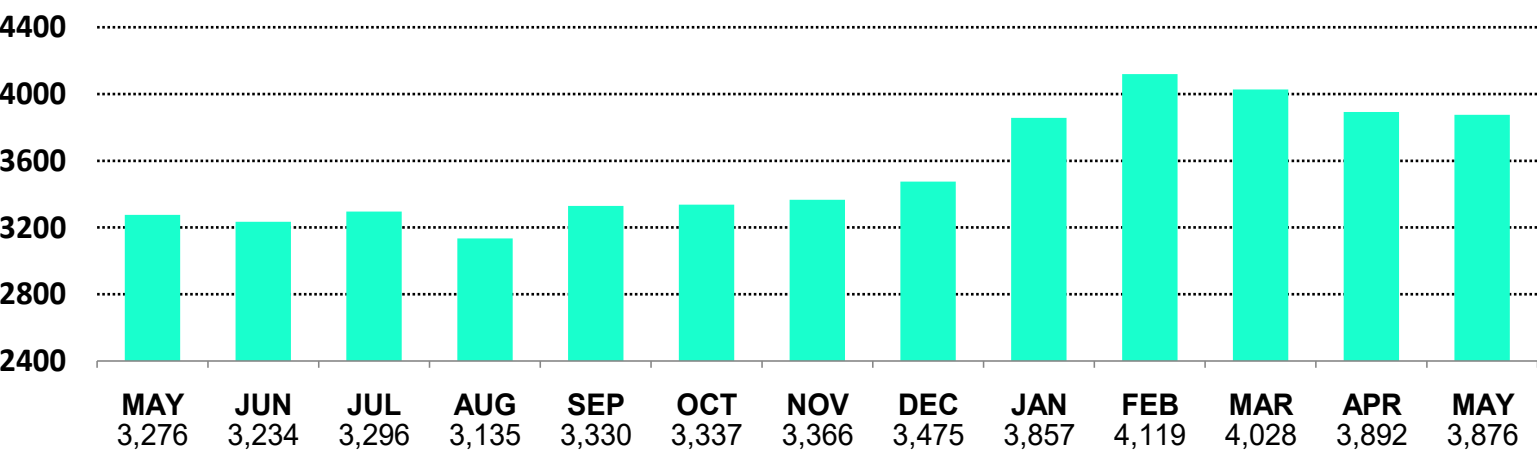
REGO PARK STUDIO PRICE TRENDS OVER 13 MONTHS



REGO PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



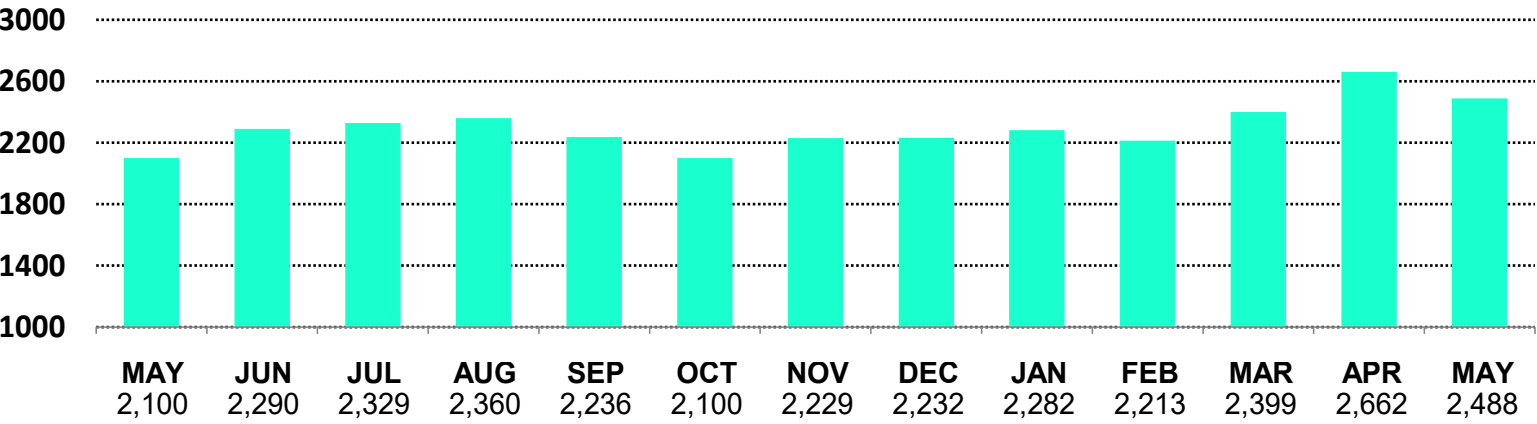
REGO PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



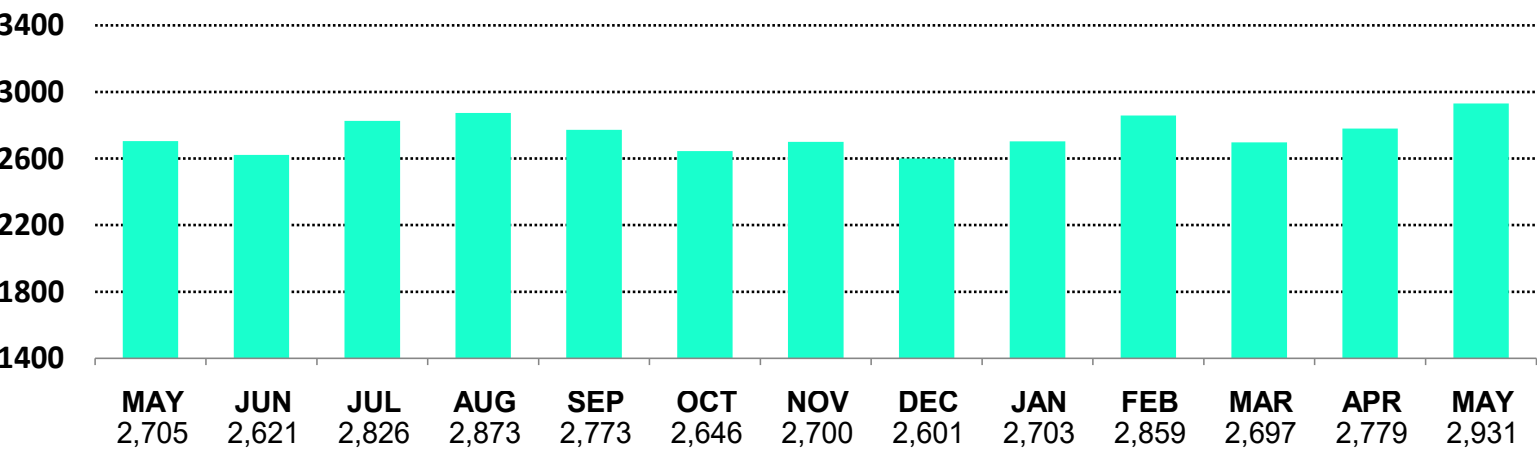
# PRICE TRENDS: RIDGEWOOD

THE AVERAGE RENTAL PRICE IN RIDGEWOOD SLIGHTLY  
DECREASED BY JUST 0.56% SINCE LAST MONTH.

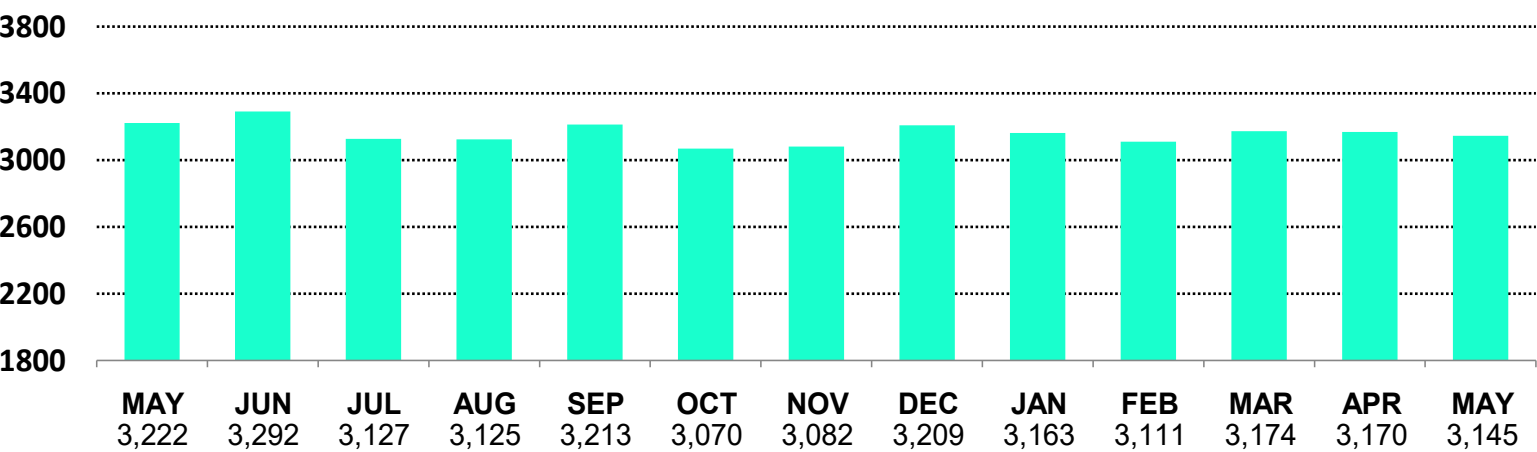
RIDGEWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



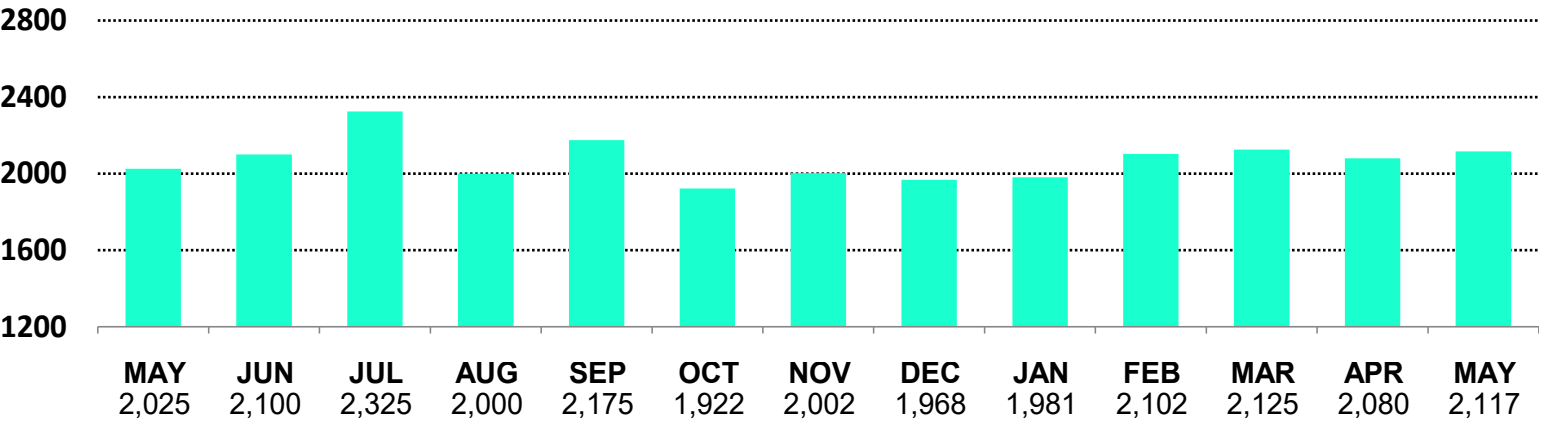
RIDGEWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



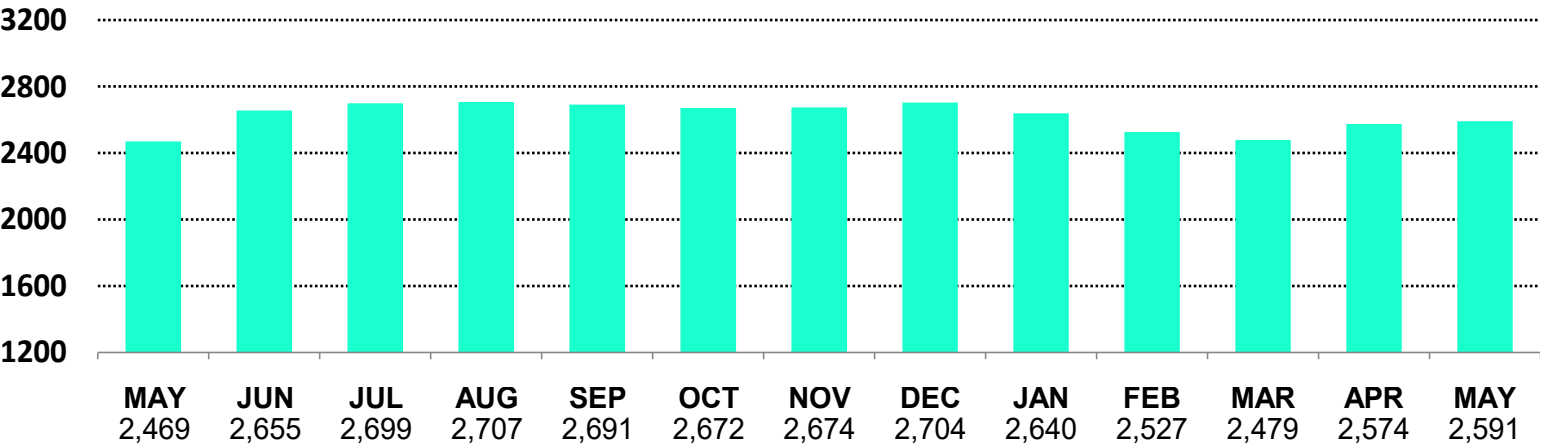
# PRICE TRENDS: SUNNYSIDE

THROUGH MAY, THE AVERAGE RENTAL PRICE IN SUNNYSIDE  
DECREASED BY 1.04%.

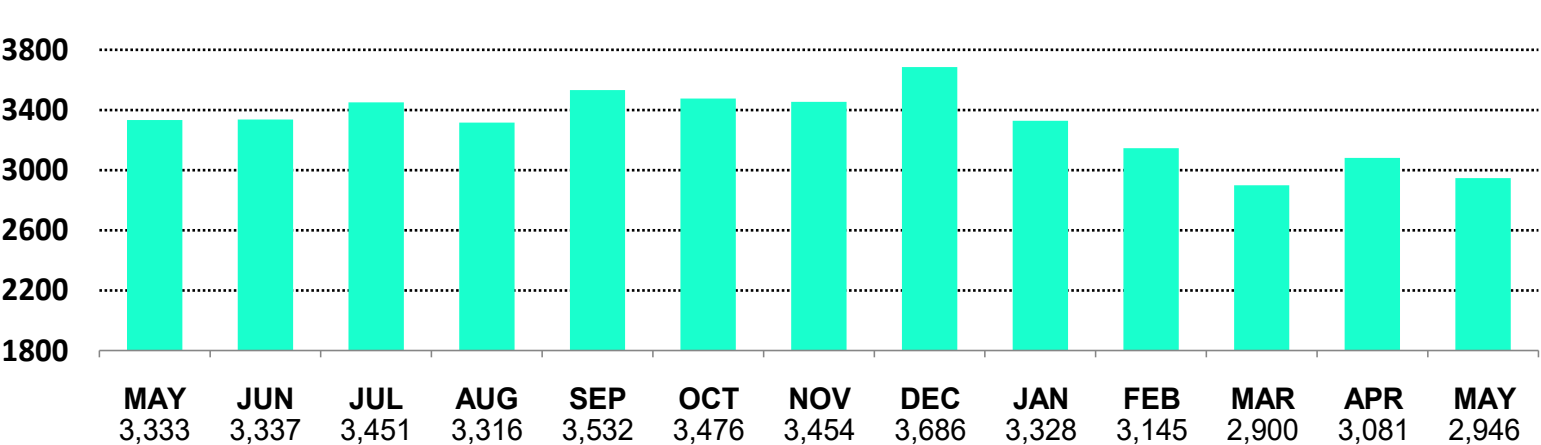
SUNNYSIDE STUDIO PRICE TRENDS OVER 13 MONTHS



SUNNYSIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



SUNNYSIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

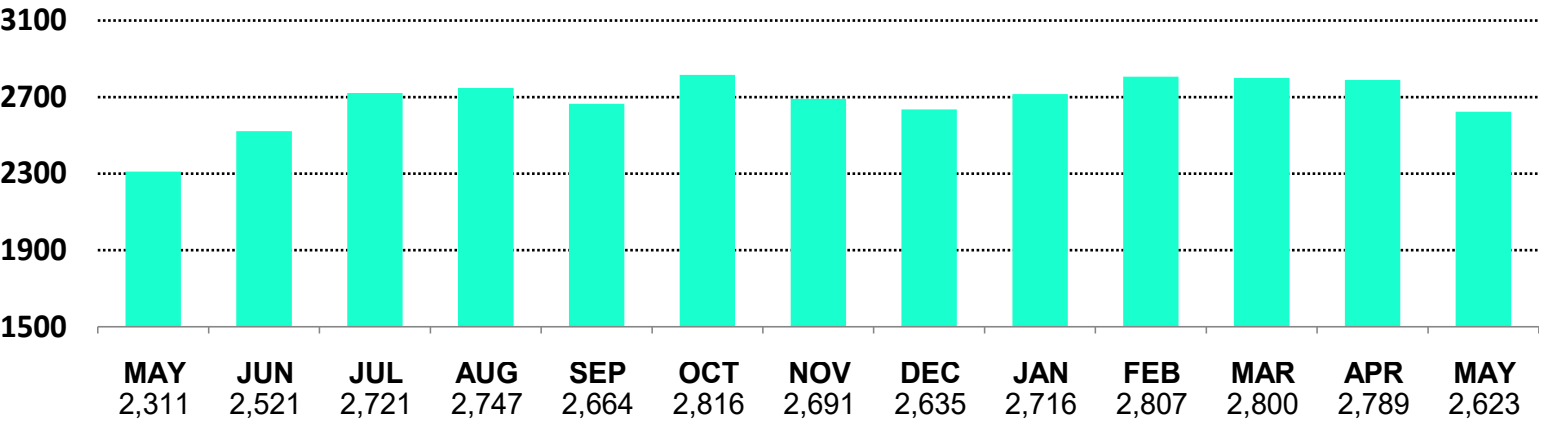




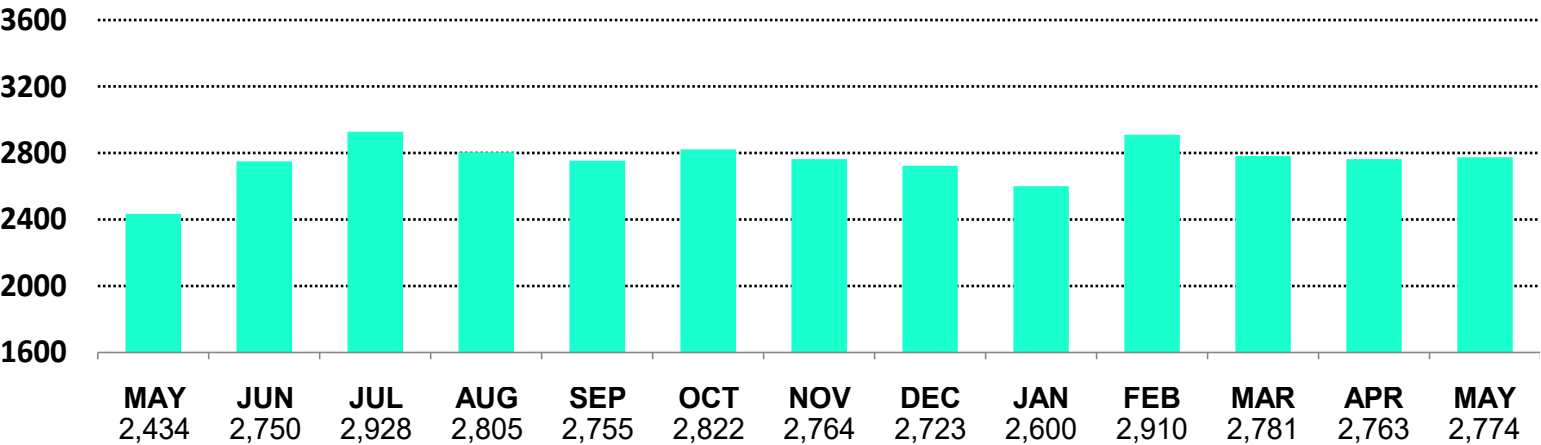
# PRICE TRENDS: WOODSIDE/MASPETH

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN WOODSIDE / MASPETH SLIGHTLY DECREASED BY JUST 0.81%.

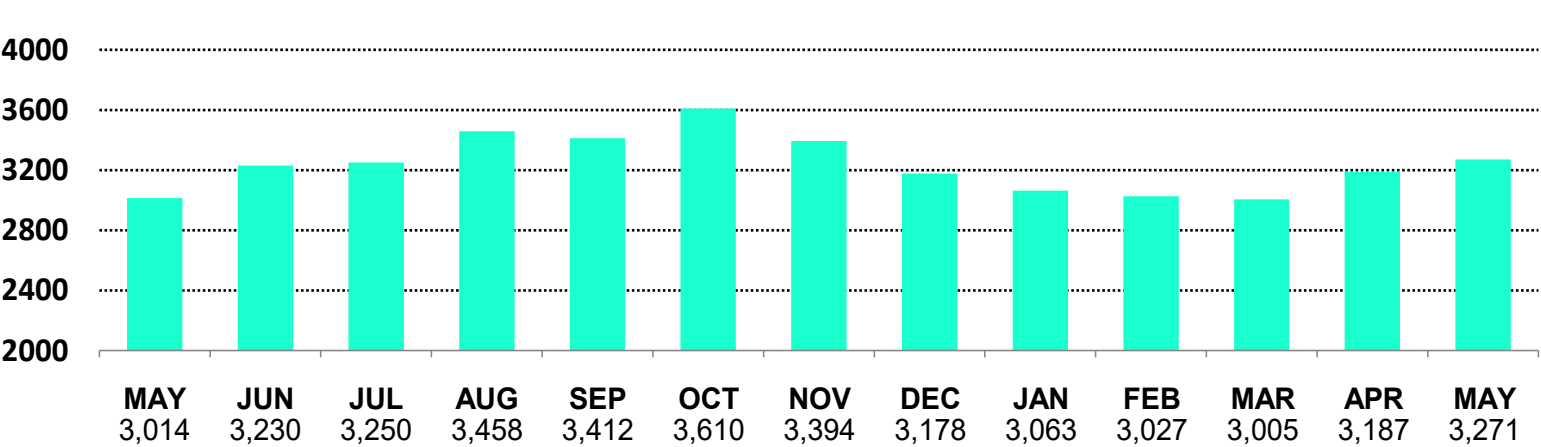
WOODSIDE / MASPETH STUDIO PRICE TRENDS OVER 13 MONTHS



WOODSIDE / MASPETH ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



WOODSIDE / MASPETH TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



# THE REPORT EXPLAINED

**THE QUEENS RENTAL MARKET REPORT 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 TM is based on a cross-section of data from available listings and priced under \$10,000, with ultraluxury 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: 718-222-0211

Note: All market data is collected and compiled by MNS's marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it February be subject to errors, omissions, changes or withdrawal without notice.

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[HTTP://WWW.MNS.COM/QUEENS\\_RENTAL\\_MARKET\\_REPORT](http://www.mns.com/queens_rental_market_report)

THANK YOU

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