

M.N.S
REAL ESTATE
NYC

QUEENS RENTAL MARKET REPORT

MAY 2026



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AVERAGE RENT

THE AVERAGE RENT IN QUEENS HAS INCREASED THIS MONTH.

QUEENS

↑0.75%
CHANGE

\$3,113
APRIL 2026

\$3,136
MAY 2026

A QUICK LOOK

QUEENS

Through May, the average rental price in Queens increased by 0.75%, from \$3,113 to \$3,136. The average rental price for a studio increased by 1.96%, from \$2,578 to \$2,628. The average rental price for a one-bedroom unit increased by 0.29%, from \$3,014 to \$3,023. The average rental price for a two-bedroom unit increased by 0.29%, from \$3,746 to \$3,757.

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

Long Island City: +1.68%	Jackson Heights: +5.42%
Astoria: -0.82%	Jamaica: -0.43%
Ridgewood: -0.67%	Woodside/Maspeth: +2.04%
Flushing: -3.20%	Elmhurst: +3.65%
Rego Park: +2.58%	Sunnyside: -3.92%
Forest Hills: +2.22%	

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 Elmhurst. The most affordable one-bedroom units were in Flushing and the most affordable two-bedroom units were in Jackson Heights.

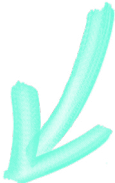
Year-over-year, studio, one-bedroom and two-bedroom rental prices are up by 9.75%, 6.46%, and 4.13%, respectively, with an overall increase of 6.40%.

NOTABLE TRENDS

QUEENS

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Long Island City \$3,770	Elmhurst \$2,137
One bedrooms	Long Island City \$4,410	Flushing \$2,655
Two bedrooms	Long Island City \$6,487	Jackson Heights \$3,179

WHERE PRICES DECREASED



ASTORIA

Studios -1.46%
Two-Bedroom -2.07%

RIDGEWOOD

Studios -1.37%
One-Bedroom -0.67%
Two-Bedroom -0.18%

FLUSHING

Studios -4.60%
One-Bedroom -1.67%
Two-Bedroom -3.40%

REGO PARK

Two-Bedroom -3.64%

FOREST HILLS

One-Bedroom -2.53%

JAMAICA

One-Bedroom -0.70%
Two-Bedroom -1.72%

WOODSIDE / MASPETH

One-Bedroom -0.46%

ELMHURST

One-Bedroom -2.25%

SUNNYSIDE

Two-Bedroom -10.08%

WHERE PRICES INCREASED



LONG ISLAND CITY

Studios	1.72%
One-Bedroom	0.65%
Two-Bedroom	2.35%

JACKSON HEIGHTS

Studios	7.16%
One-Bedroom	4.21%
Two-Bedroom	5.13%

SUNNYSIDE

Studios	0.32%
One-Bedroom	0.41%

ASTORIA

One-Bedroom	1.38%
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JAMAICA

Studios	1.72%
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REGO PARK

Studios	8.67%
One-Bedroom	4.86%

WOODSIDE / MASPETH

Studios	3.97%
Two-Bedroom	2.67%

FOREST HILLS

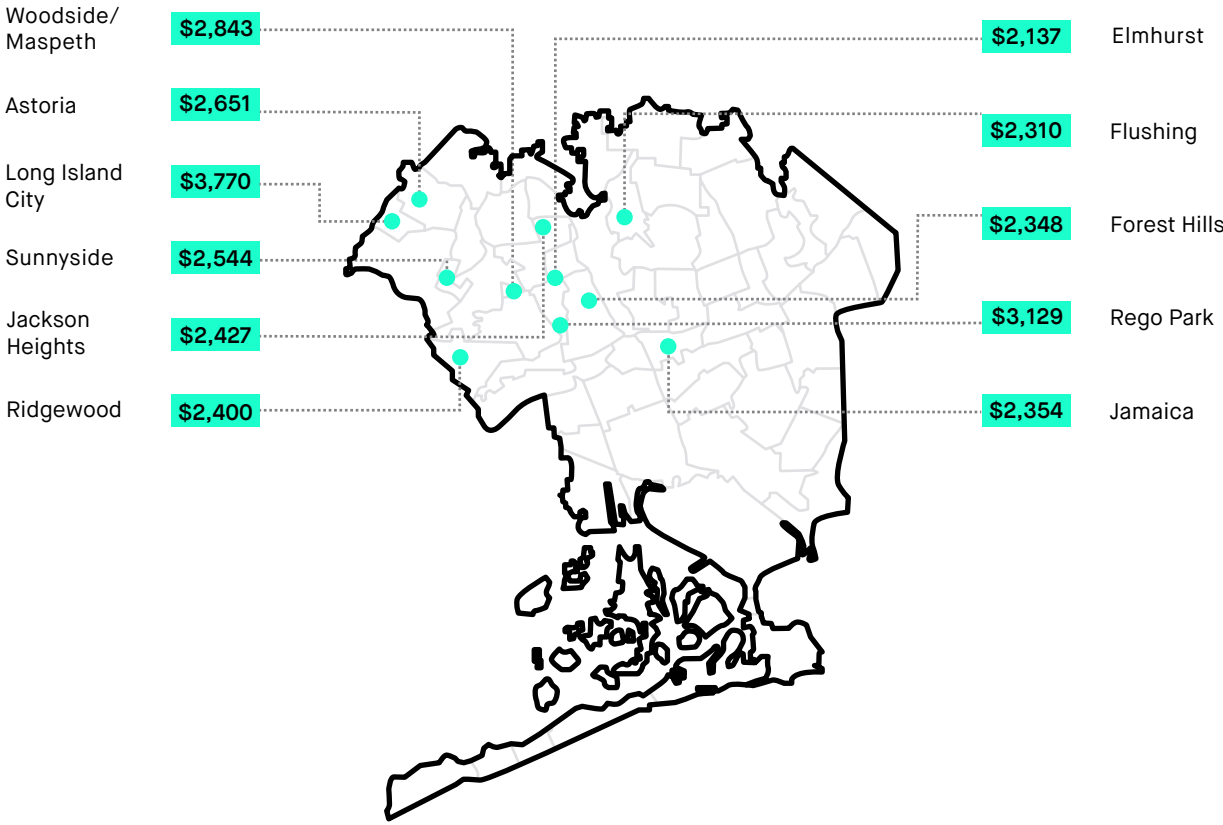
Studios	0.88%
Two-Bedroom	7.56%

ELMHURST

Studios	4.22%
Two-Bedroom	8.28%

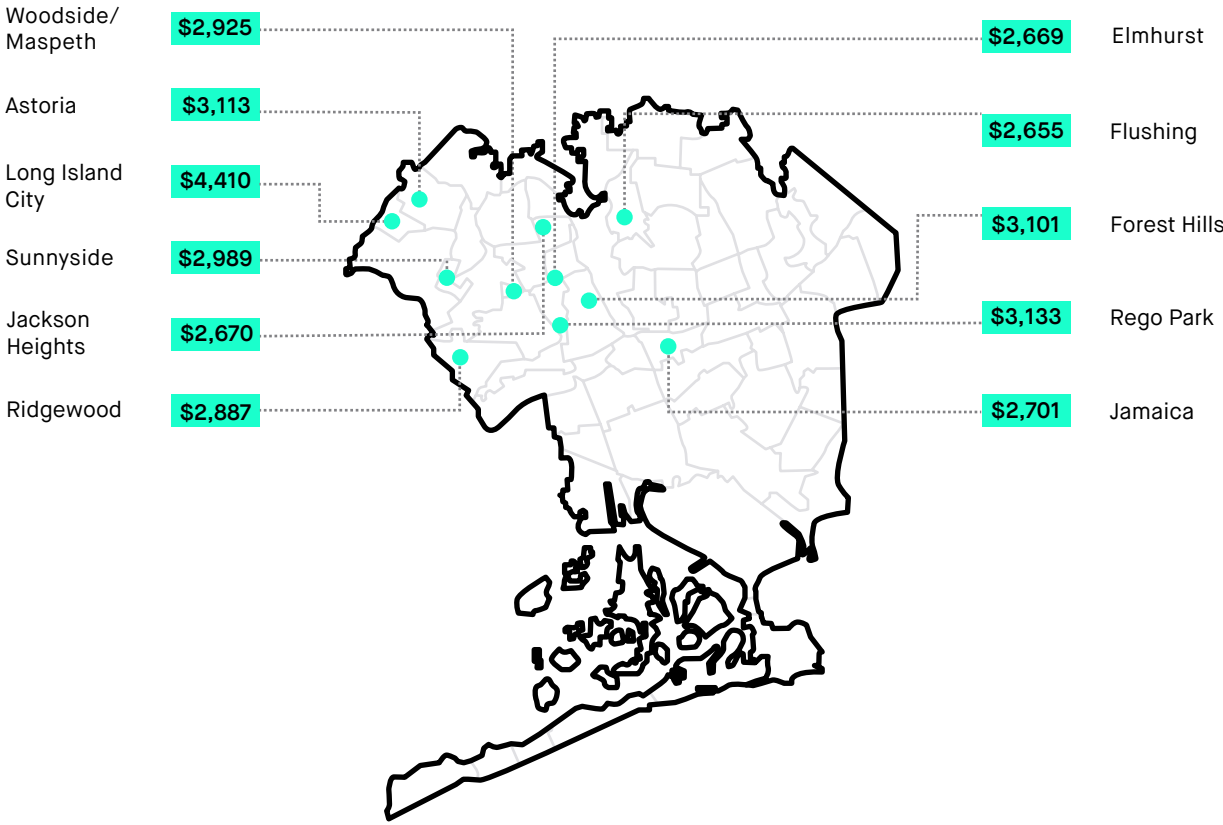
QUEENS AVERAGE PRICE

STUDIOS



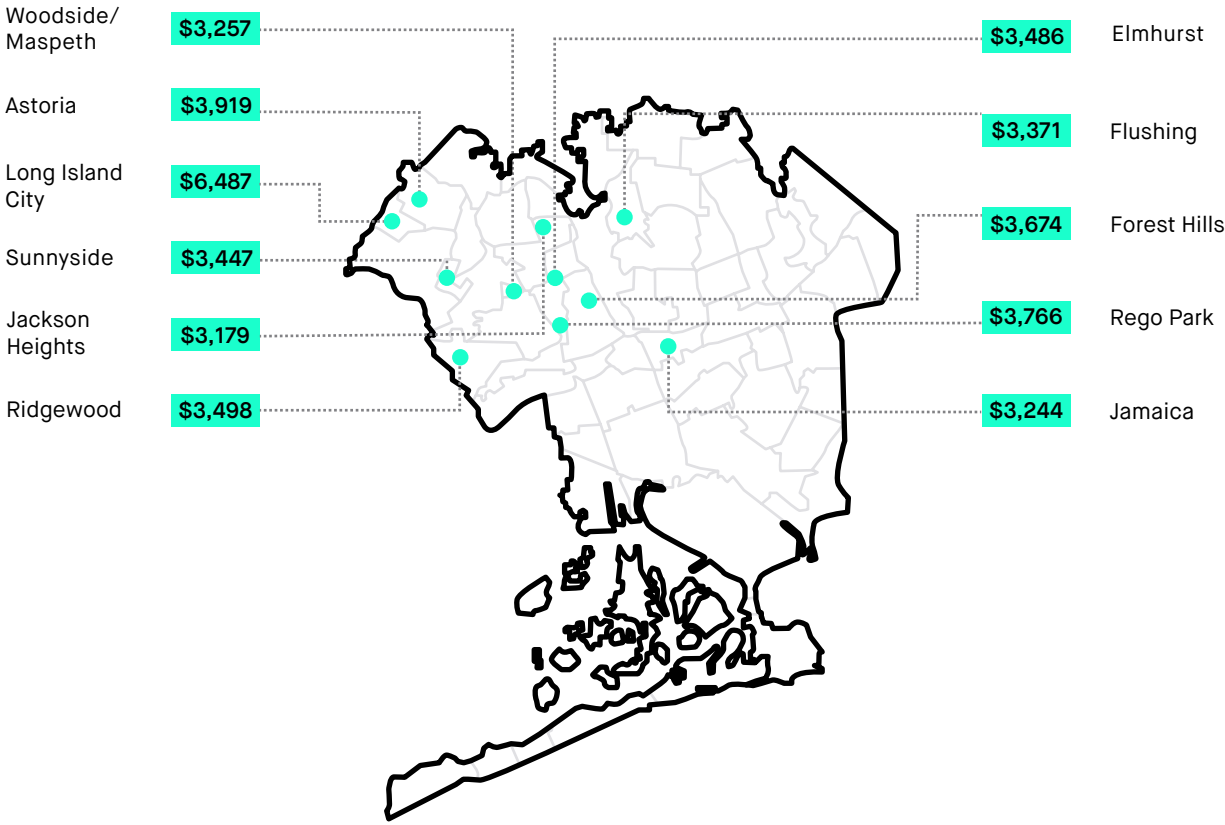
QUEENS AVERAGE PRICE

1 BEDROOM



QUEENS AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

ASTORIA	↑ 6.17%	JACKSON HEIGHTS	↑ 13.72%	RIDGEWOOD	↑ 2.59%
ELMHURST	↑ 9.14%	JAMAICA	↓ 6.50%	SUNNYSIDE	↑ 17.32%
FLUSHING	↑ 3.57%	LONG ISLAND CITY	↑ 4.77%	WOODSIDE/MASPETH	↑ 4.11%
FOREST HILLS	↑ 7.94%	REGO PARK	↑ 11.26%		

PRICE CHANGES

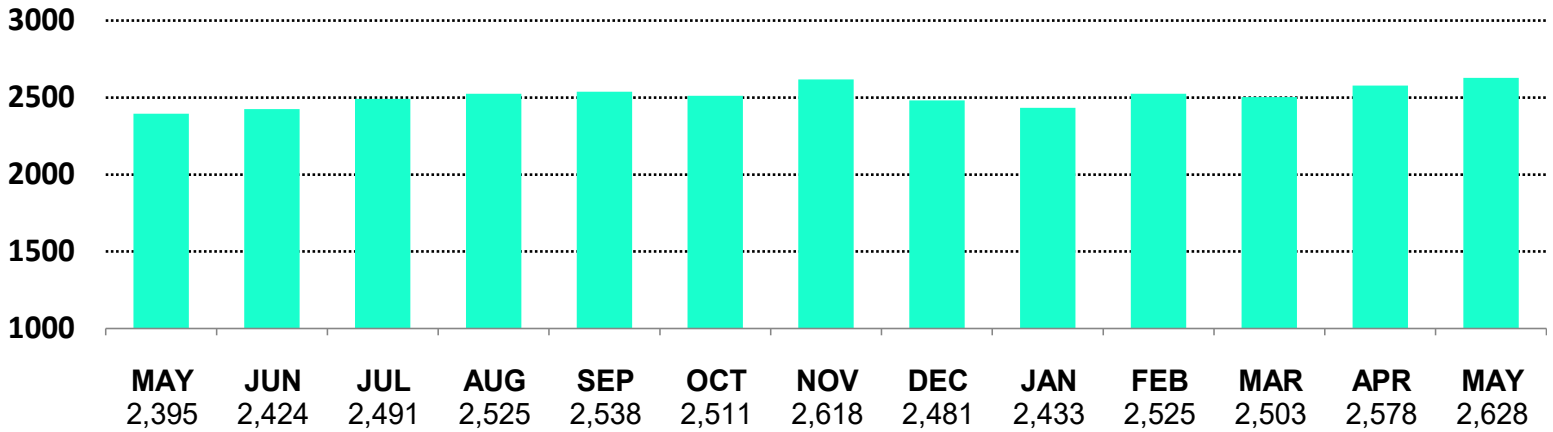
QUEENS RENTS:
MAY 2025 VS. MAY 2026

PRICE CHANGES

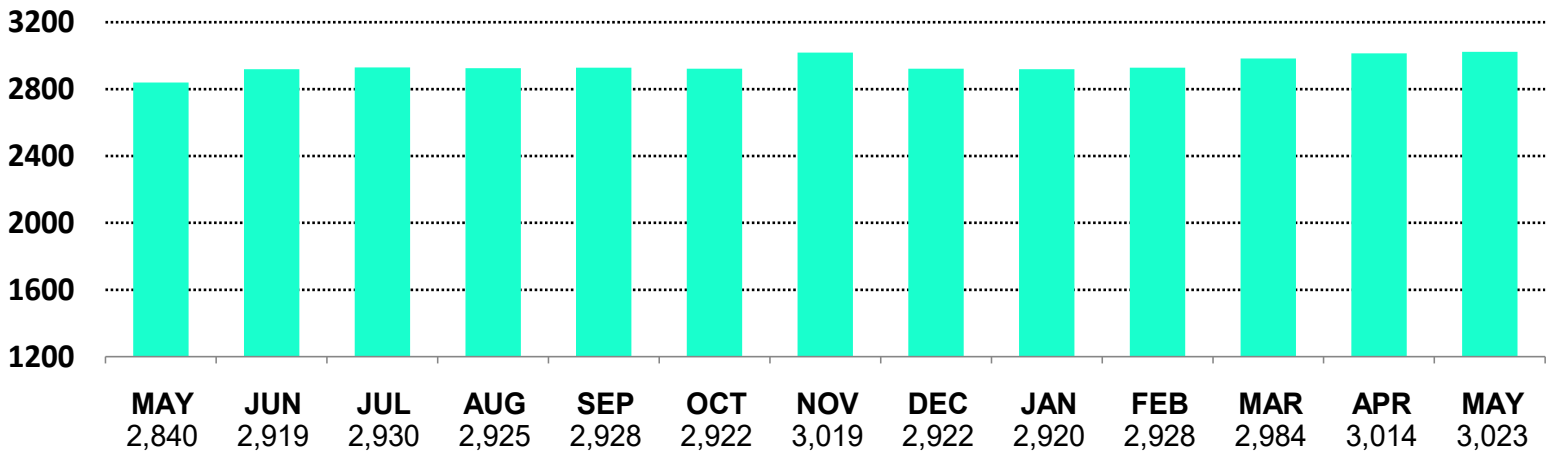
TYPE	MAY 2025	MAY 2026	CHANGE
Studios	\$2,395	\$2,628	↑ 9.75%
One bedrooms	\$2,840	\$3,023	↑ 6.46%
Two bedrooms	\$3,608	\$3,757	↑ 4.13%

PRICE TRENDS: QUEENS

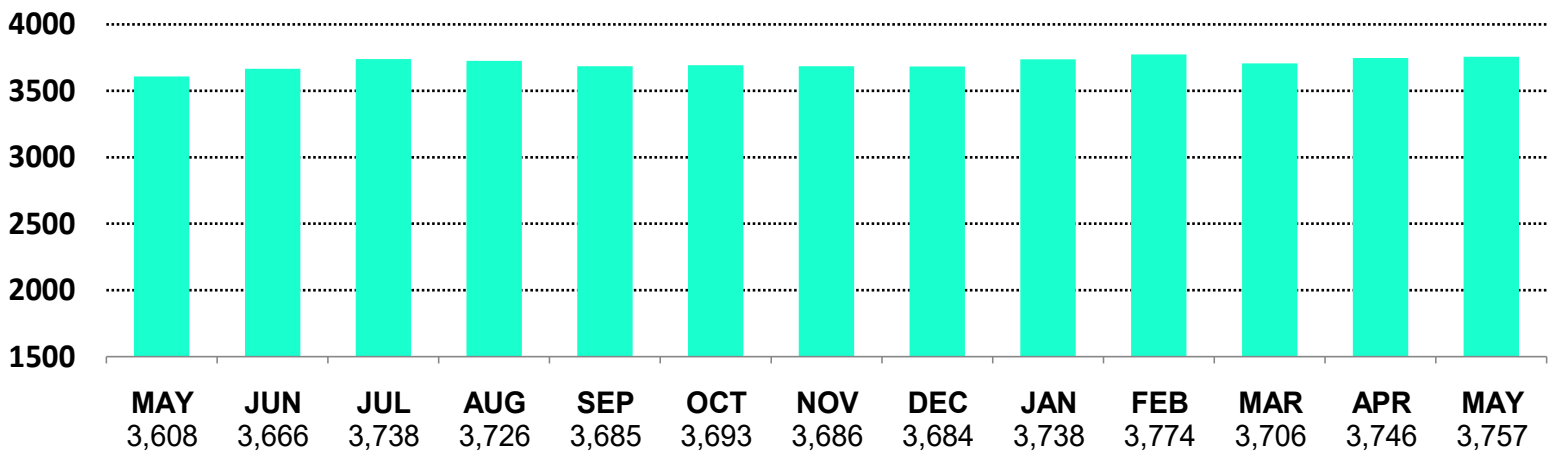
QUEENS STUDIO PRICE TRENDS OVER 13 MONTHS



QUEENS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



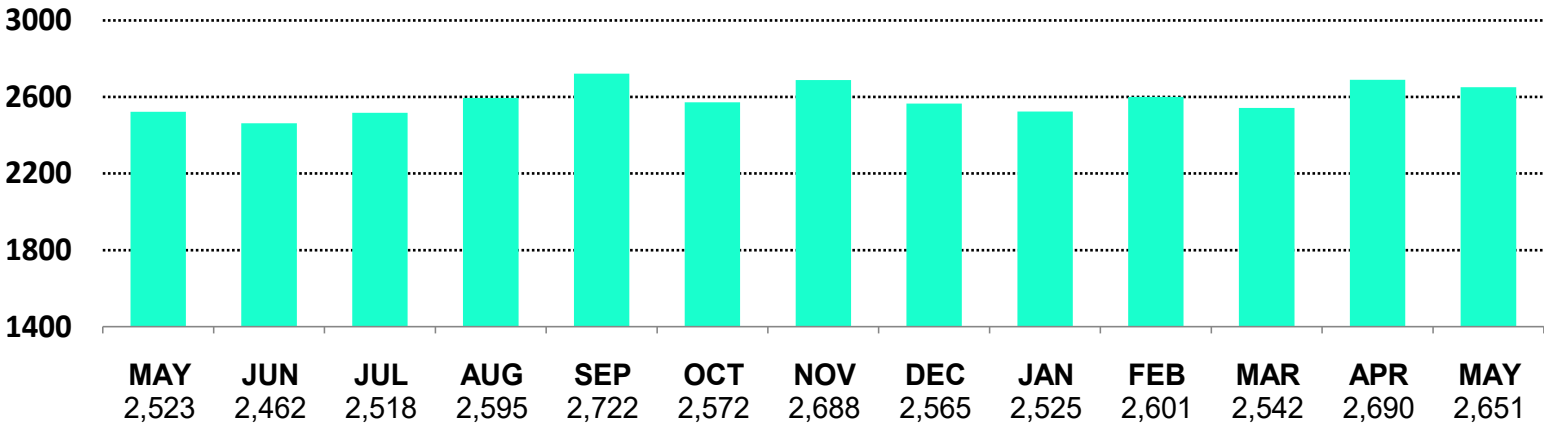
QUEENS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



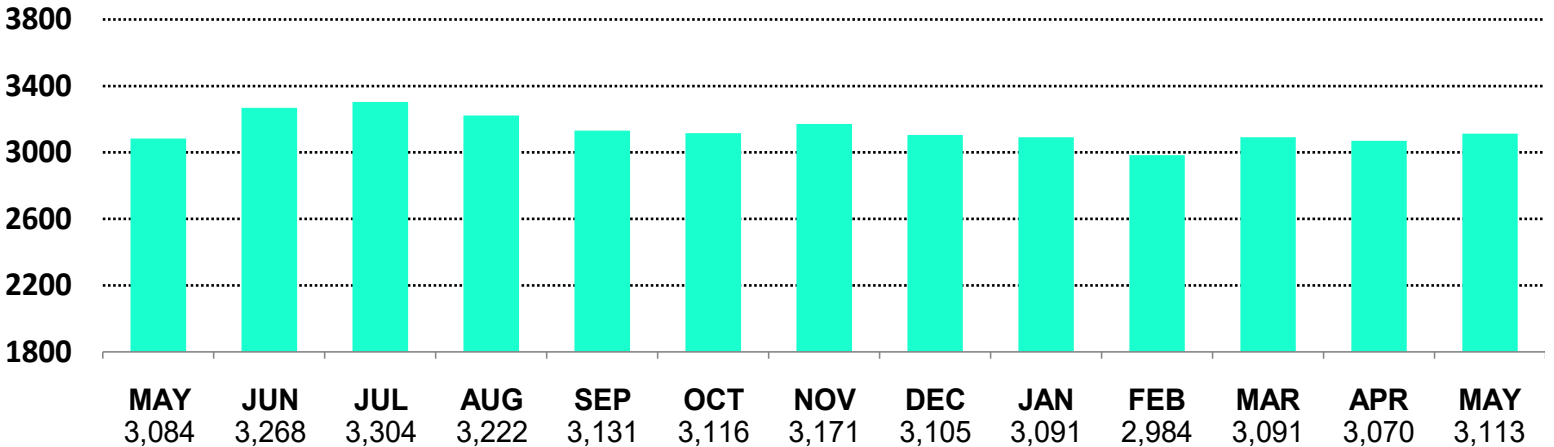
PRICE TRENDS: ASTORIA

THROUGH MAY, THE AVERAGE RENTAL PRICE IN ASTORIA
SLIGHTLY DECREASED BY JUST 0.82%.

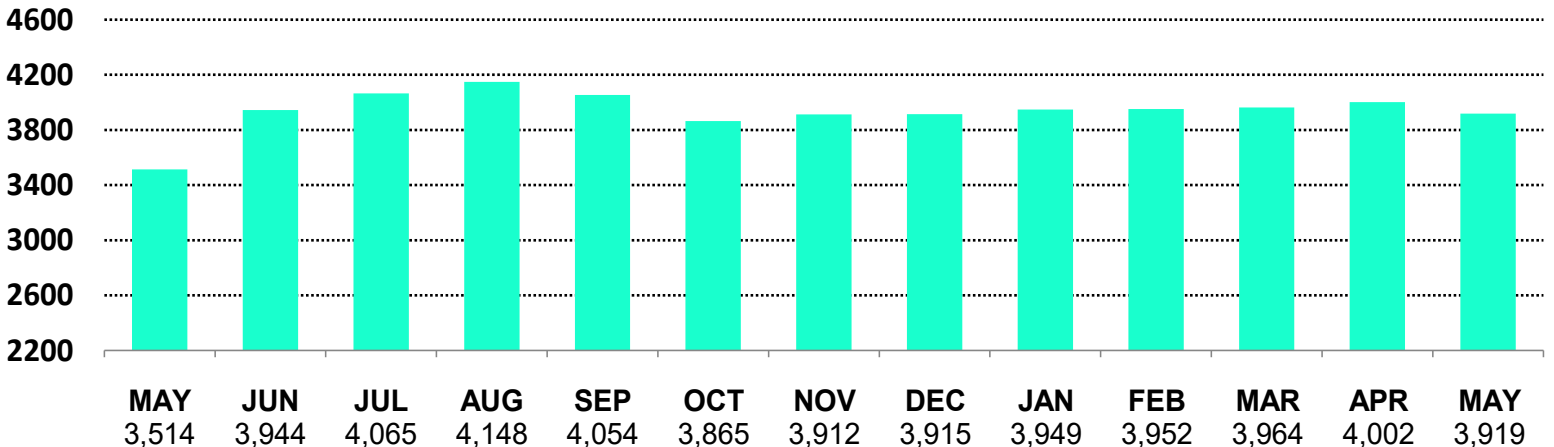
ASTORIA STUDIO PRICE TRENDS OVER 13 MONTHS



ASTORIA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



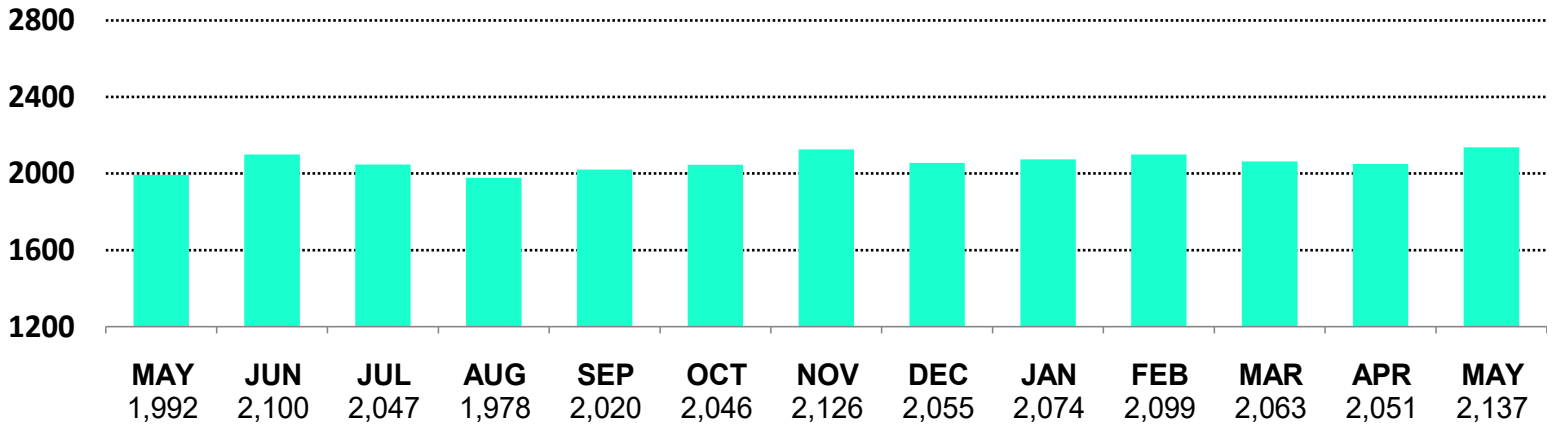
ASTORIA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



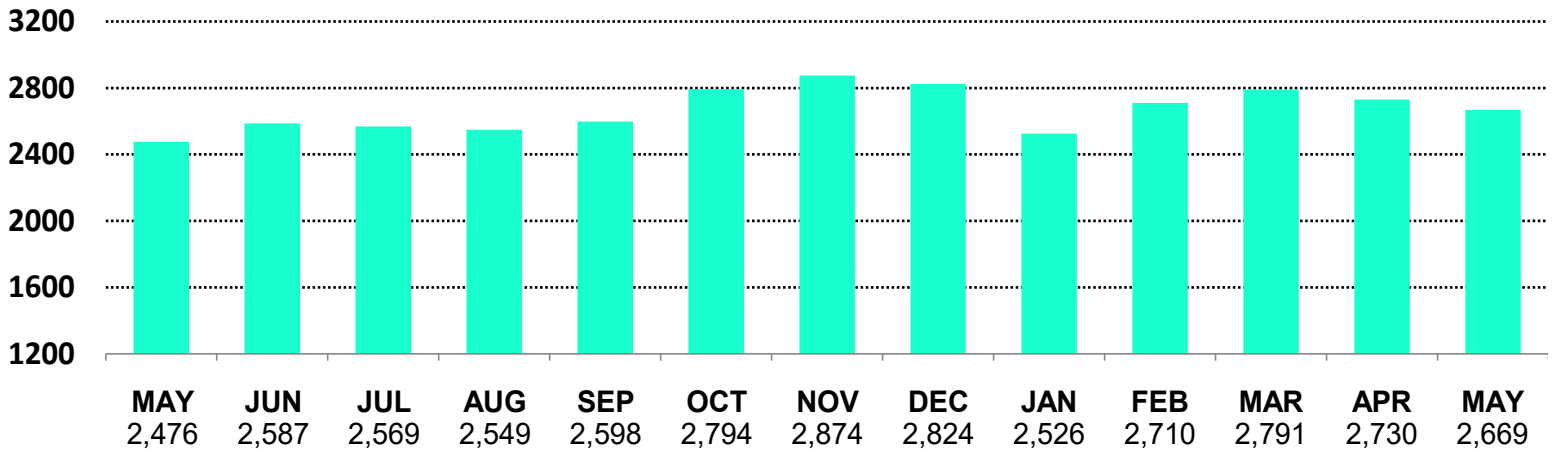
PRICE TRENDS: ELMHURST

THE AVERAGE RENTAL PRICE IN ELMHURST INCREASED BY 3.65% SINCE LAST MONTH.

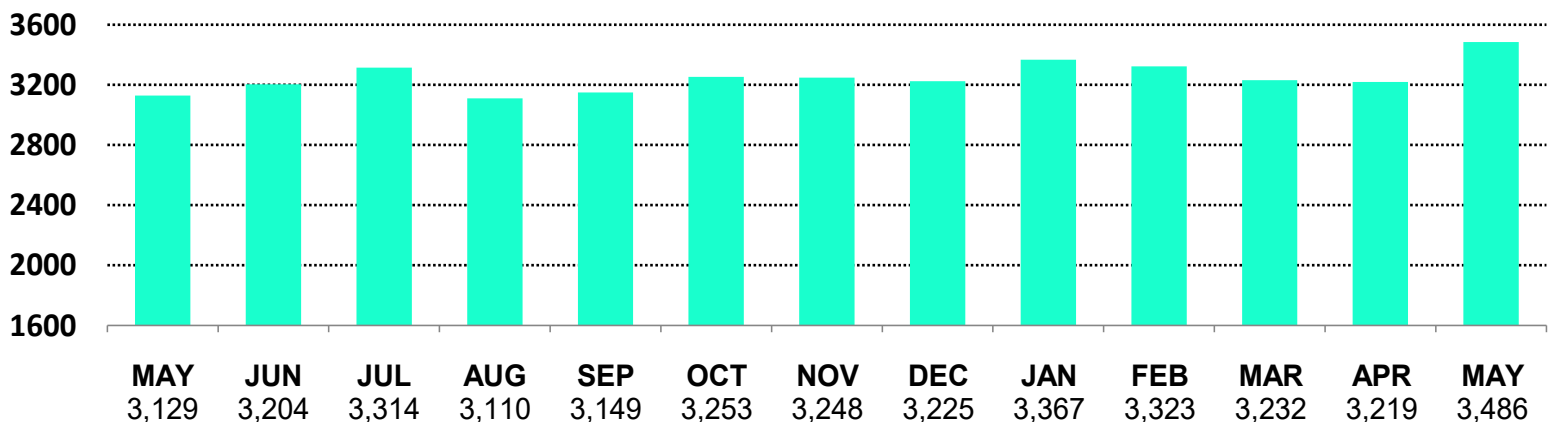
ELMHURST STUDIO PRICE TRENDS OVER 13 MONTHS



ELMHURST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



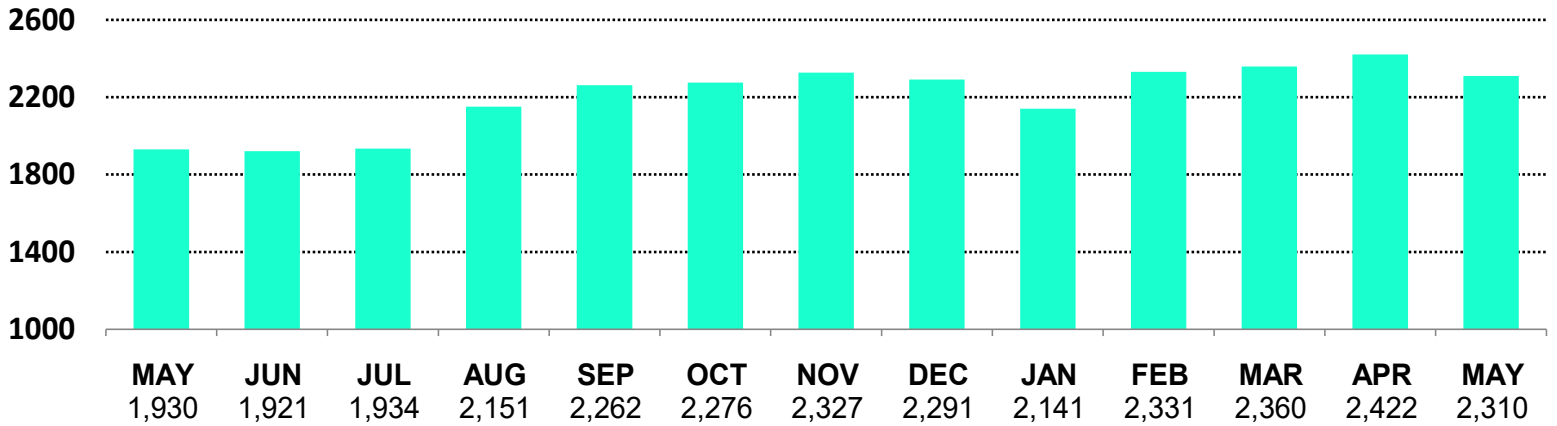
ELMHURST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



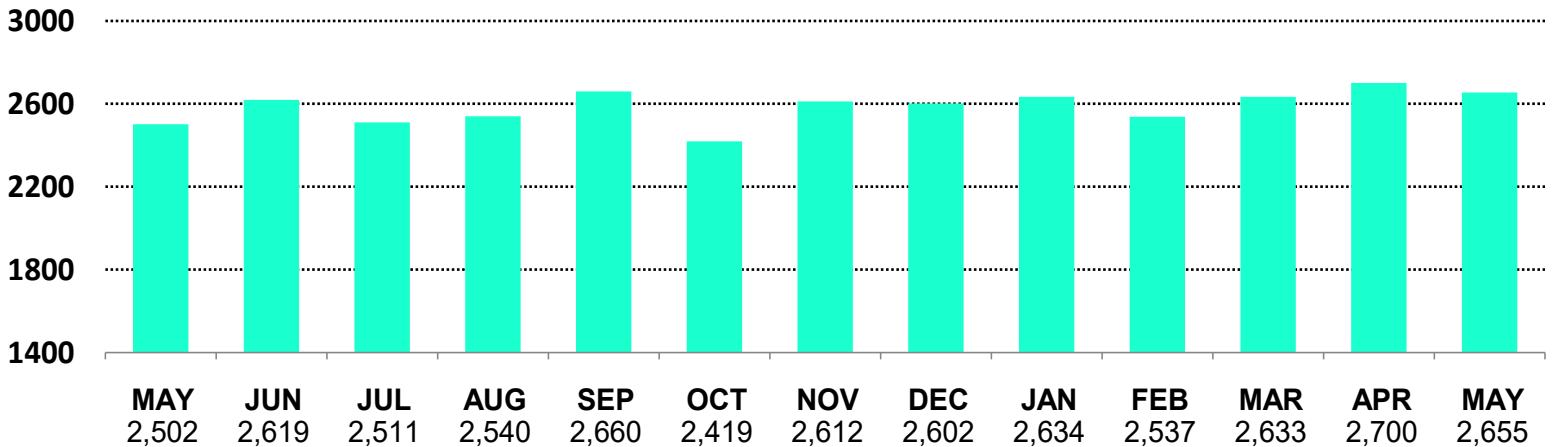
PRICE TRENDS: FLUSHING

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FLUSHING DECREASED BY 3.20%.

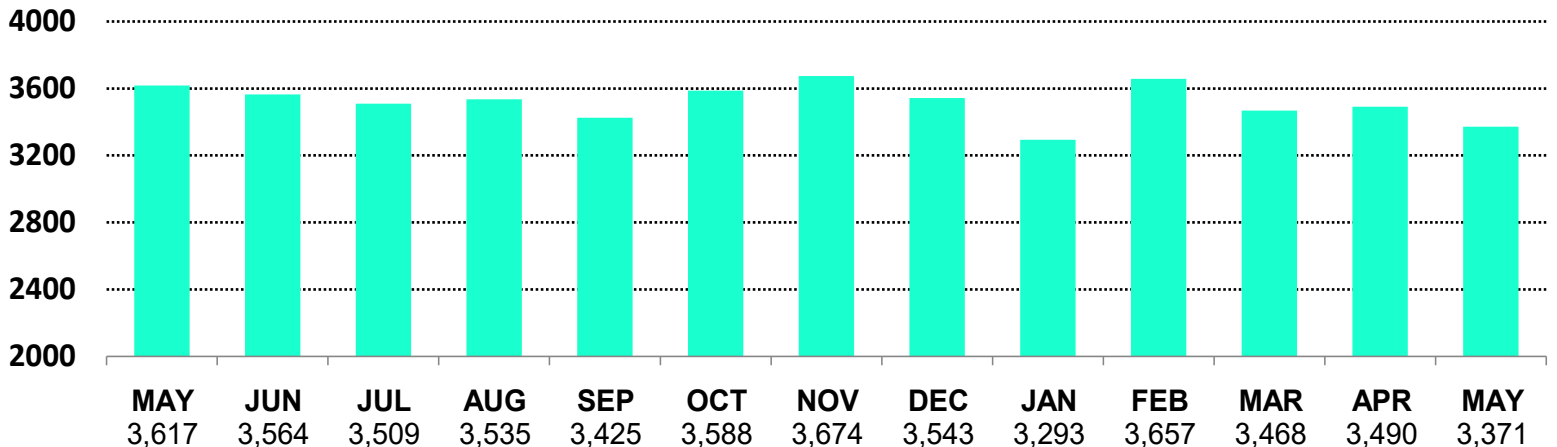
FLUSHING STUDIO PRICE TRENDS OVER 13 MONTHS



FLUSHING ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



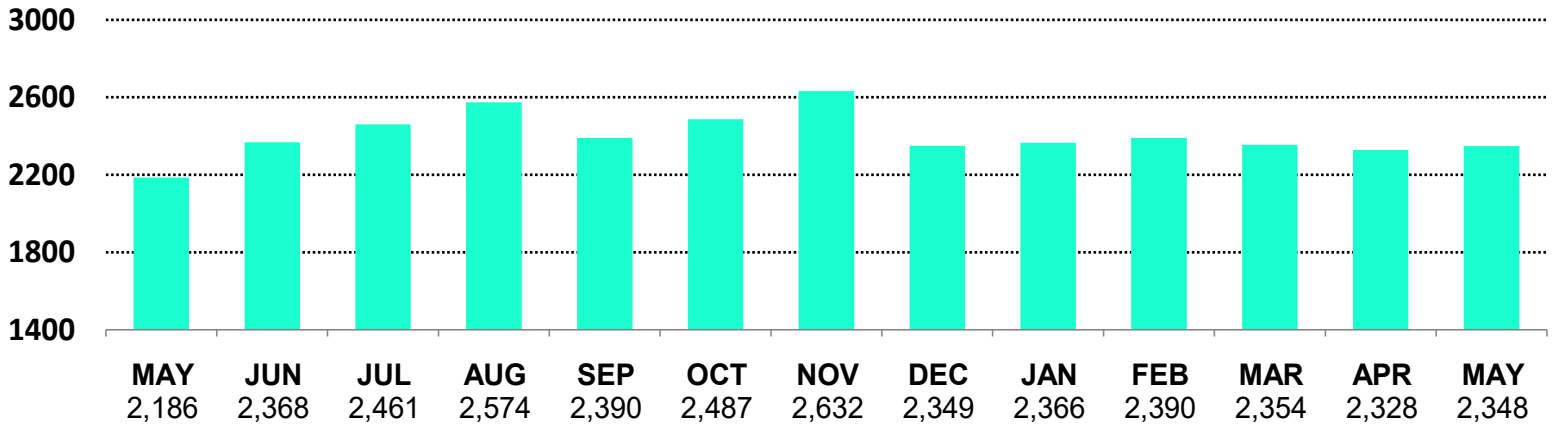
FLUSHING TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



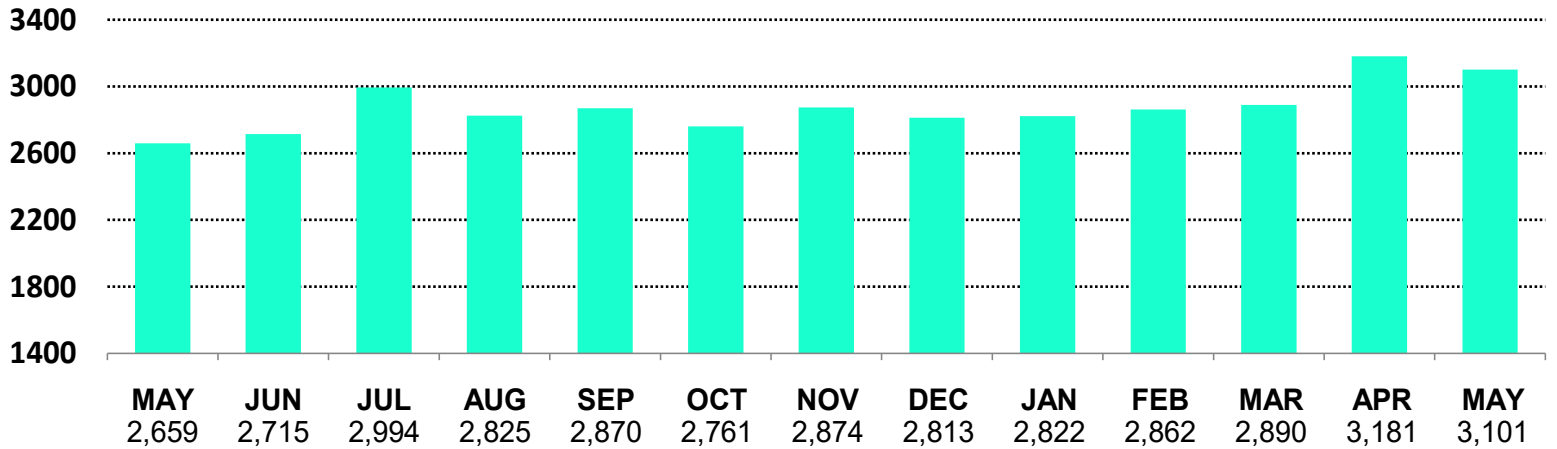
PRICE TRENDS: FOREST HILLS

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FOREST HILLS INCREASED BY 2.22%.

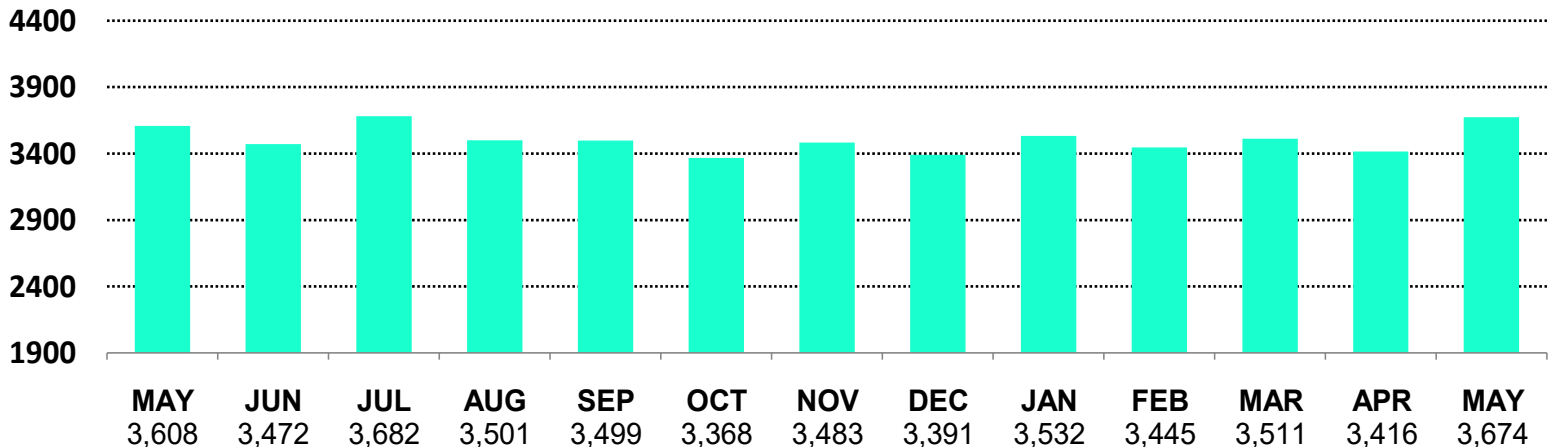
FOREST HILLS STUDIO PRICE TRENDS OVER 13 MONTHS



FOREST HILLS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



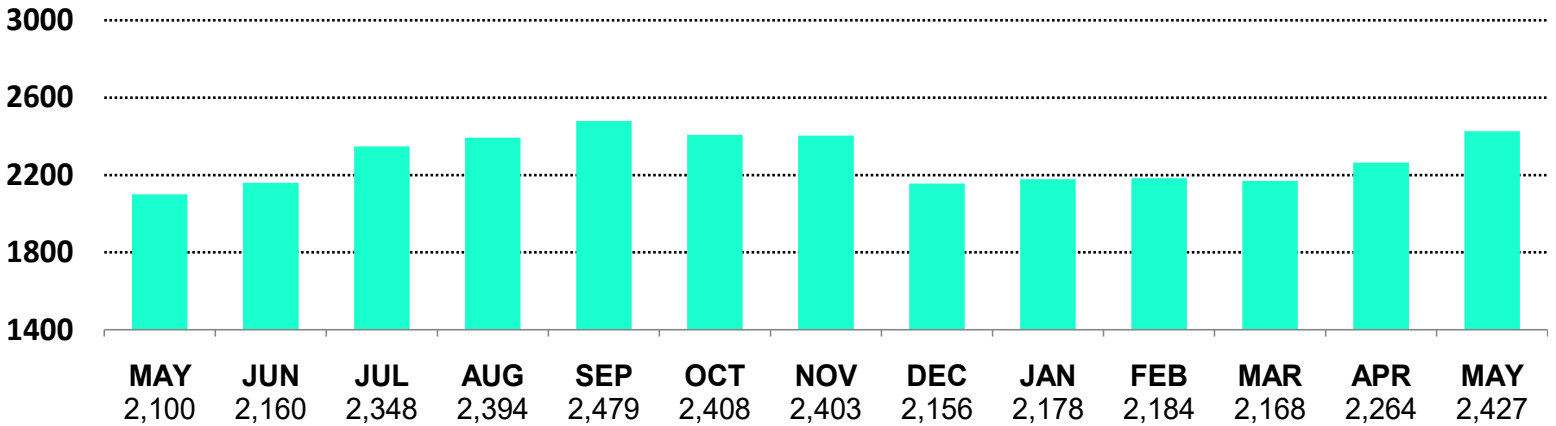
FOREST HILLS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



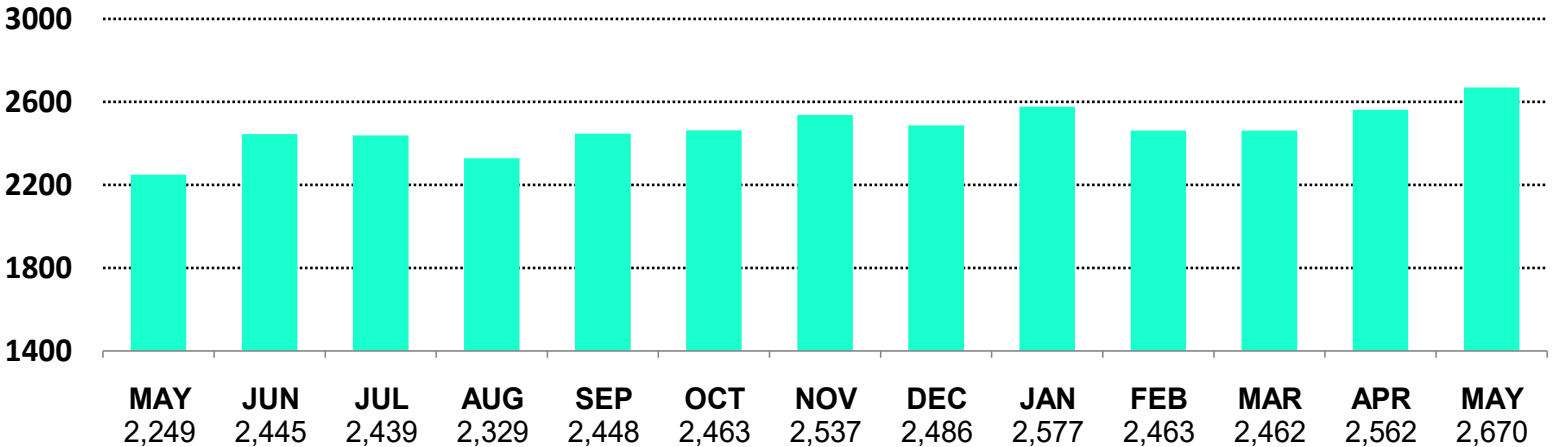
PRICE TRENDS: JACKSON HEIGHTS

THROUGH MAY, THE AVERAGE RENTAL PRICE IN JACKSON HEIGHTS INCREASED BY 5.42%.

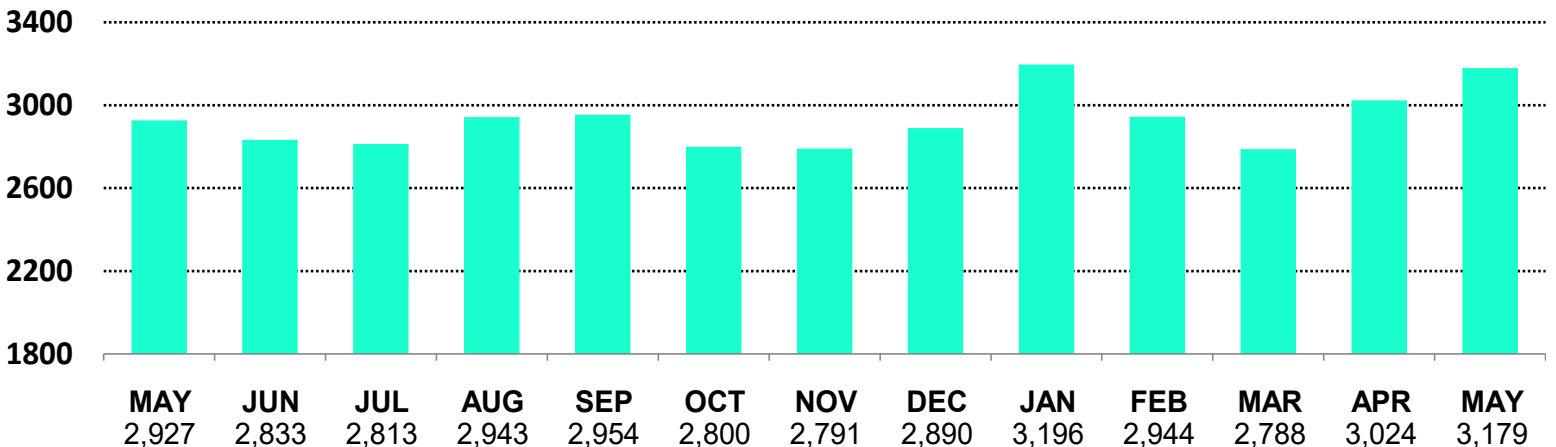
JACKSON HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



JACKSON HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



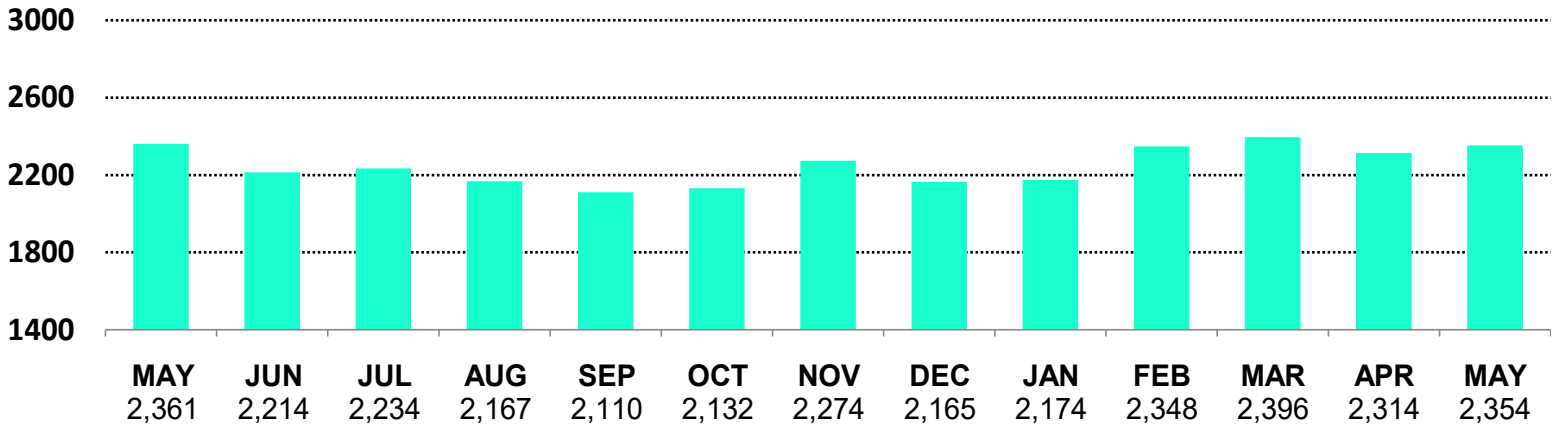
JACKSON HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



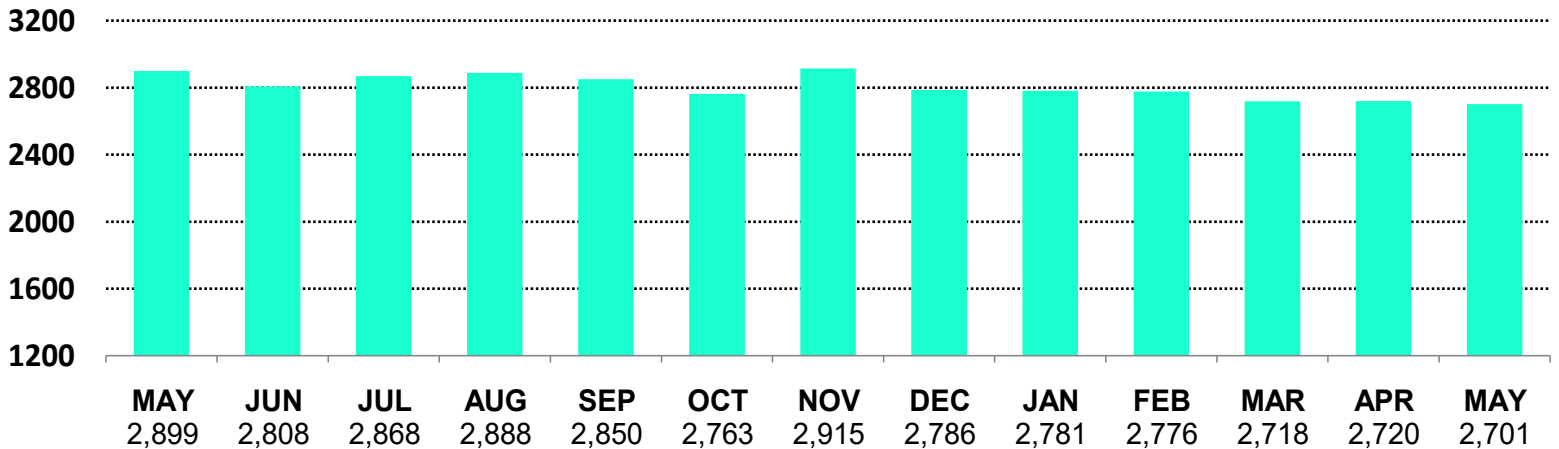
PRICE TRENDS: JAMAICA

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN JAMAICA SLIGHTLY DECREASED BY JUST 0.43%.

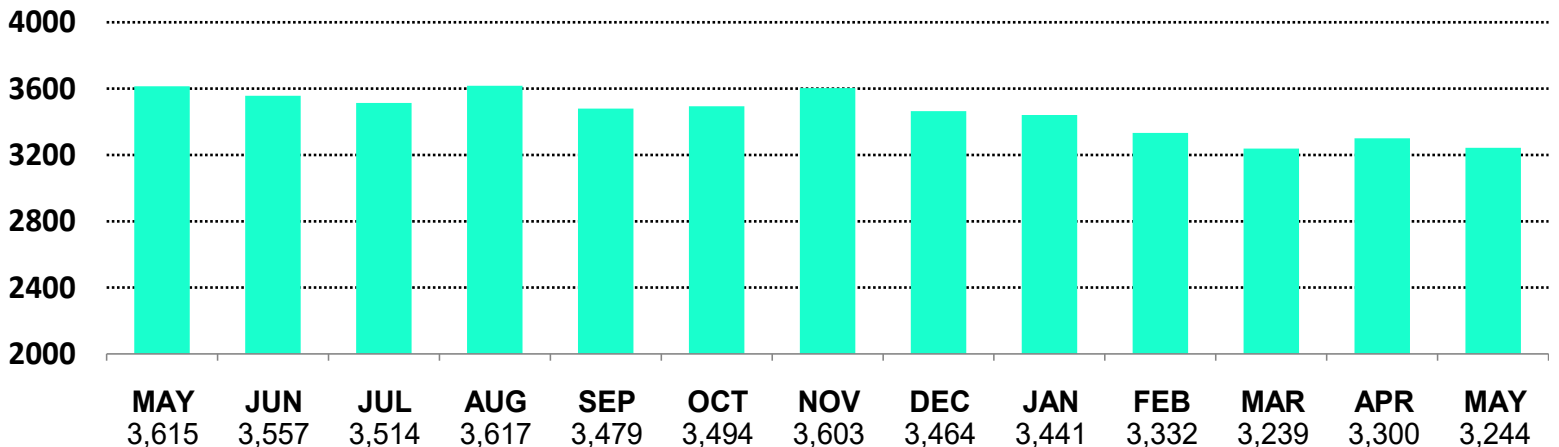
JAMAICA STUDIO PRICE TRENDS OVER 13 MONTHS



JAMAICA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



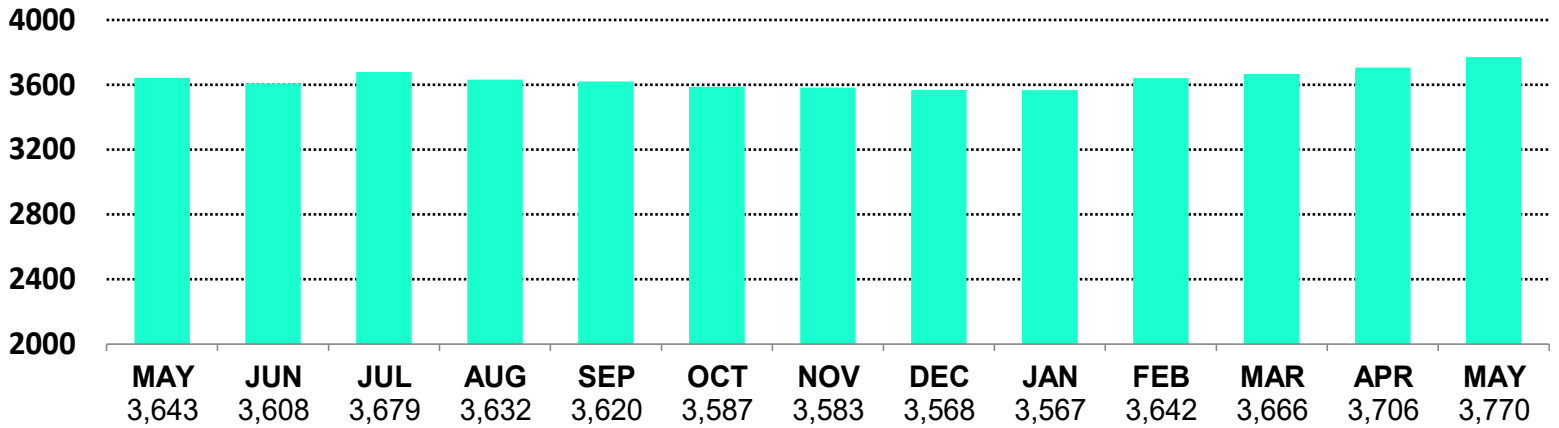
JAMAICA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



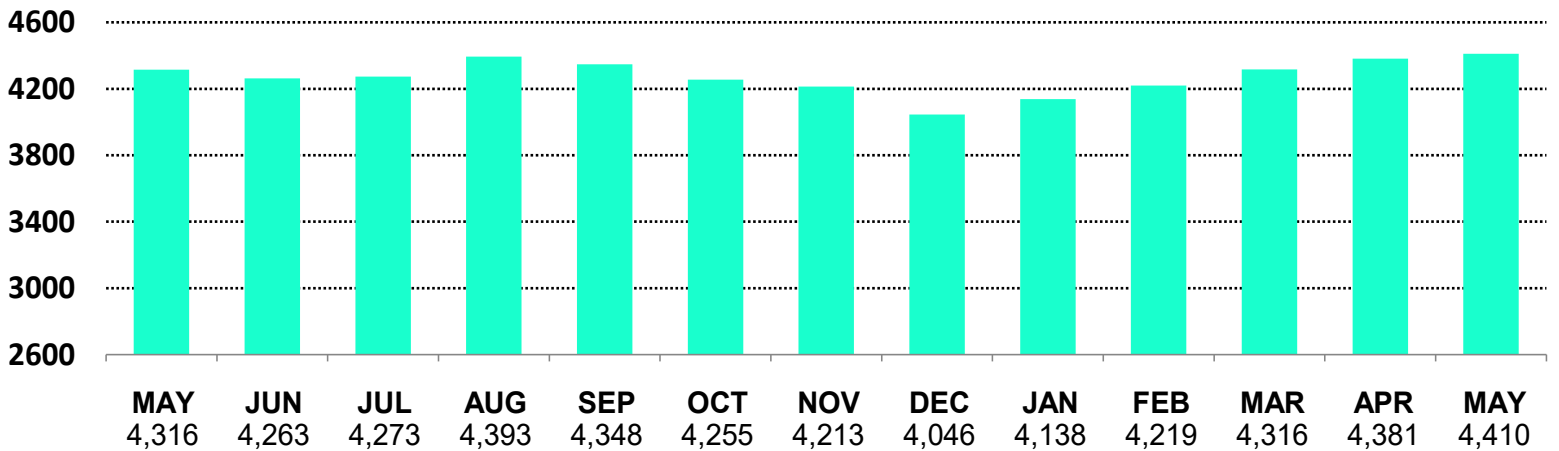
PRICE TRENDS: LONG ISLAND CITY

THE AVERAGE RENTAL PRICE IN LONG ISLAND CITY INCREASED BY 1.68% SINCE LAST MONTH.

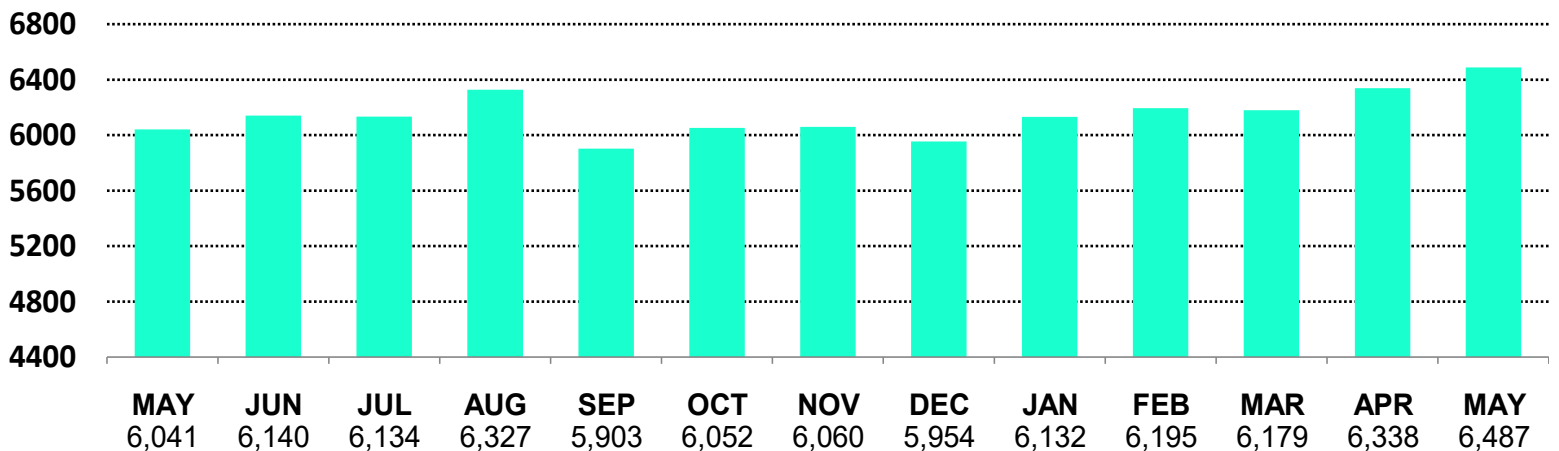
LONG ISLAND CITY STUDIO PRICE TRENDS OVER 13 MONTHS



LONG ISLAND CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



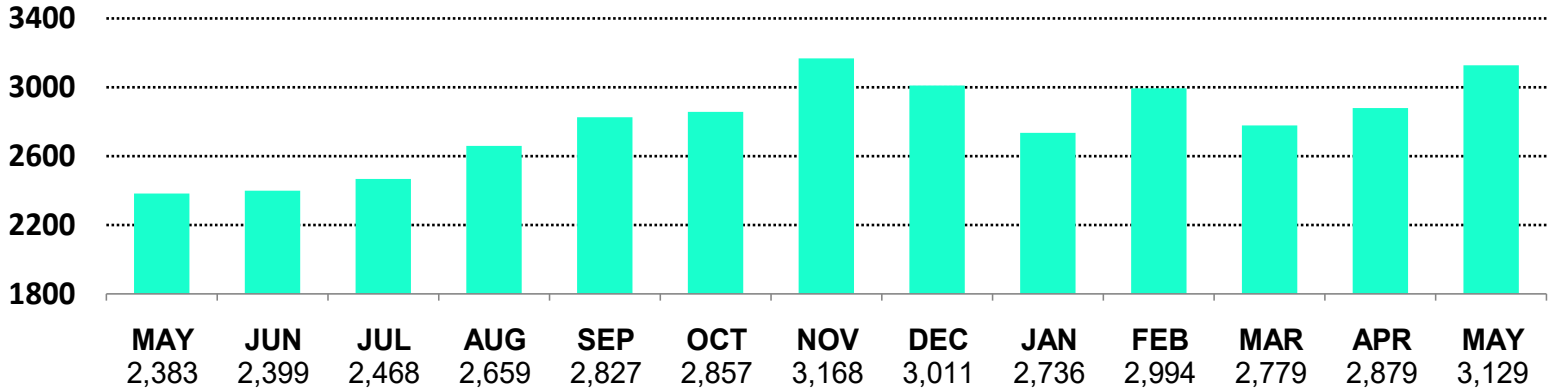
LONG ISLAND CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



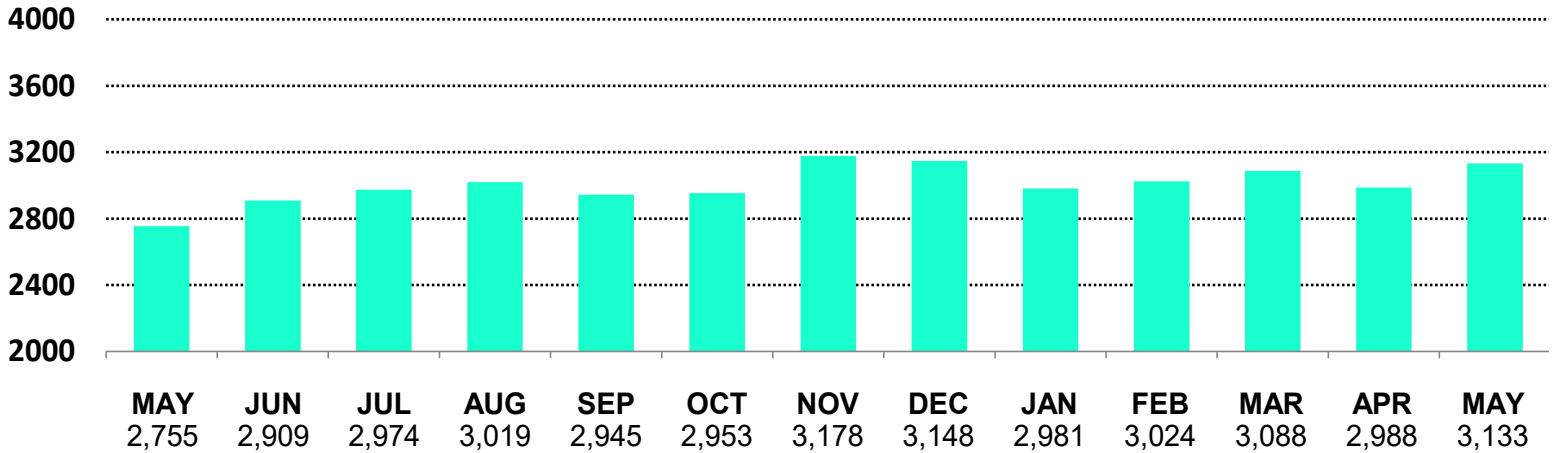
PRICE TRENDS: REGO PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN REGO PARK INCREASED BY 2.58%.

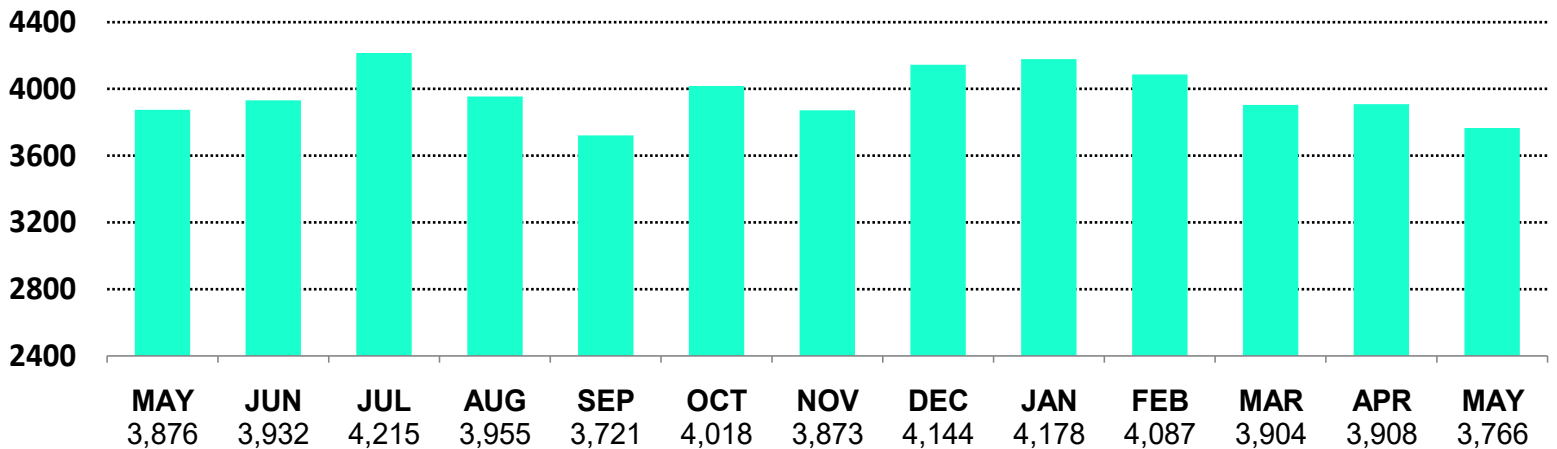
REGO PARK STUDIO PRICE TRENDS OVER 13 MONTHS



REGO PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



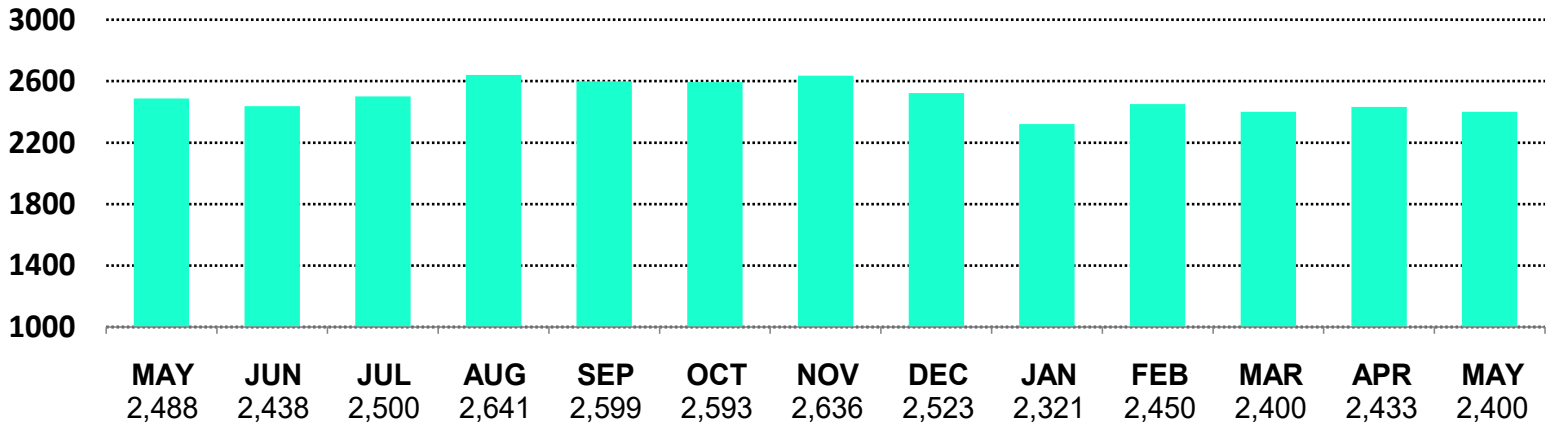
REGO PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



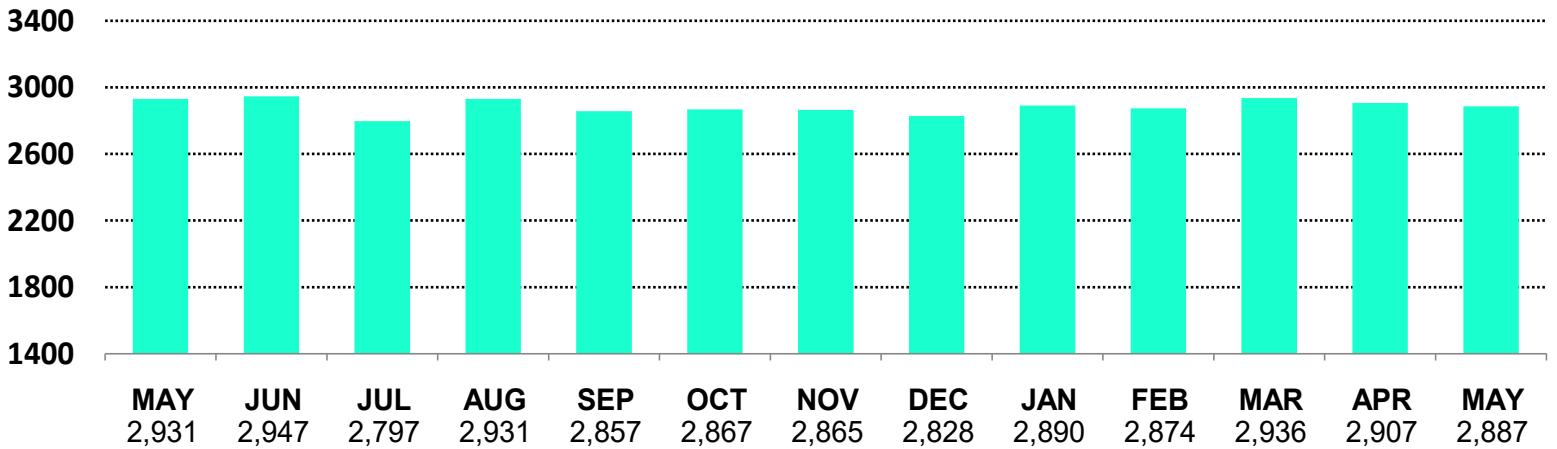
PRICE TRENDS: RIDGEWOOD

THE AVERAGE RENTAL PRICE IN RIDGEWOOD SLIGHTLY DECREASED BY JUST 0.67% SINCE LAST MONTH.

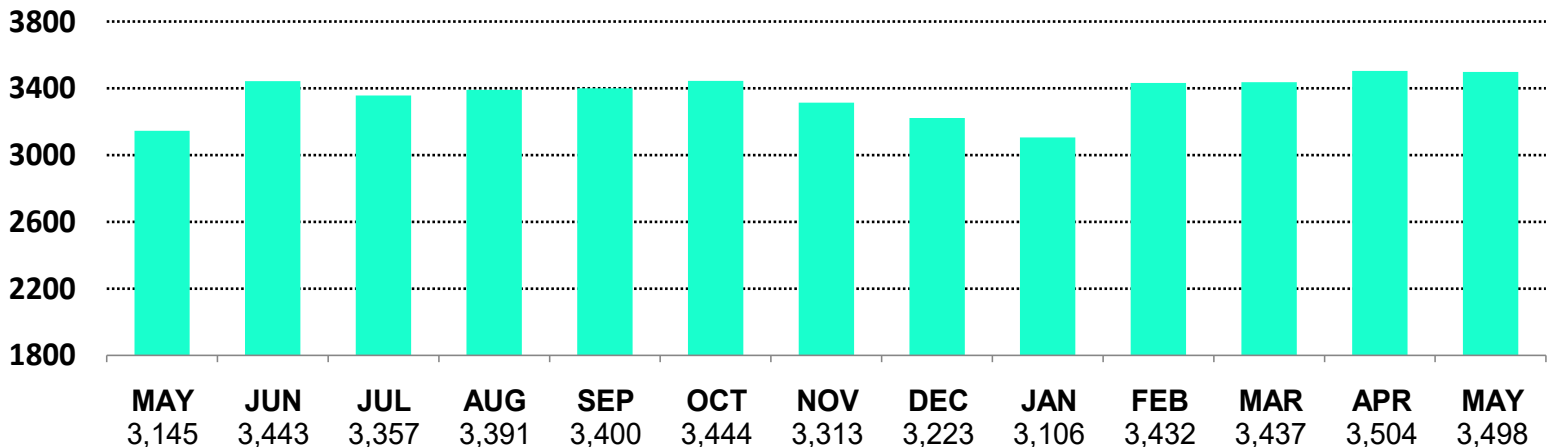
RIDGEWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



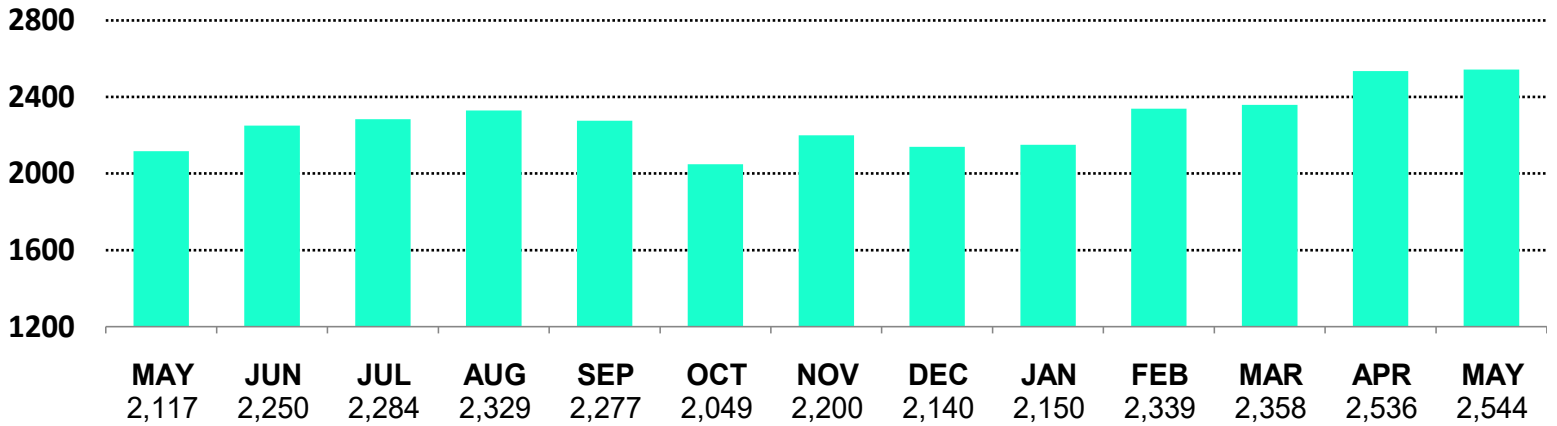
RIDGEWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



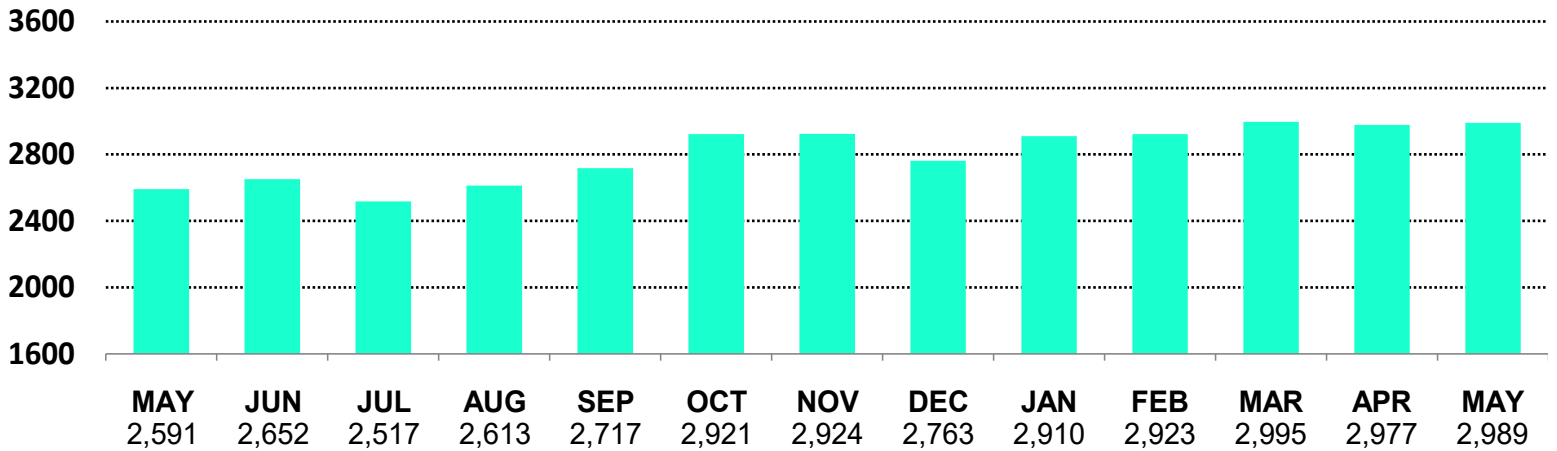
PRICE TRENDS: SUNNYSIDE

THROUGH MAY, THE AVERAGE RENTAL PRICE IN SUNNYSIDE DECREASED BY 3.92%.

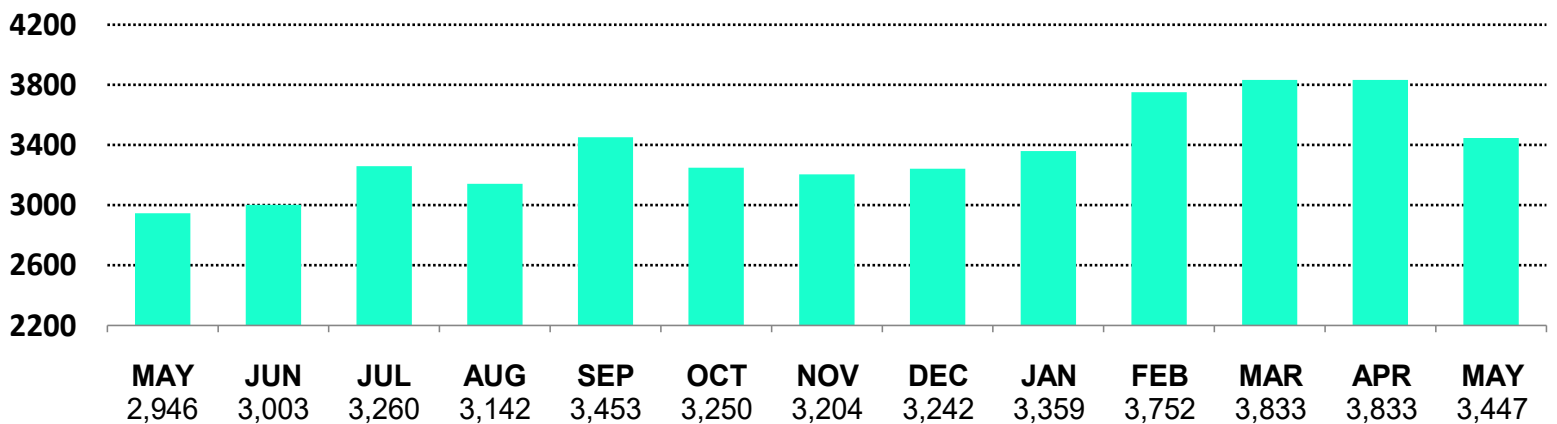
SUNNYSIDE STUDIO PRICE TRENDS OVER 13 MONTHS



SUNNYSIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



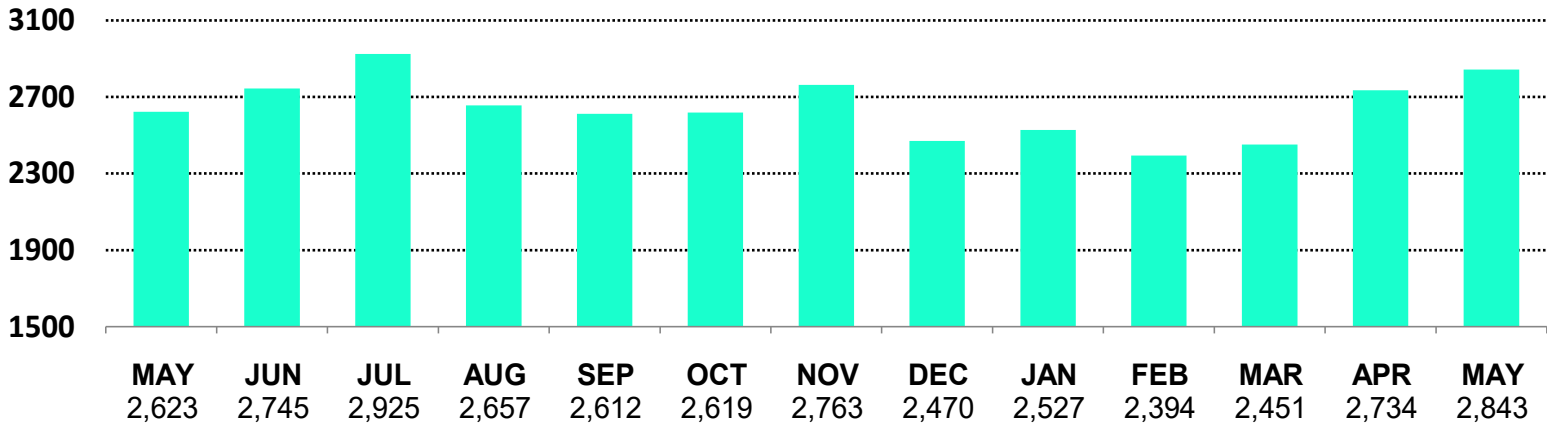
SUNNYSIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



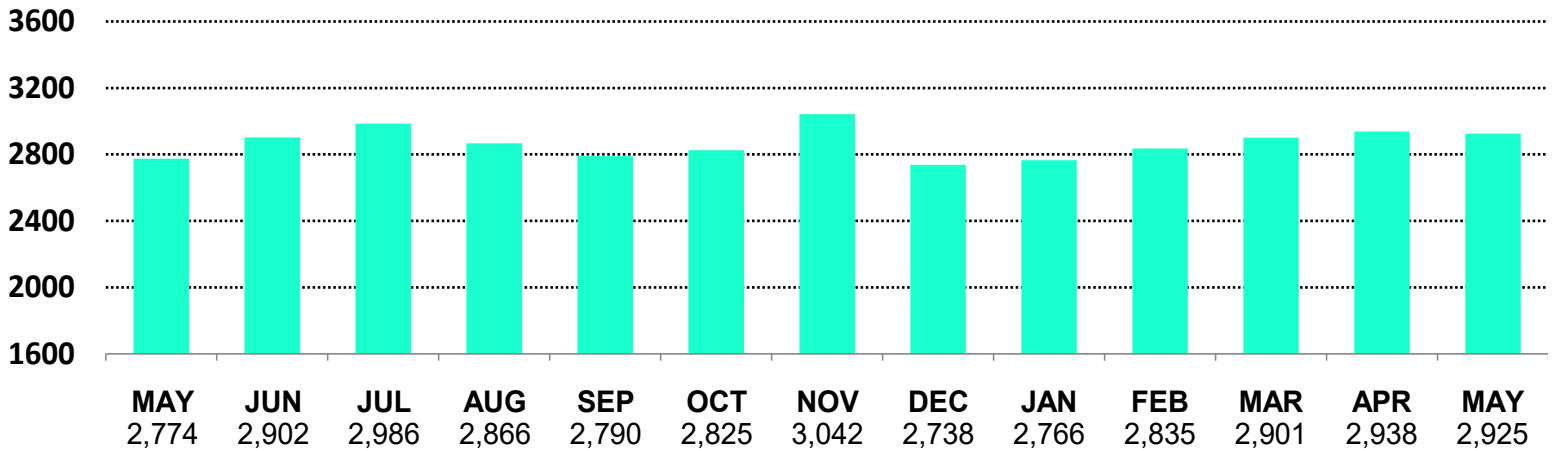
PRICE TRENDS: WOODSIDE/MASPETH

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN WOODSIDE / MASPETH INCREASED BY 2.04%.

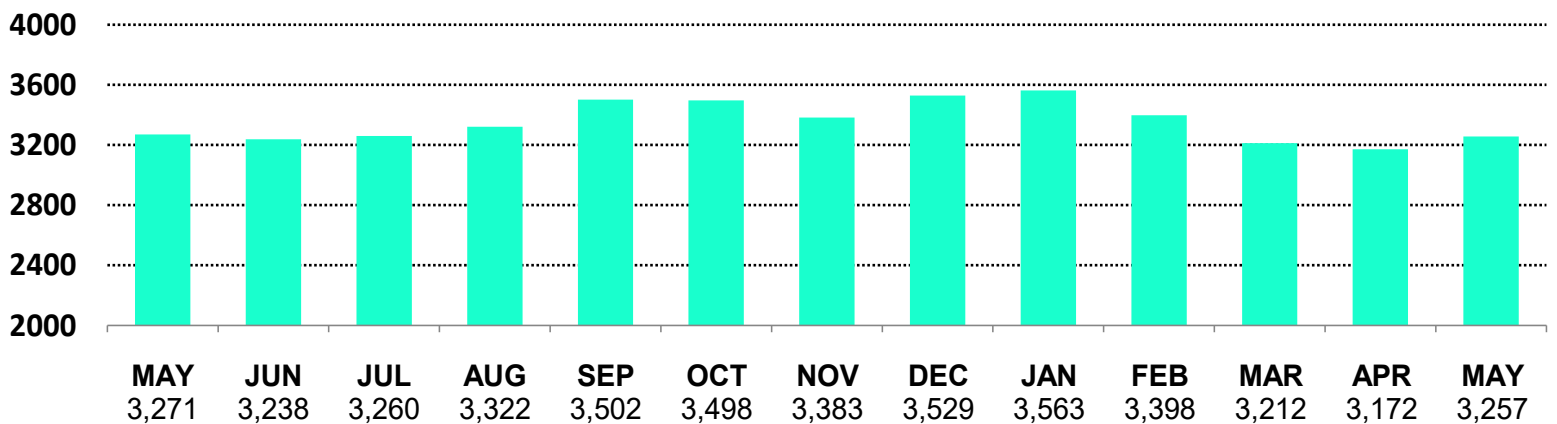
WOODSIDE / MASPETH STUDIO PRICE TRENDS OVER 13 MONTHS



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 may 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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