

M.N.S
REAL ESTATE
NYC

QUEENS

RENTAL MARKET REPORT



CONTENTS

INTRODUCTION	4
A QUICK LOOK	5
NOTABLE PRICE TRENDS	6
PRICE DECREASE	7
PRICE INCREASE	8
MEAN QUEENS RENTAL PRICES.....	9
NEIGHBORHOOD PRICE TRENDS	14
ASTORIA.....	15
FLUSHING	16
FOREST HILLS.....	17
JACKSON HEIGHTS.....	18
JAMAICA.....	19
LONG ISLAND CITY.....	20
REGO PARK.....	21
RIDGEWOOD.....	22
THE REPORT EXPLAINED.....	23

AVERAGE RENT

THE AVERAGE RENT IN QUEENS
HAS INCREASED THIS MONTH.

QUEENS

↑1.36%
CHANGE

\$2,687
SEPTEMBER 2022

\$2,723
OCTOBER 2022

A QUICK LOOK

QUEENS

Through October, the average rental price in Queens increased by 1.36%, from \$2,686.55 to \$2,723.05. The average rental price for a studio decreased by 0.66%, from \$2,154.23 to \$2,140.05. The average rental price for a one-bedroom unit increased by 1.19%, from \$2,557.62 to \$2,588.06. The average rental price for a two-bedroom unit increased by 2.79%, from \$3,347.81 to \$3,441.05.

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

Long Island City: +1.26%	Rego Park: +3.62%
Astoria: -1.11%	Forest Hills: +4.69%
Ridgewood: +0.99%	Jackson Heights: -1.59%
Flushing: +1.84%	Jamaica: +1.5%

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, and most affordable one and two-bedroom units were in Jackson Heights.

Year-over-year, studio, one-bedroom, and two-bedroom rental prices are up 14.33%, 14.9%, and 18.61%, respectively, with an overall increase of 16.28% since this time last year.

NOTABLE TRENDS

QUEENS

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Long Island City \$3,311	Flushing \$1,694
One bedrooms	Long Island City \$3,938	Jackson Heights \$2,107
Two bedrooms	Long Island City \$5,873	Jackson Heights \$2,560

WHERE PRICES DECREASED



LONG ISLAND CITY

One-Bedroom -1.2%

ASTORIA

Studios -3.8%
Two-Bedroom -0.4%

RIDGEWOOD

Studios -3.6%
One-Bedroom -1.8%

FLUSHING

Studios -0.7%

FOREST HILLS

Studios -0.3%

JACKSON HEIGHTS

Studios -1.4%
One-Bedroom -0.7%
Two-Bedroom -2.5%

JAMAICA

Studios -1.5%

WHERE PRICES INCREASED



LONG ISLAND CITY

Studios	1.1%
Two-Bedroom	3.1%

ASTORIA

One-Bedroom	0.3%
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RIDGEWOOD

Two-Bedroom	7.1%
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FLUSHING

One-Bedroom	3.1%
Two-Bedroom	2.5%

REGO PARK

Studios	5.3%
One-Bedroom	5.4%
Two-Bedroom	1.4%

FOREST HILLS

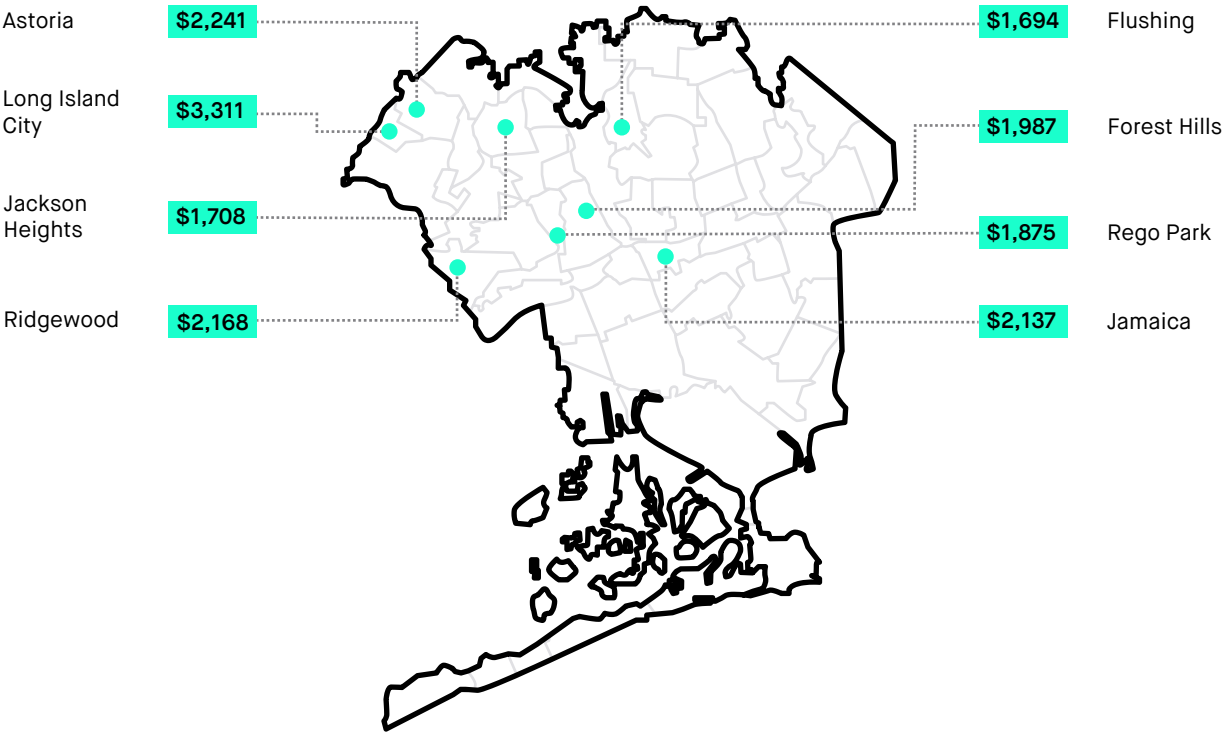
One-Bedroom	7.4%
Two-Bedroom	6.0%

JAMAICA

One-Bedroom	0.0%
Two-Bedroom	4.7%

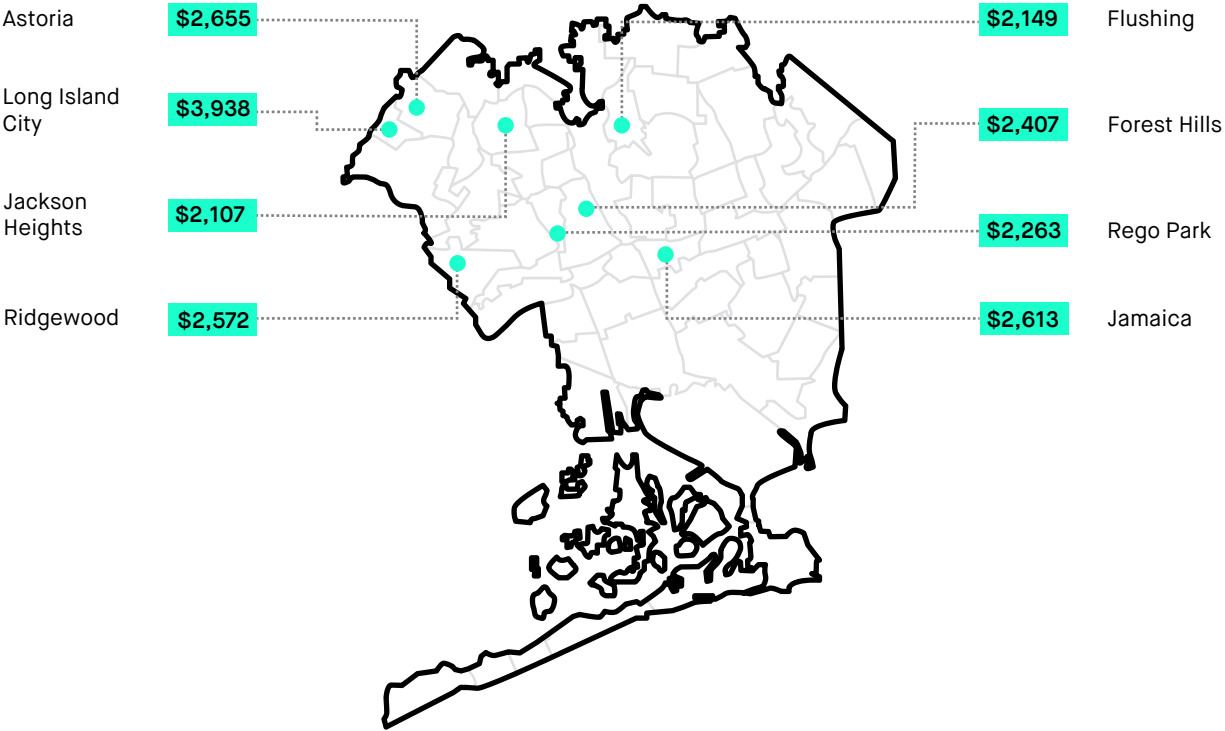
QUEENS AVERAGE PRICE

STUDIOS



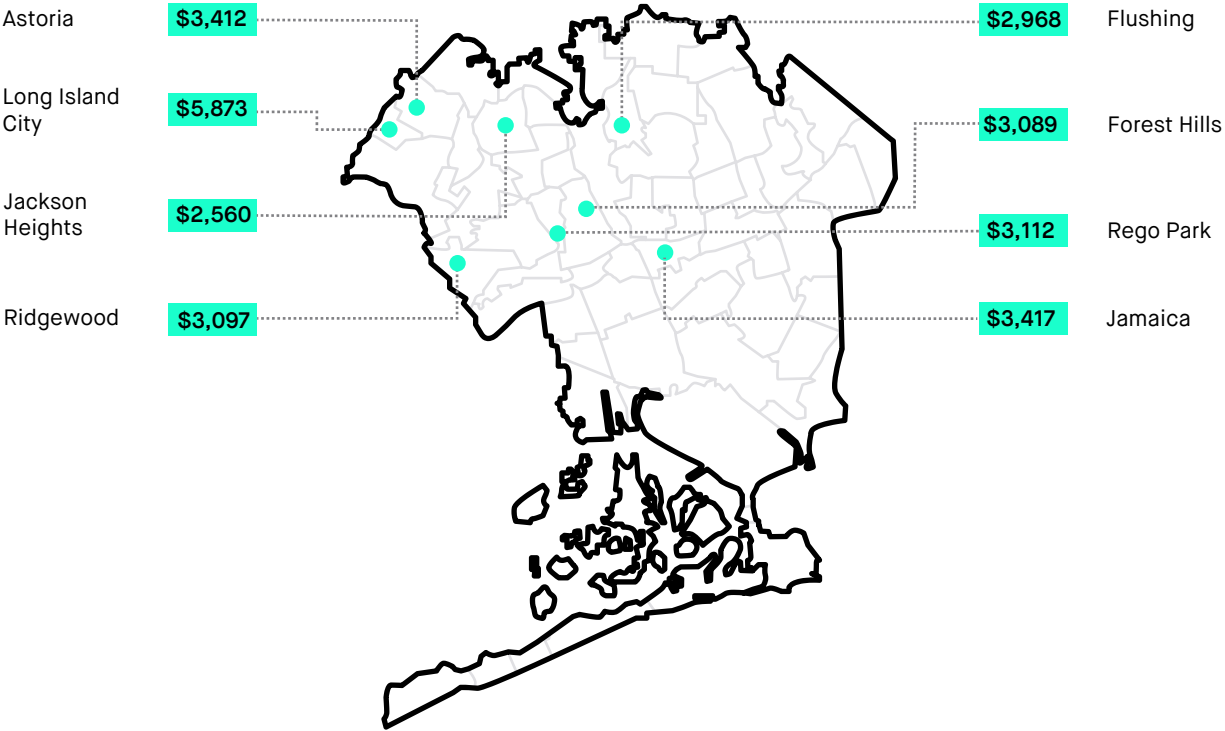
QUEENS AVERAGE PRICE

1 BEDROOM



QUEENS AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

ASTORIA	↑ 25.57%	JACKSON HEIGHTS	↑ 3.48%	REGO PARK	↑ 6.78%
FLUSHING	↑ 7.91%	JAMAICA	↑ 17.02%	RIDGEWOOD	↑ 24.17%
FOREST HILLS	↑ 17.74%	LONG ISLAND CITY	↑ 22.86%		

PRICE CHANGES

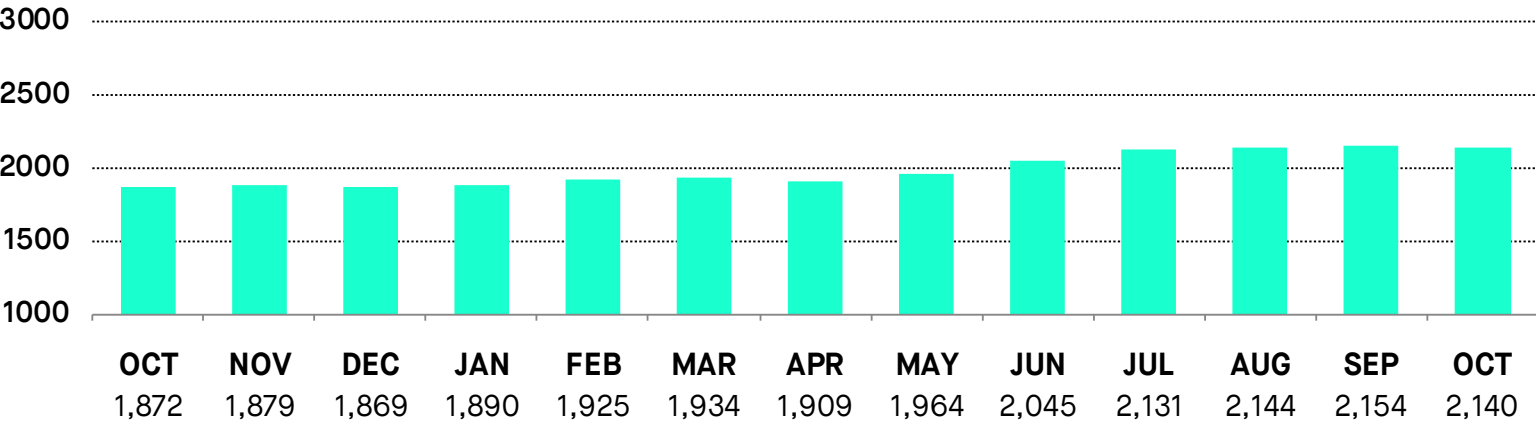
QUEENS RENTS:
OCTOBER 2021 VS. OCTOBER 2022

PRICE CHANGES

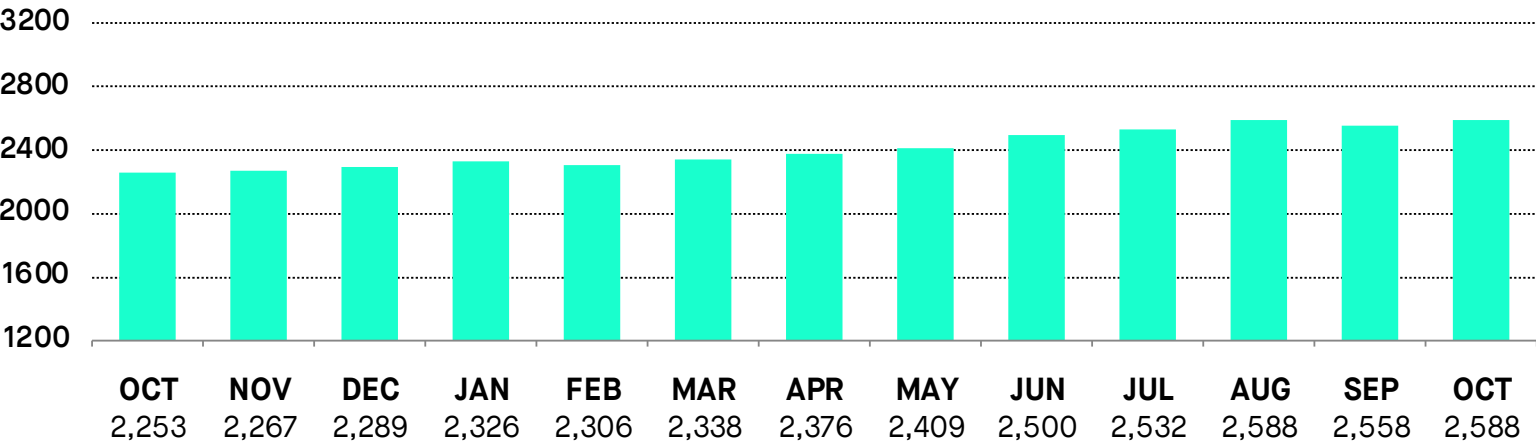
TYPE	OCTOBER 2021	OCTOBER 2022	CHANGE
Studios	\$1,872	\$2,140	↑ 14.33%
One bedrooms	\$2,253	\$2,588	↑ 14.90%
Two bedrooms	\$2,901	\$3,441	↑ 18.61%

PRICE TRENDS: QUEENS

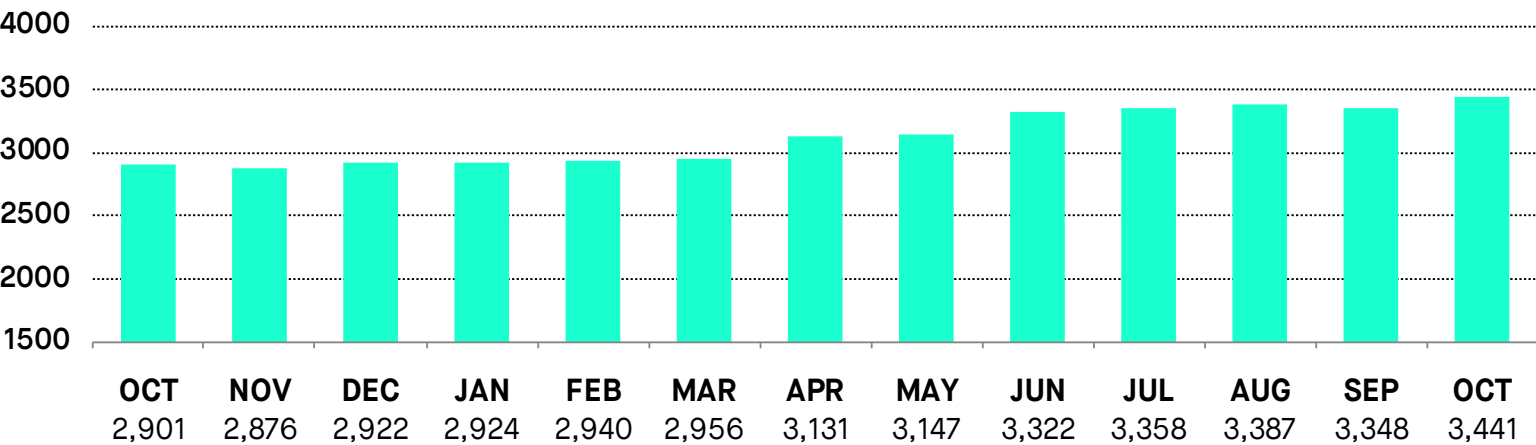
QUEENS STUDIO PRICE TRENDS OVER 13 MONTHS



QUEENS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



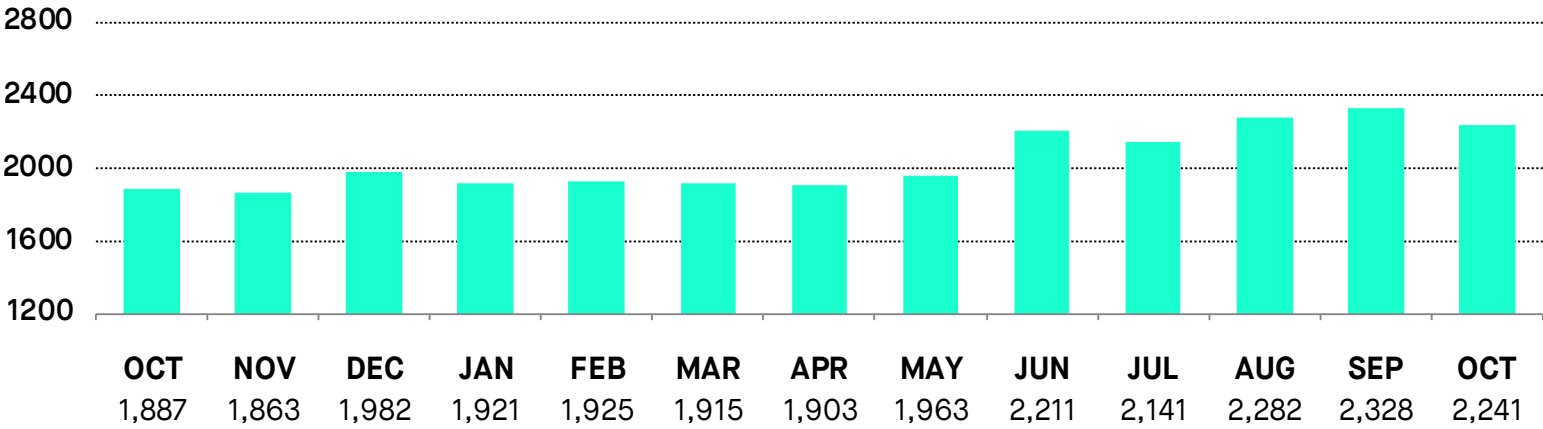
QUEENS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



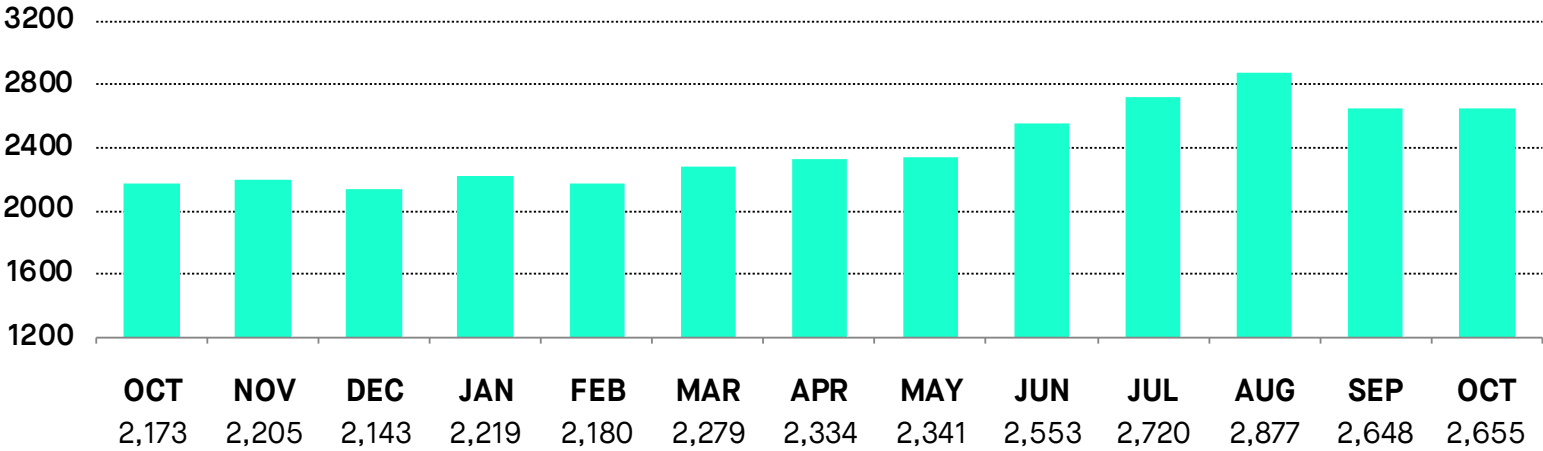
PRICE TRENDS: ASTORIA

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN ASTORIA
DECREASED BY 1.11%.

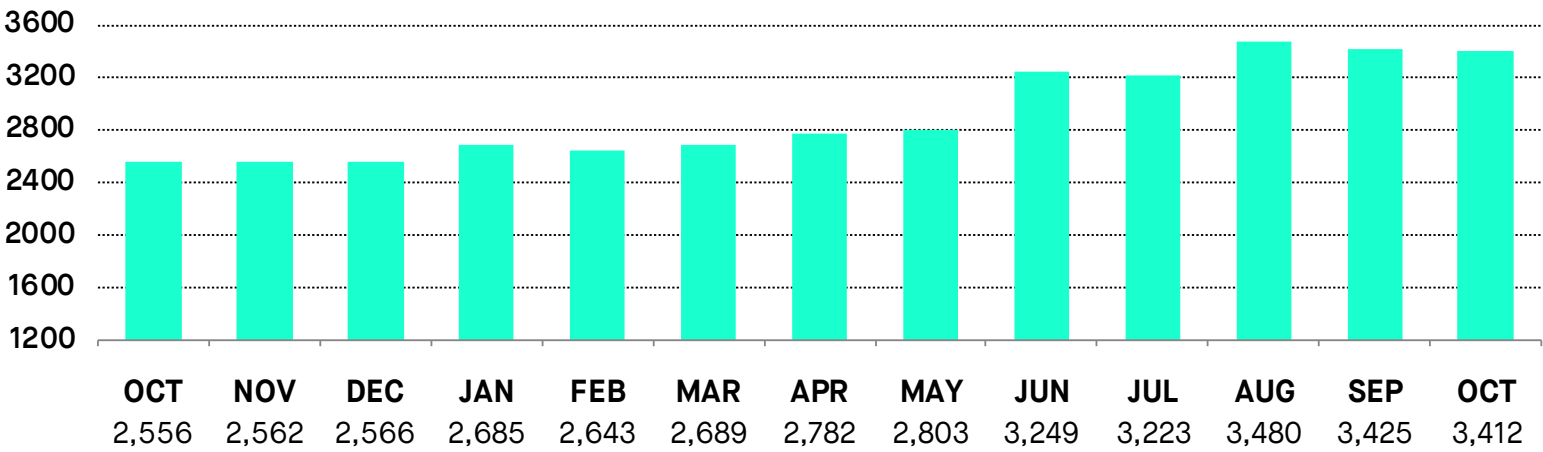
ASTORIA STUDIO PRICE TRENDS OVER 13 MONTHS



ASTORIA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



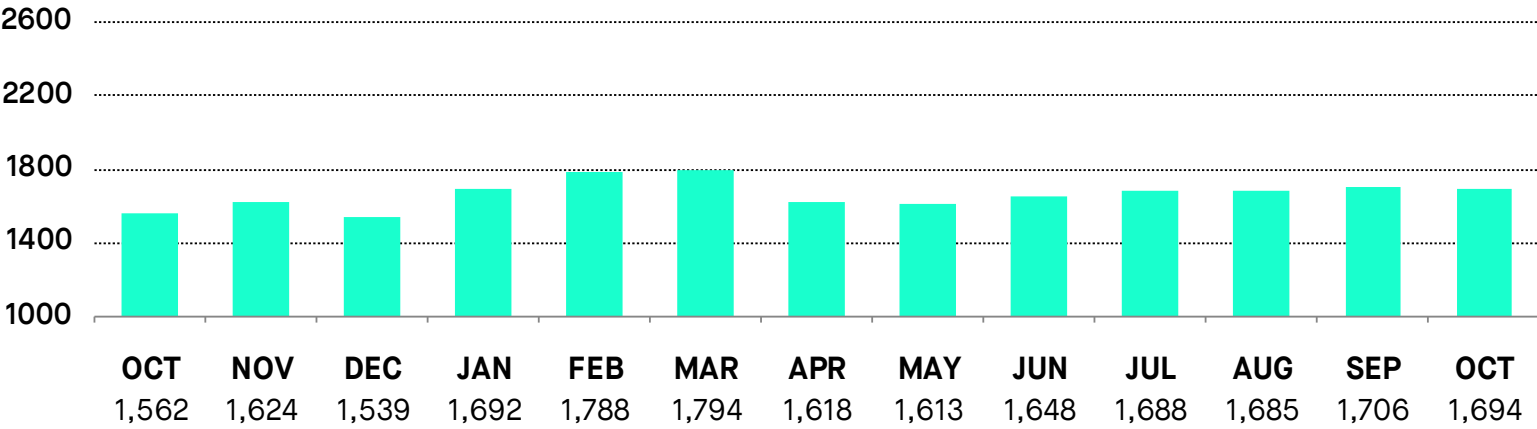
ASTORIA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



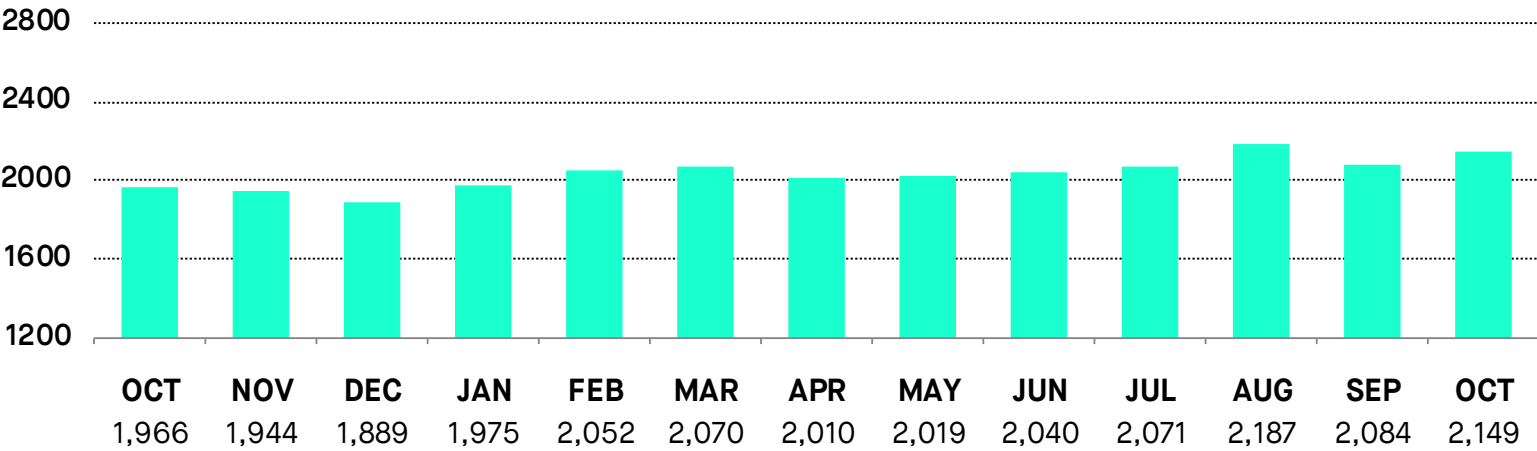
PRICE TRENDS: FLUSHING

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN
FLUSHING INCREASED BY 1.84%.

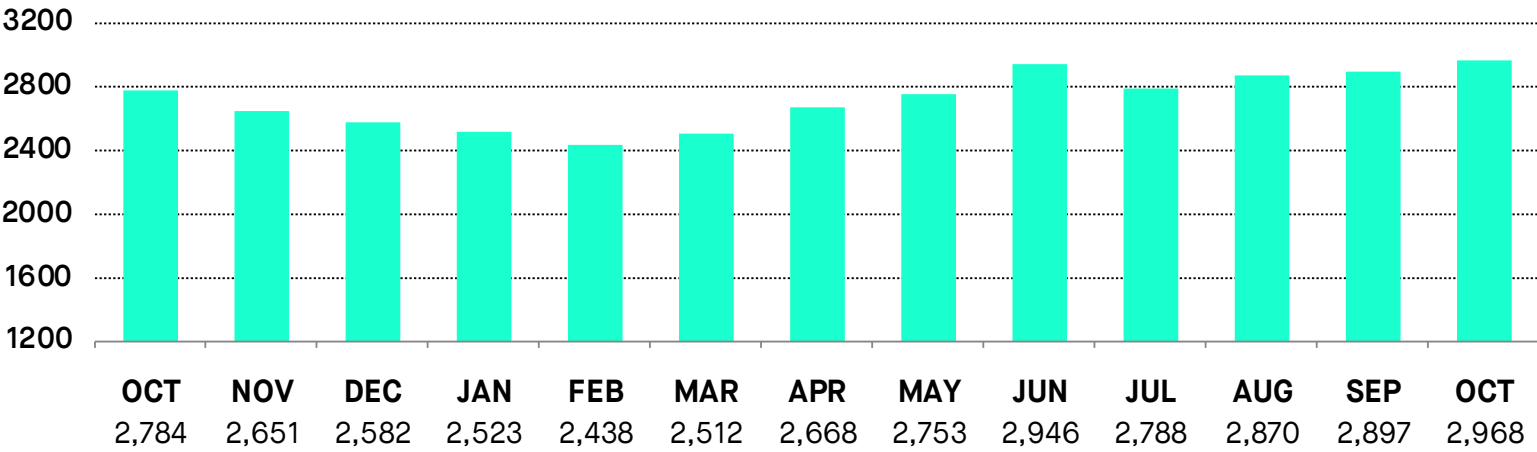
FLUSHING STUDIO PRICE TRENDS OVER 13 MONTHS



FLUSHING ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



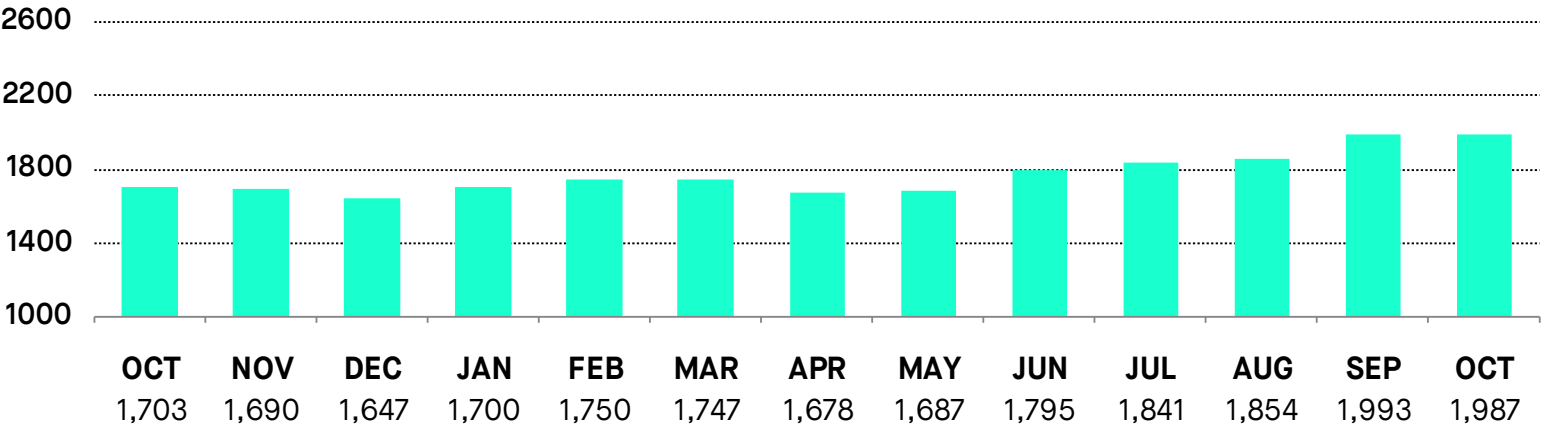
FLUSHING TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



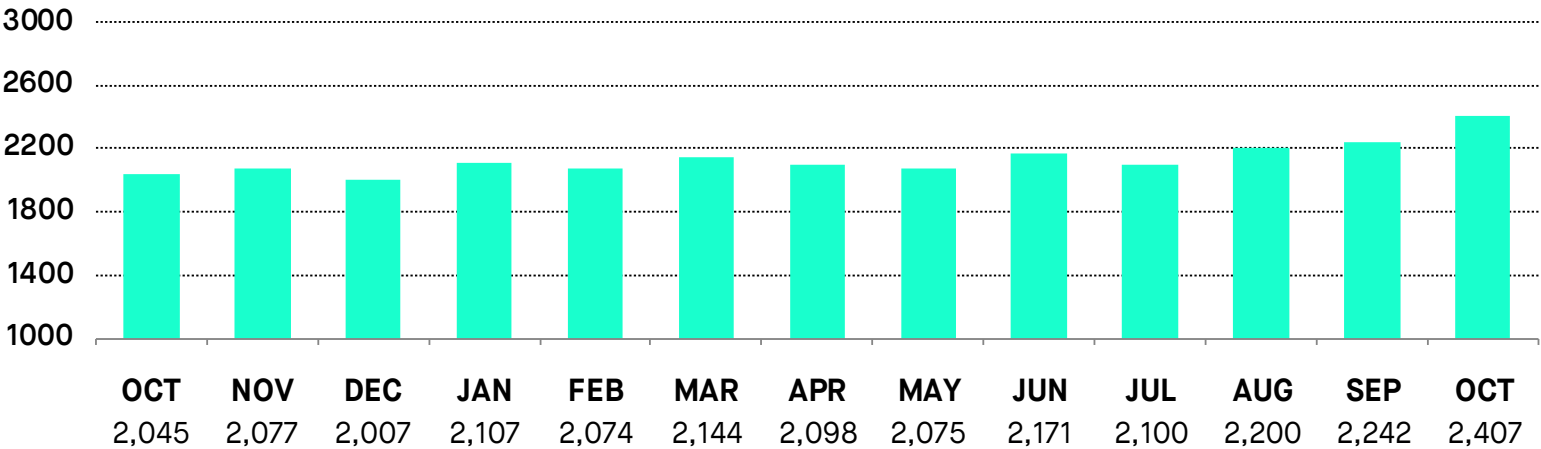
PRICE TRENDS: FOREST HILLS

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FOREST HILLS INCREASED BY 4.69%.

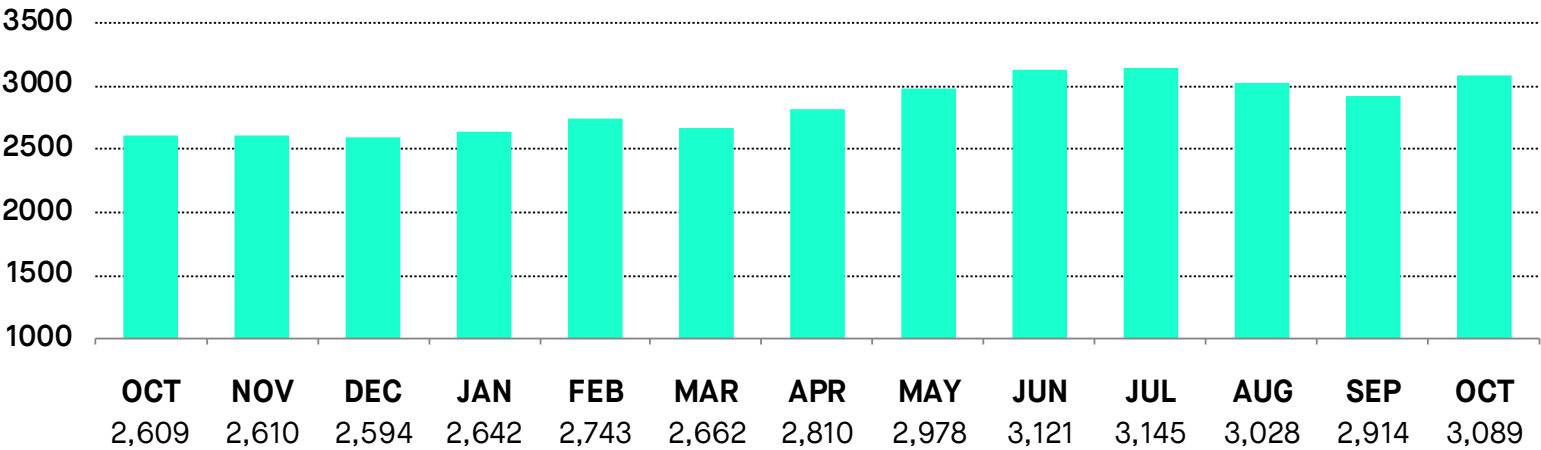
FOREST HILLS STUDIO PRICE TRENDS OVER 13 MONTHS



FOREST HILLS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



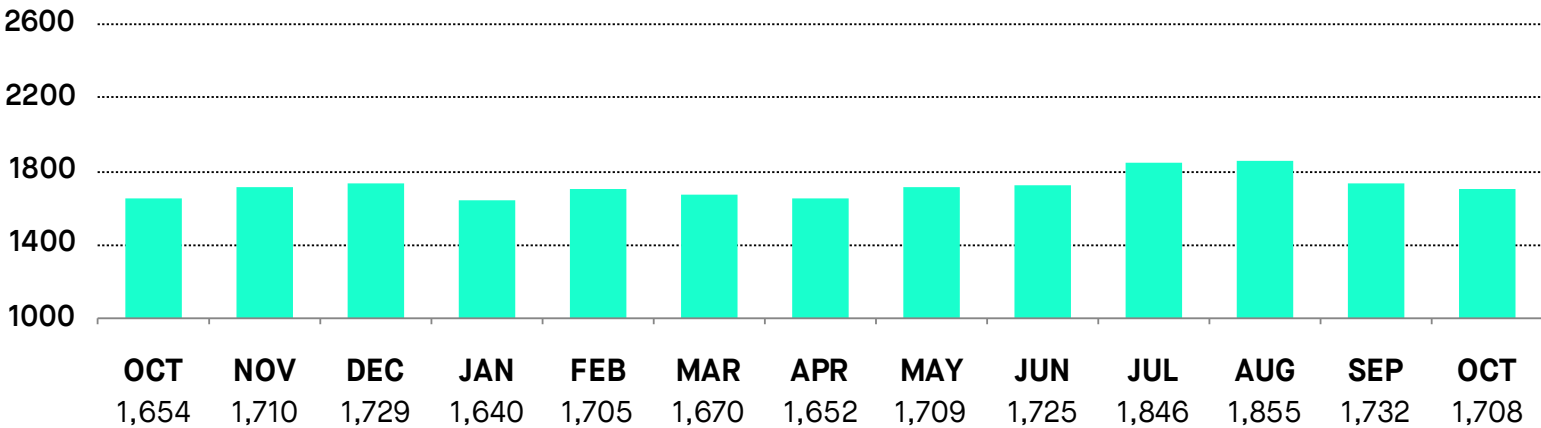
FOREST HILLS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



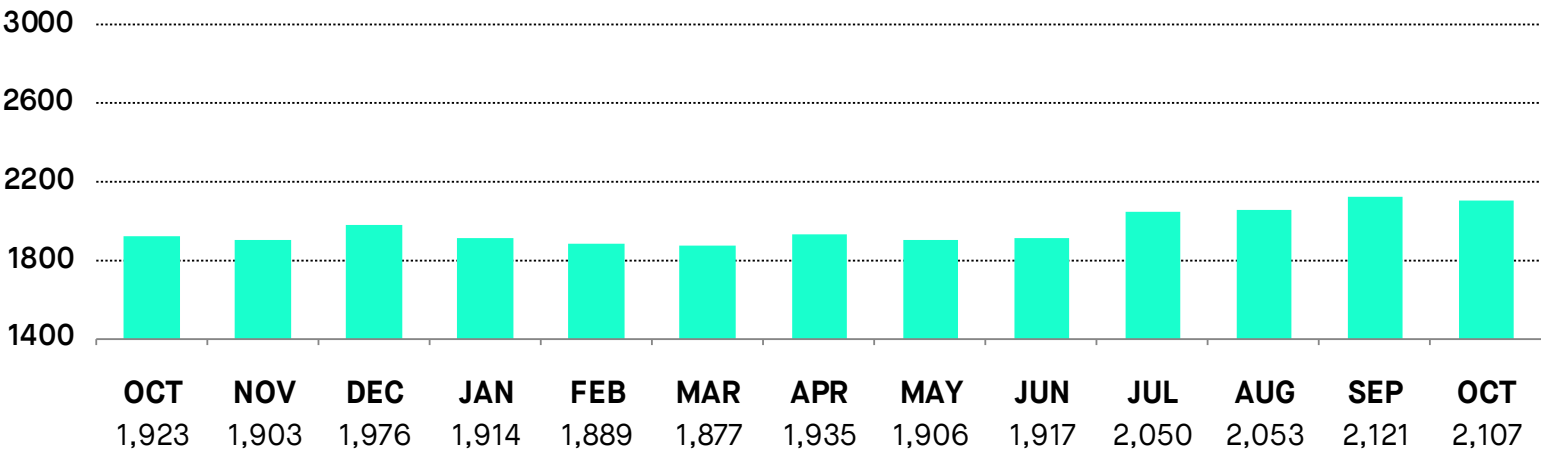
PRICE TRENDS: JACKSON HEIGHTS

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN JACKSON HEIGHTS DECREASED BY 1.59%.

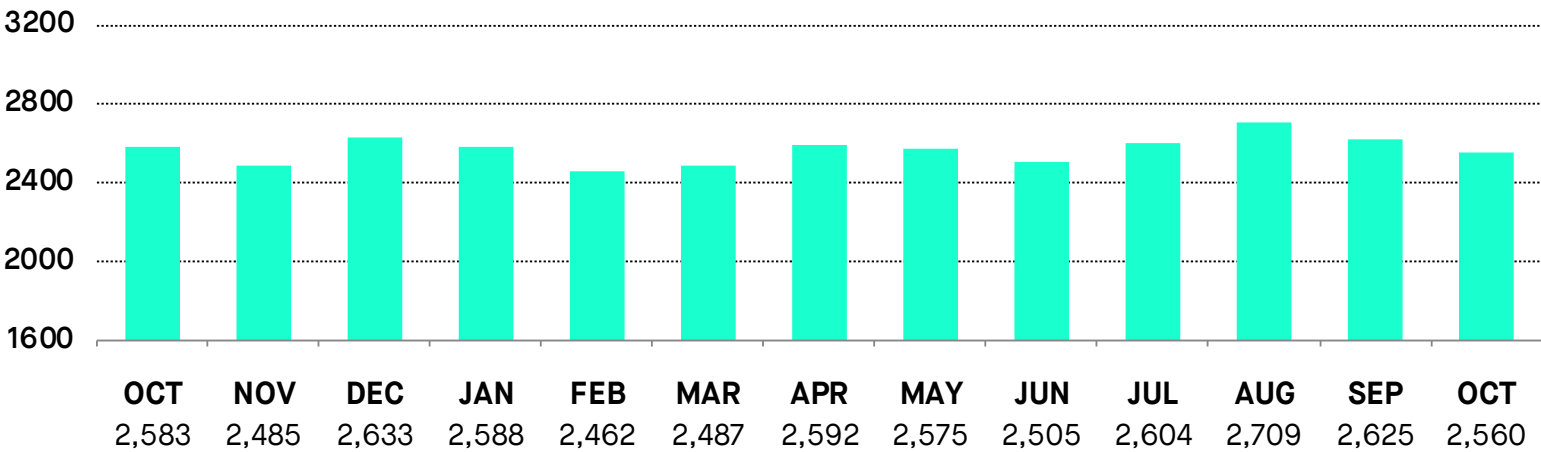
JACKSON HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



JACKSON HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



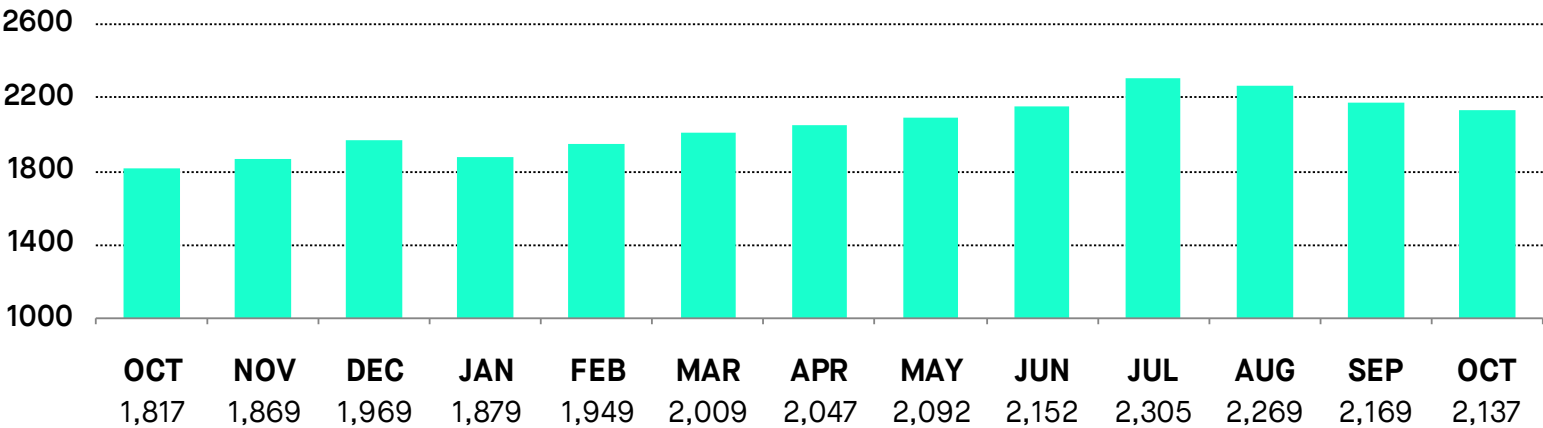
JACKSON HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



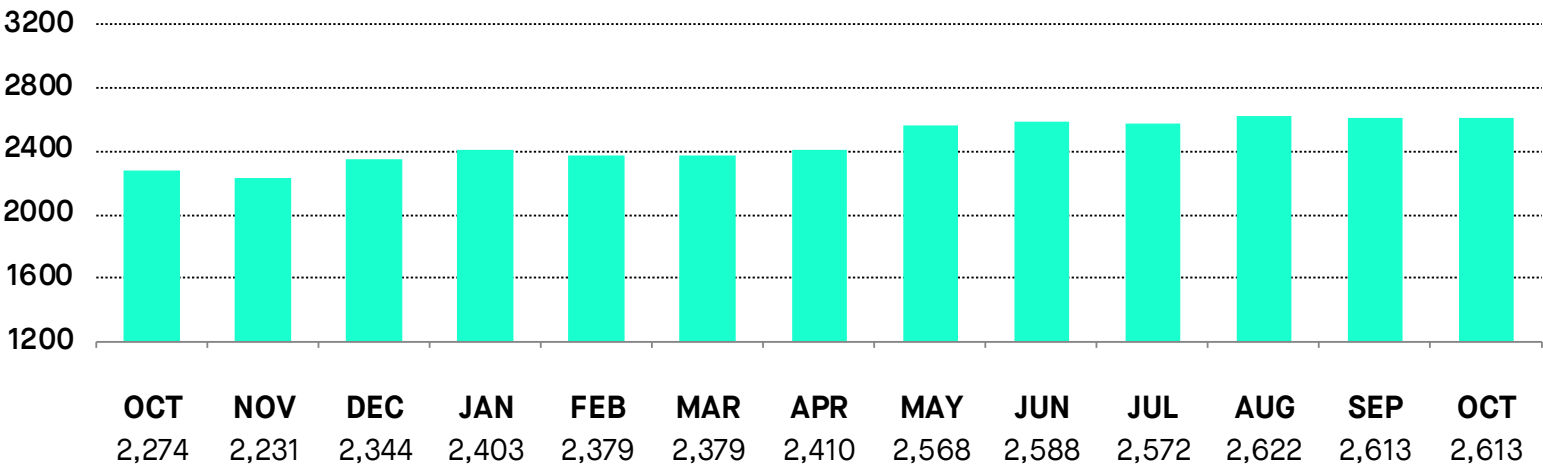
PRICE TRENDS: JAMAICA

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN JAMAICA INCREASED BY 1.5%.

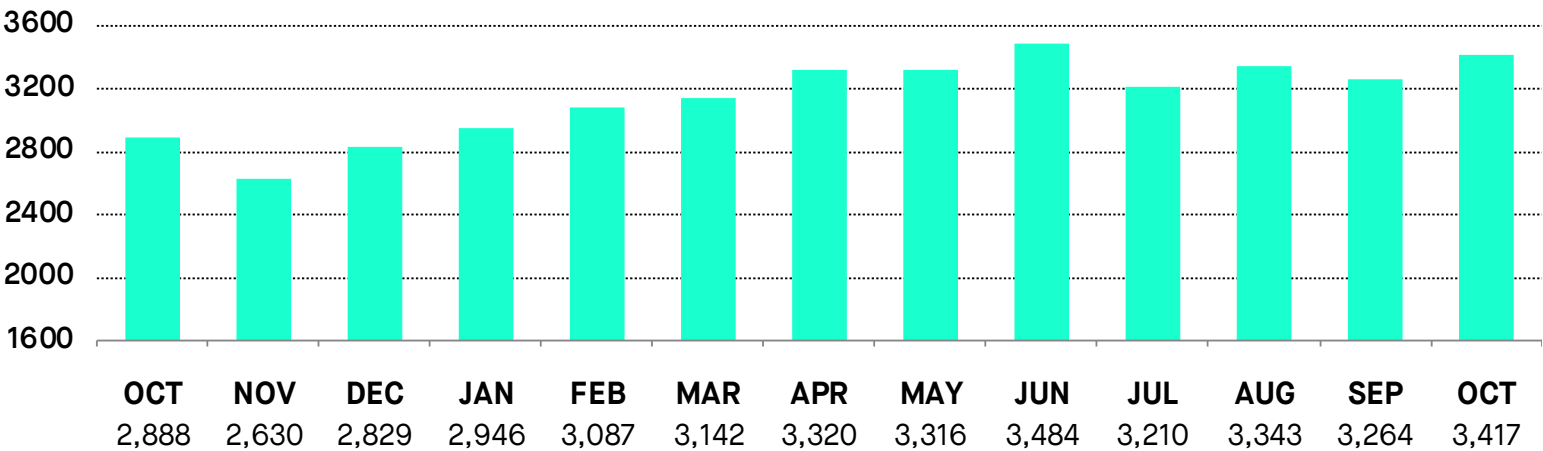
JAMAICA STUDIO PRICE TRENDS OVER 13 MONTHS



JAMAICA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



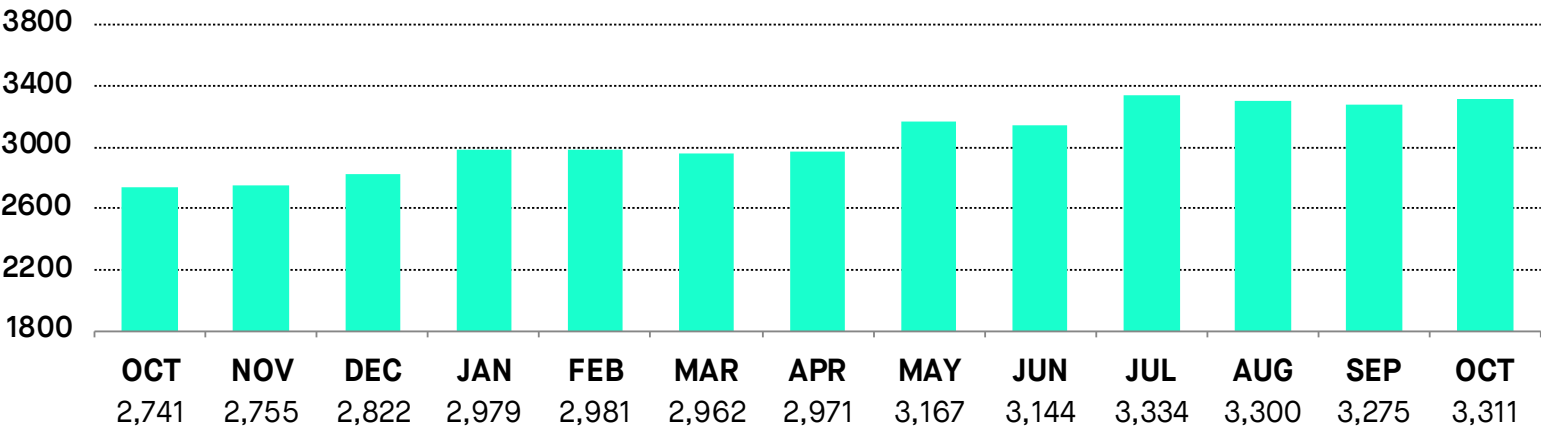
JAMAICA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



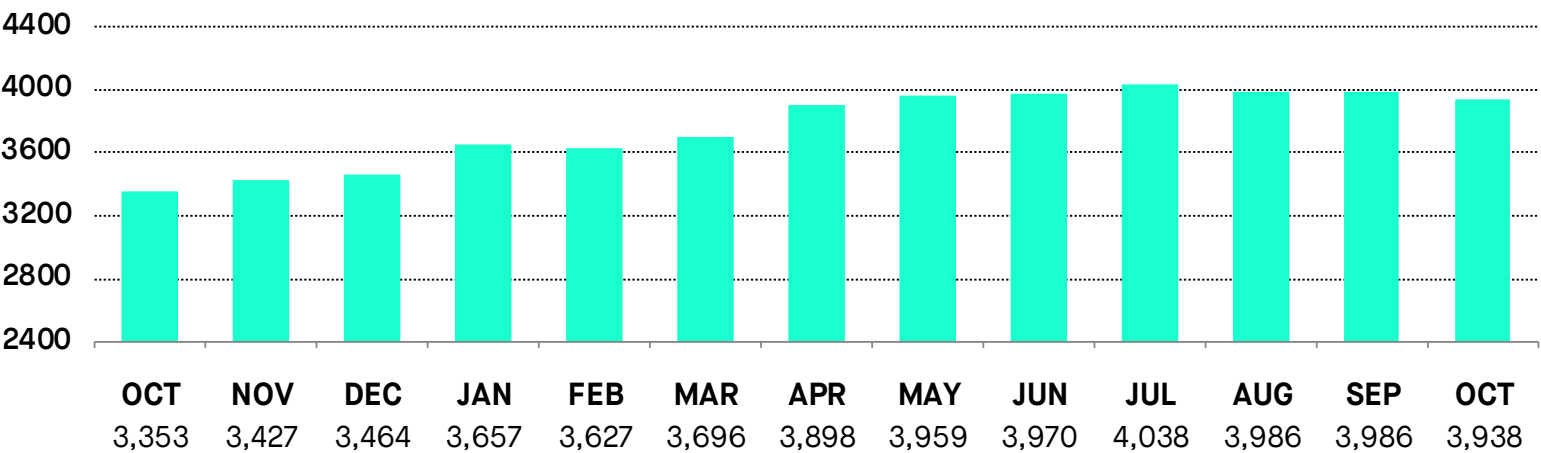
PRICE TRENDS: LONG ISLAND CITY

THE AVERAGE RENTAL PRICE IN LONG ISLAND CITY INCREASED
BY 1.26% SINCE LAST MONTH.

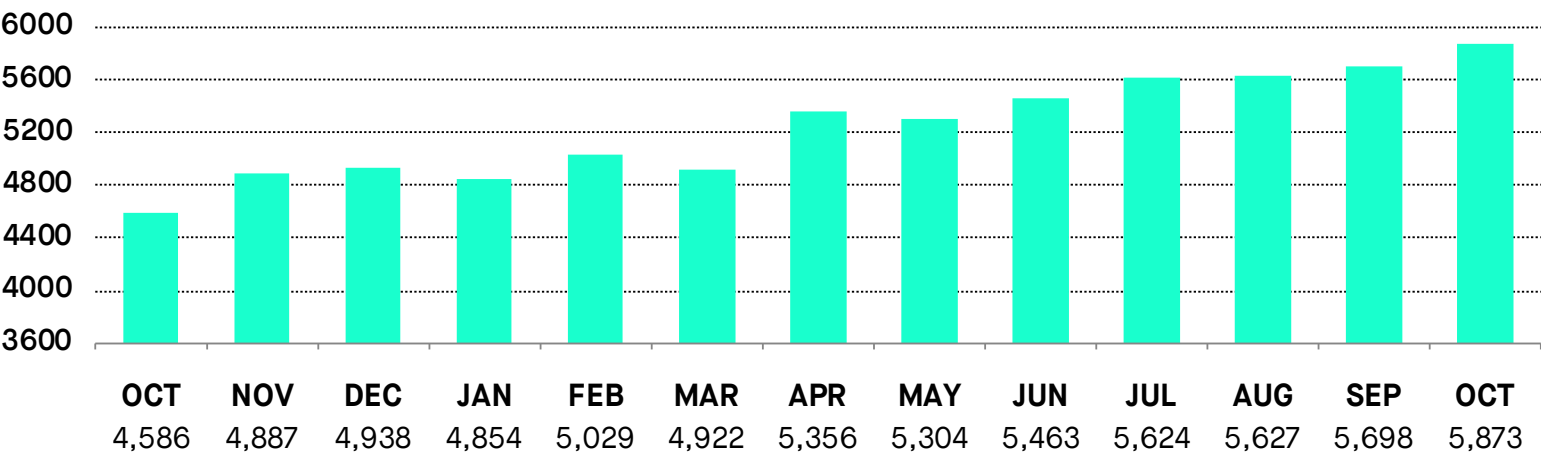
LONG ISLAND CITY STUDIO PRICE TRENDS OVER 13 MONTHS



LONG ISLAND CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



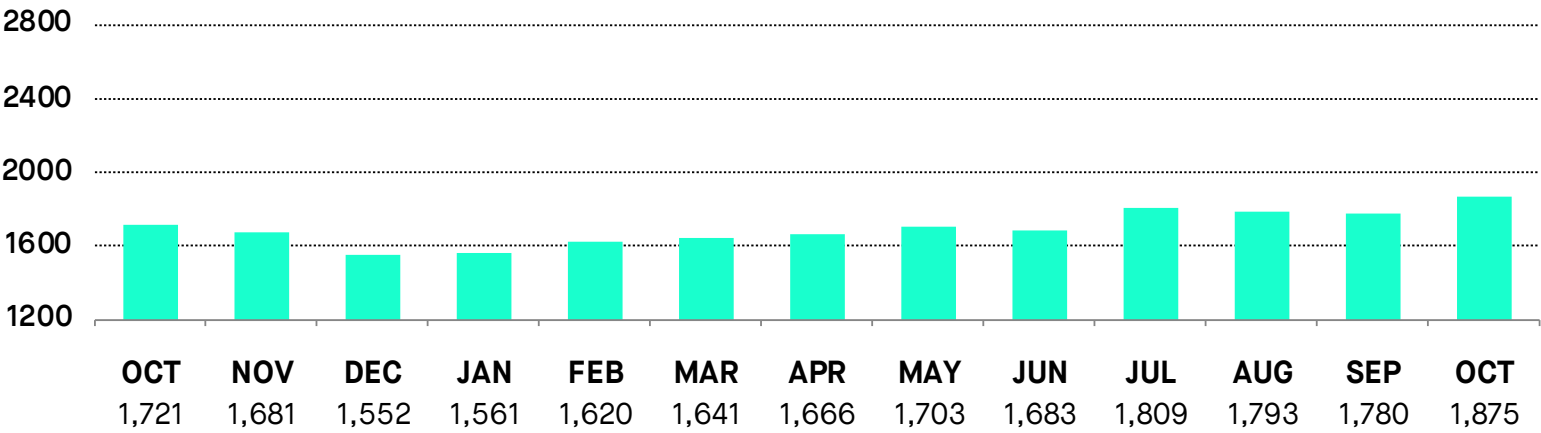
LONG ISLAND CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



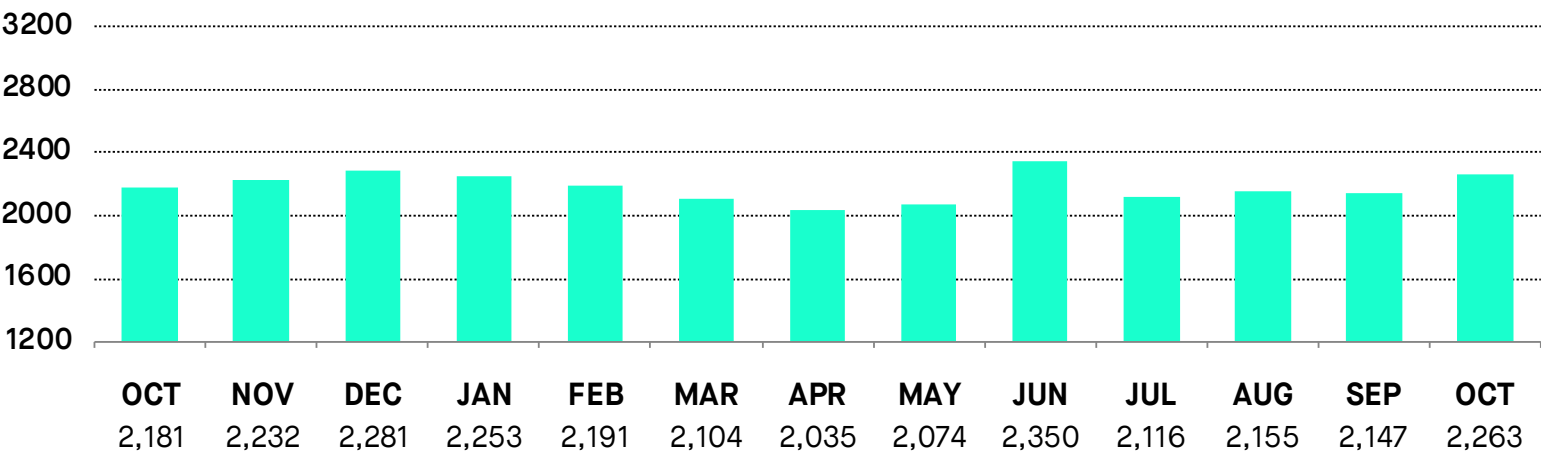
PRICE TRENDS: REGO PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN REGO PARK INCREASED BY 3.62%.

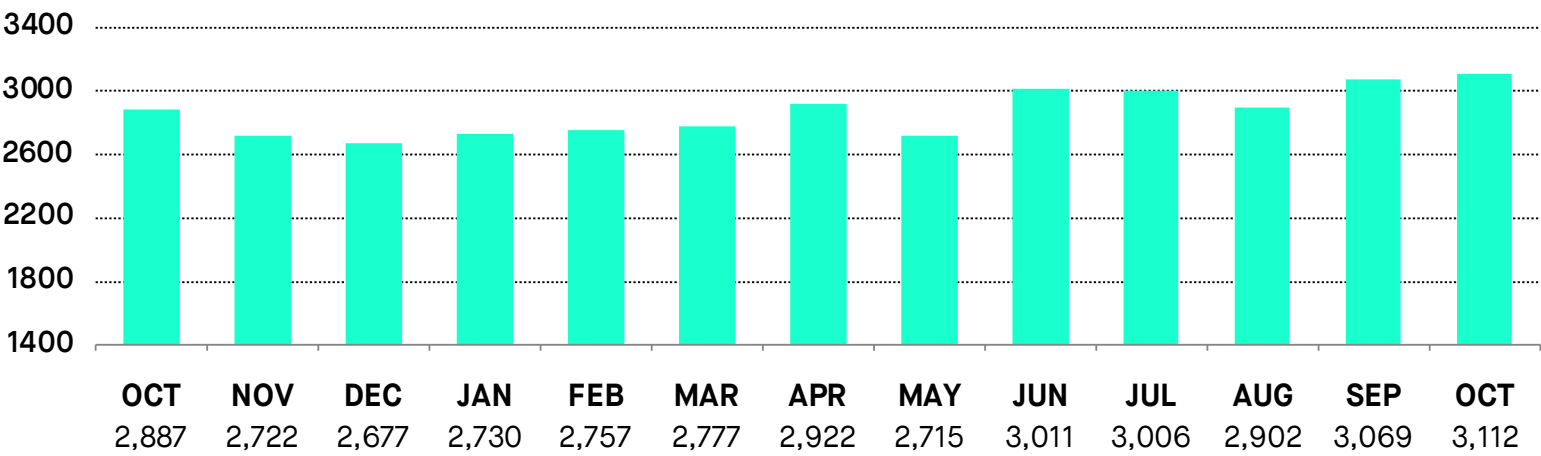
REGO PARK STUDIO PRICE TRENDS OVER 13 MONTHS



REGO PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



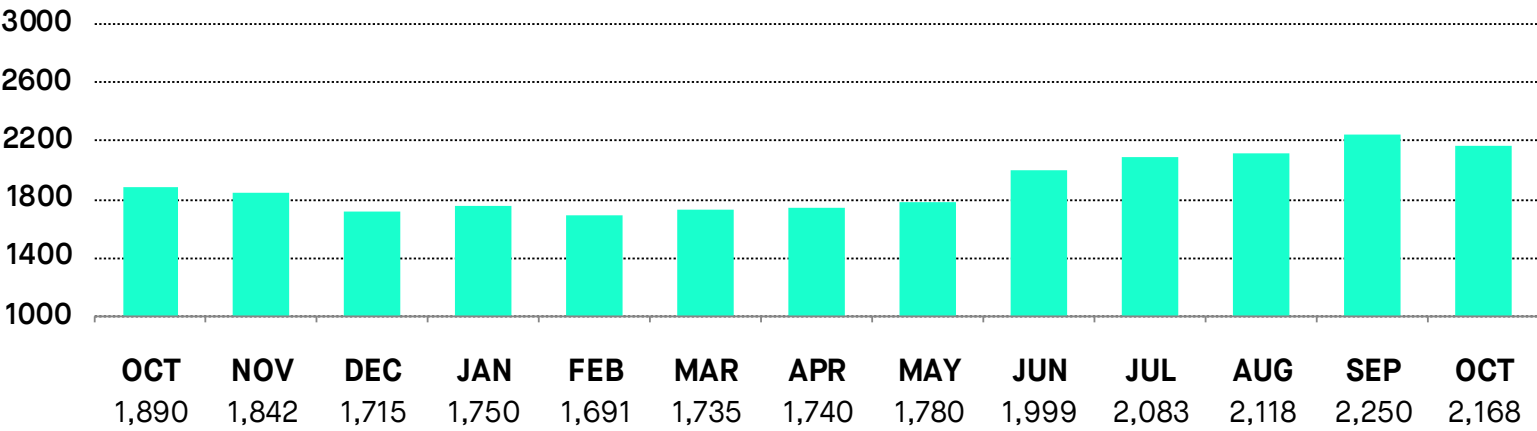
REGO PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



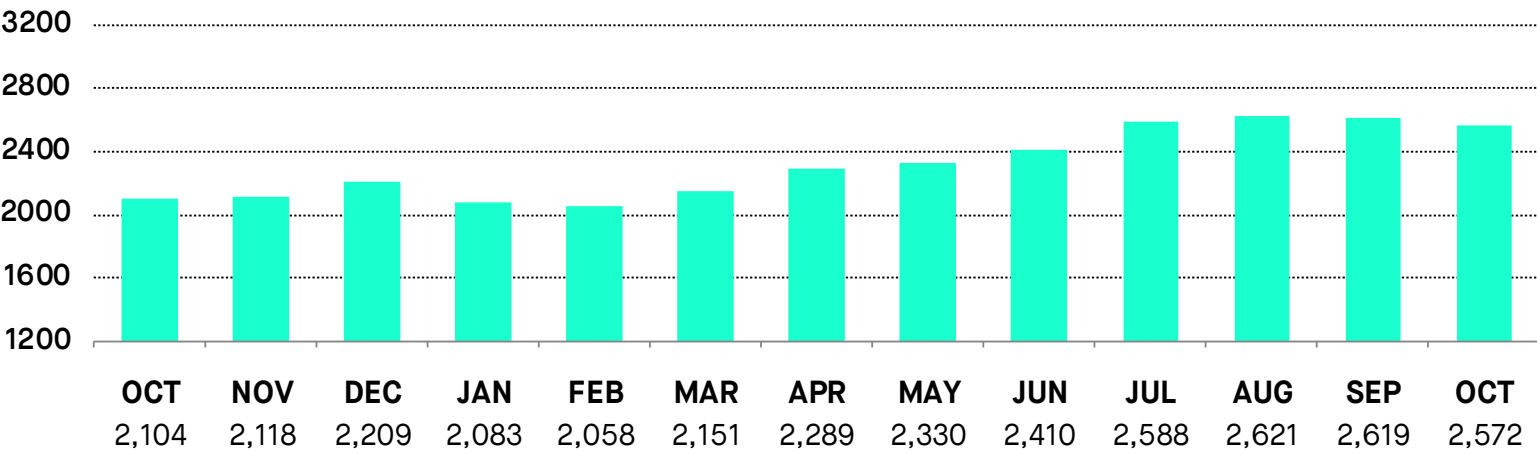
PRICE TRENDS: RIDGEWOOD

THE AVERAGE RENTAL PRICE IN RIDGEWOOD SLIGHTLY INCREASED BY JUST 0.99% SINCE LAST MONTH.

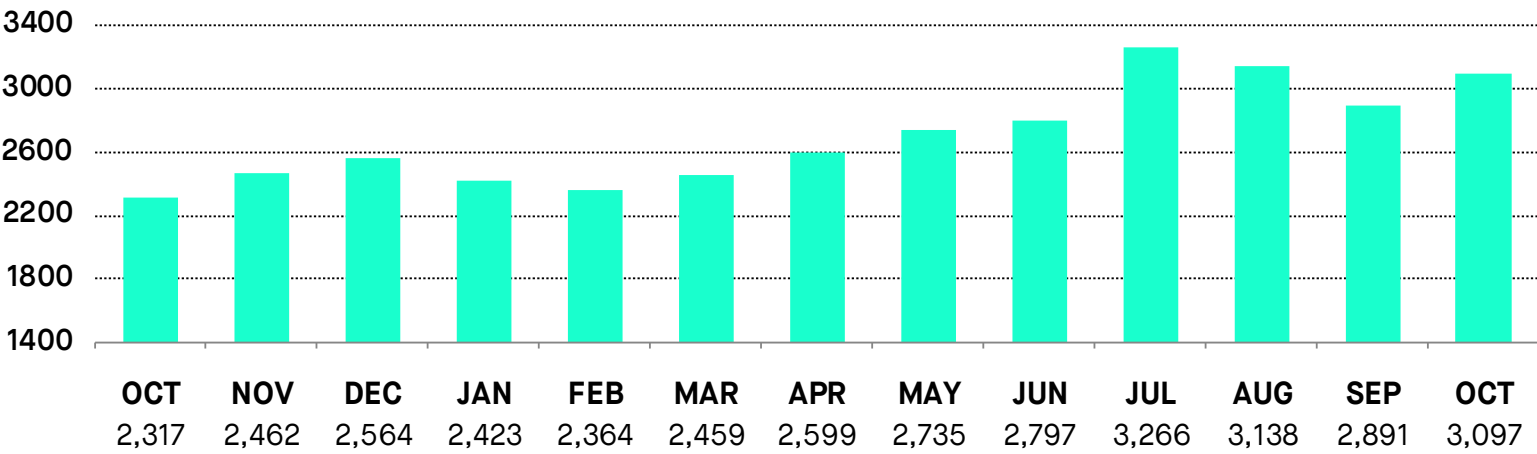
RIDGEWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



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 September be subject to errors, omissions, changes or withdrawal without notice.

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THANK YOU

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