M.N.S
REAL ESTATE
NYC

QUEENS
RENTAL MARKET REPORT

CONTENTS

AVERAGE RENT

THE AVERAGE RENT IN QUEENS HAS DECREASED THIS MONTH.

QUEENS

↓0.28%	$3,051	$3,042
CHANGE	SEPTEMBER 2025	OCTOBER 2025

A QUICK LOOK

QUEENS

Through October, the average rental price in Queens decreased by 0.28%, from $3,051 to $3,042. The average rental price for a studio decreased by 1.05%, from $2,538 to $2,511. The average rental price for a one-bedroom unit decreased by 0.23%, from $2,928 to $2,922.
The average rental price for a two-bedroom unit increased by 0.22%, from $3,685 to $3,693.

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

Long Island City: +0.17%
Astoria: -3.58%
Ridgewood: +0.54%
Flushing: -0.77%
Rego Park: +3.54%
Forest Hills: -1.63%
Jackson Heights: -2.65%
Jamaica: -0.6%
Woodside/Maspeth: +0.42%
Elmhurst: +4.180%
Sunnyside: -2.680%

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. The most affordable two-bedroom units were in Jackson Heights.

Year-over-year, studio, one-bedroom and two-bedroom rental prices are up by 7.48%, 5.02%, and 3.57%, respectively, with an overall increase of 5.08%.

NOTABLE TRENDS

QUEENS

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Long Island City $3,587	Elmhurst $2,046
One bedrooms	Long Island City $4,255	Flushing $2,419
Two bedrooms	Long Island City $6,052	Jackson Heights $2,800

WHERE PRICES DECREASED

LONG ISLAND CITY

Studios	-0.9%
One-Bedroom	-2.1%

ASTORIA

Studios	-5.5%
One-Bedroom	-0.5%
Two-Bedroom	-4.7%

RIDGEWOOD

Studios	-0.2%

FLUSHING

One-Bedroom	-9.0%

FOREST HILLS

One-Bedroom	-3.8%
Two-Bedroom	-3.7%

JACKSON HEIGHTS

Studios	-2.9%
Two-Bedroom	-5.2%

JAMAICA

One-Bedroom	-3.0%

WOODSIDE / MASPETH

Two-Bedroom	-0.1%

SUNNYSIDE

Studios	-10.0%
Two-Bedroom	-5.9%

WHERE PRICES INCREASED

LONG ISLAND CITY

Two-Bedroom	2.5%

RIDGEWOOD

One-Bedroom	0.4%
Two-Bedroom	1.3%

FLUSHING

Studios	0.6%
Two-Bedroom	4.7%

REGO PARK

Studios	1.1%
One-Bedroom	0.3%
Two-Bedroom	8.0%

FOREST HILLS

Studios	4.0%

JACKSON HEIGHTS

One-Bedroom	0.6%

JAMAICA

Studios	1.0%
Two-Bedroom	0.4%

WOODSIDE / MASPETH

Studios	0.3%
One-Bedroom	1.2%

ELMHURST

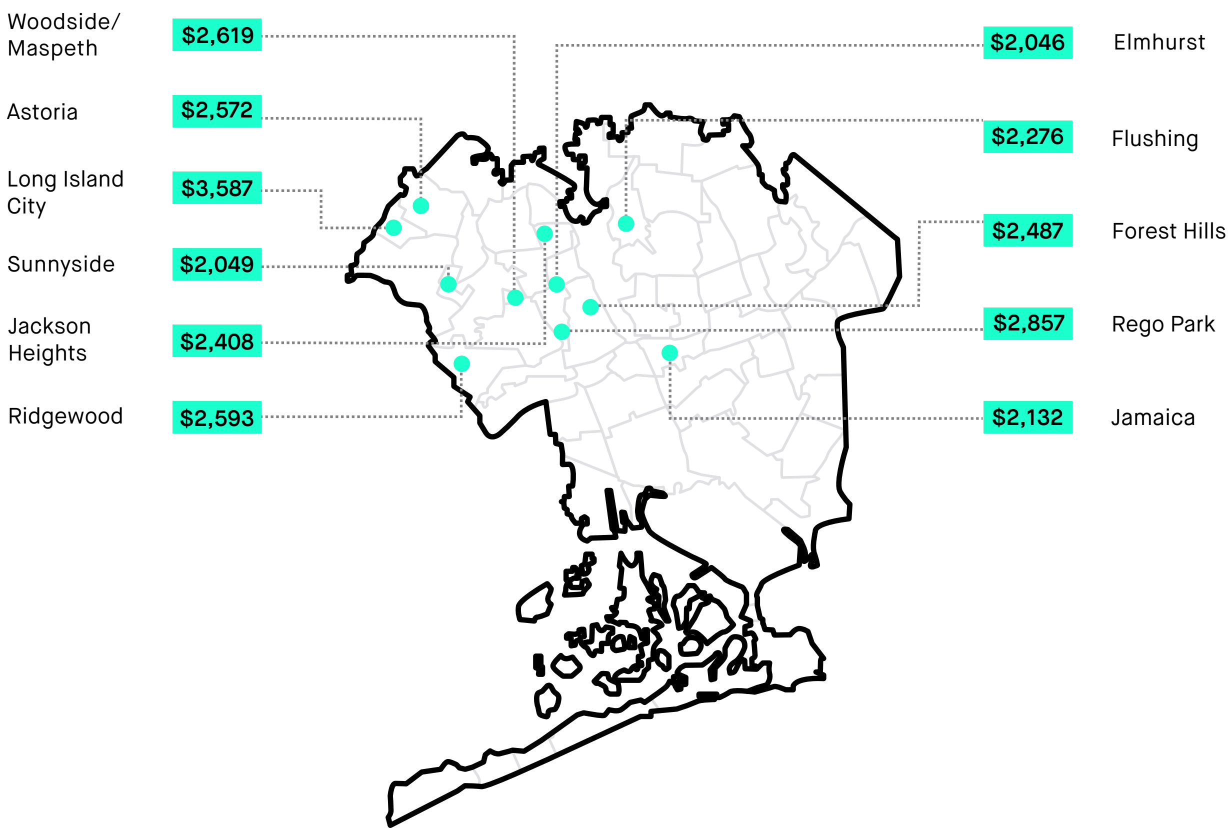
Studios	1.3%
One-Bedroom	7.5%
Two-Bedroom	3.3%

SUNNYSIDE

One-Bedroom	7.5%

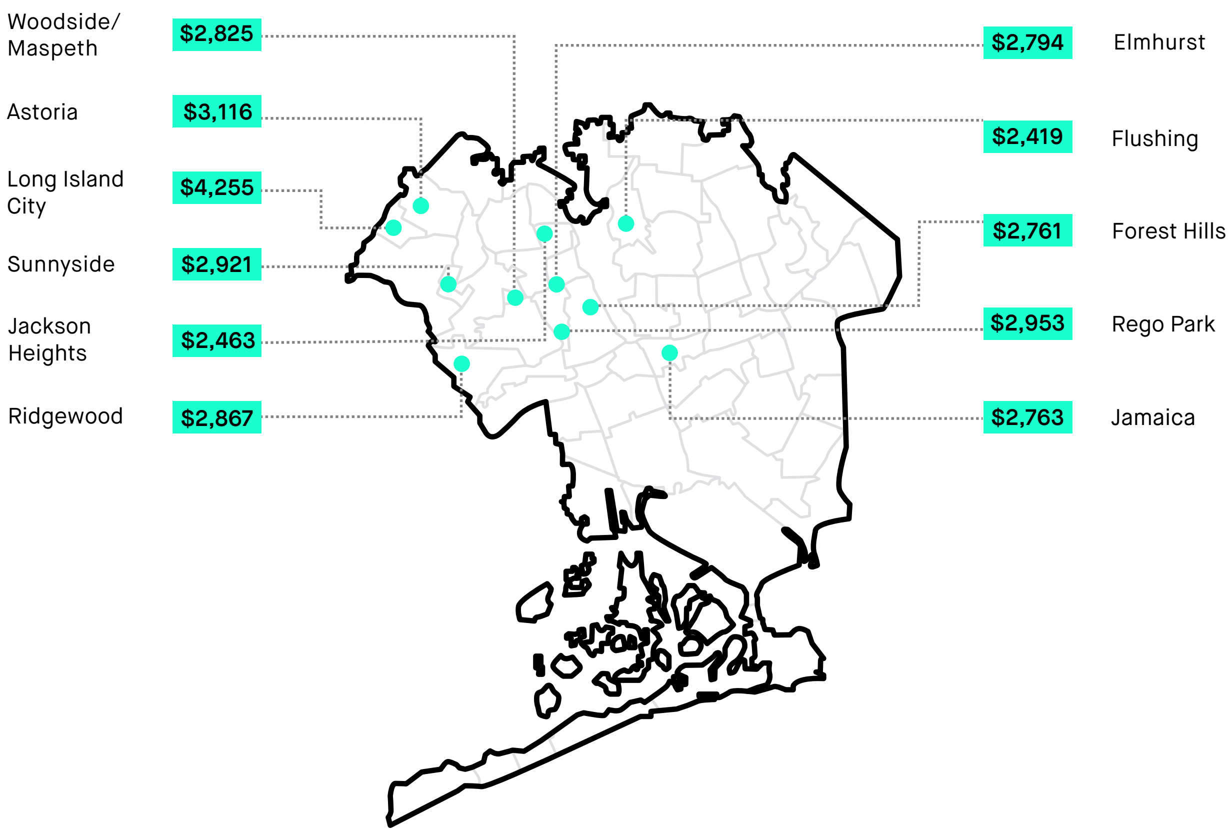
QUEENS
AVERAGE PRICE

STUDIOS



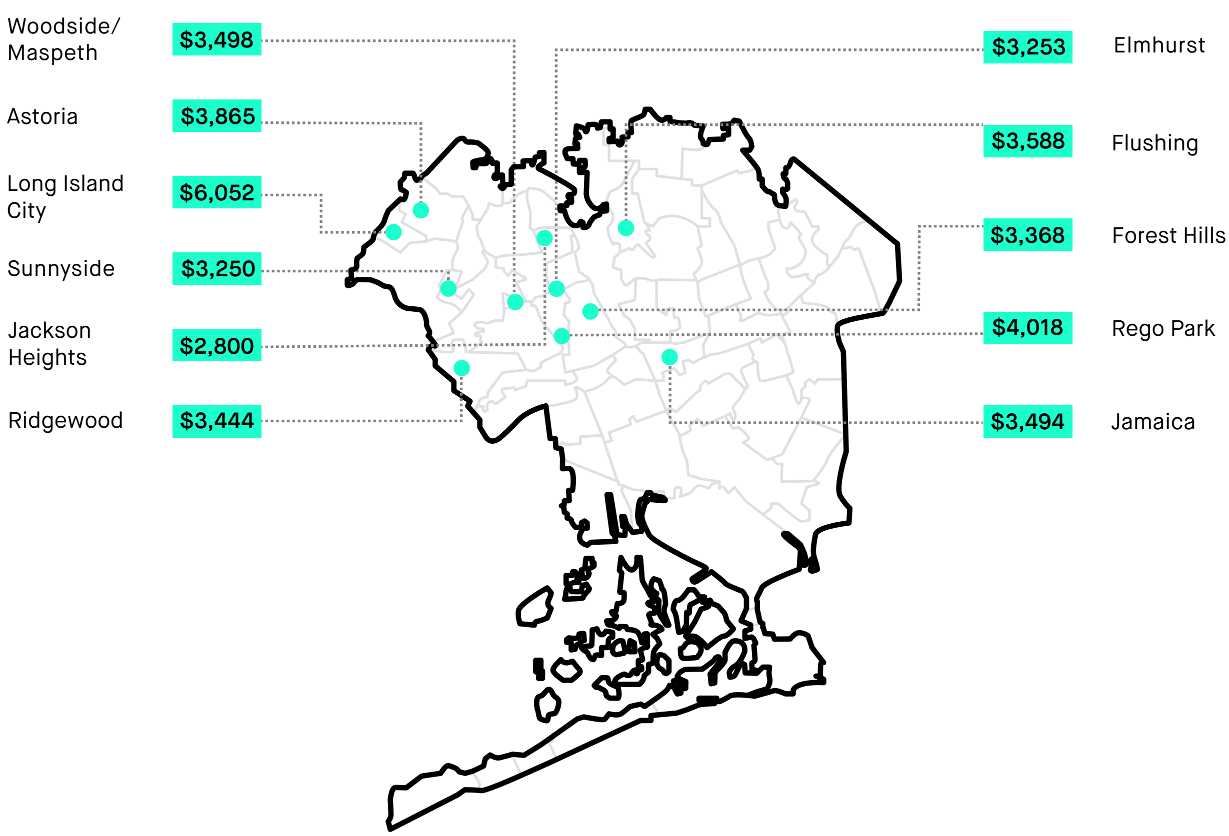
QUEENS
AVERAGE PRICE

1 BEDROOM



QUEENS
AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

ASTORIA	↑ 6.47%	**JACKSON HEIGHTS**	↑ 7.36%	**RIDGEWOOD**	↑ 13.93%
ELMHURST	↑ 7.97%	**JAMAICA**	↓ 3.93%	**SUNNYSIDE**	↑ 1.86%
FLUSHING	↑ 4.93%	**LONG ISLAND CITY**	↑ 3.57%	**WOODSIDE/MASPETH**	↓ 3.32%
FOREST HILLS	↑ 5.60%	**REGO PARK**	↑ 14.46%		

PRICE CHANGES

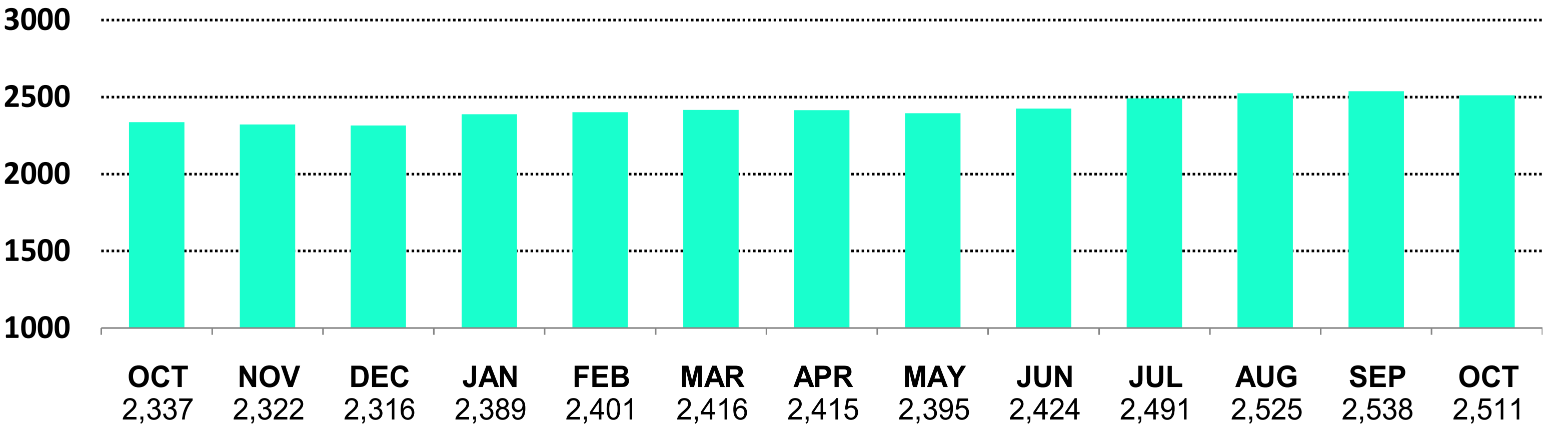
QUEENS RENTS:
OCTOBER 2024 VS. OCTOBER 2025

PRICE CHANGES

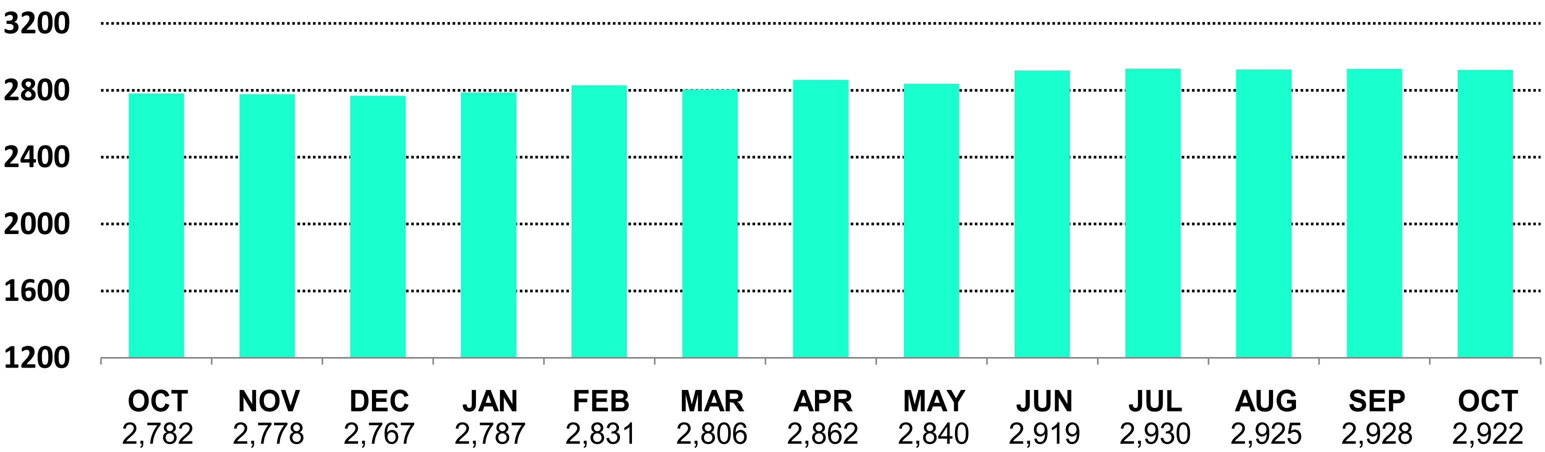
TYPE	OCTOBER 2024	OCTOBER 2025	CHANGE
Studios	$2,337	$2,511	↑ 7.48%
One bedrooms	$2,782	$2,922	↑ 5.02%
Two bedrooms	$3,566	$3,693	↑ 3.57%

PRICE TRENDS: QUEENS

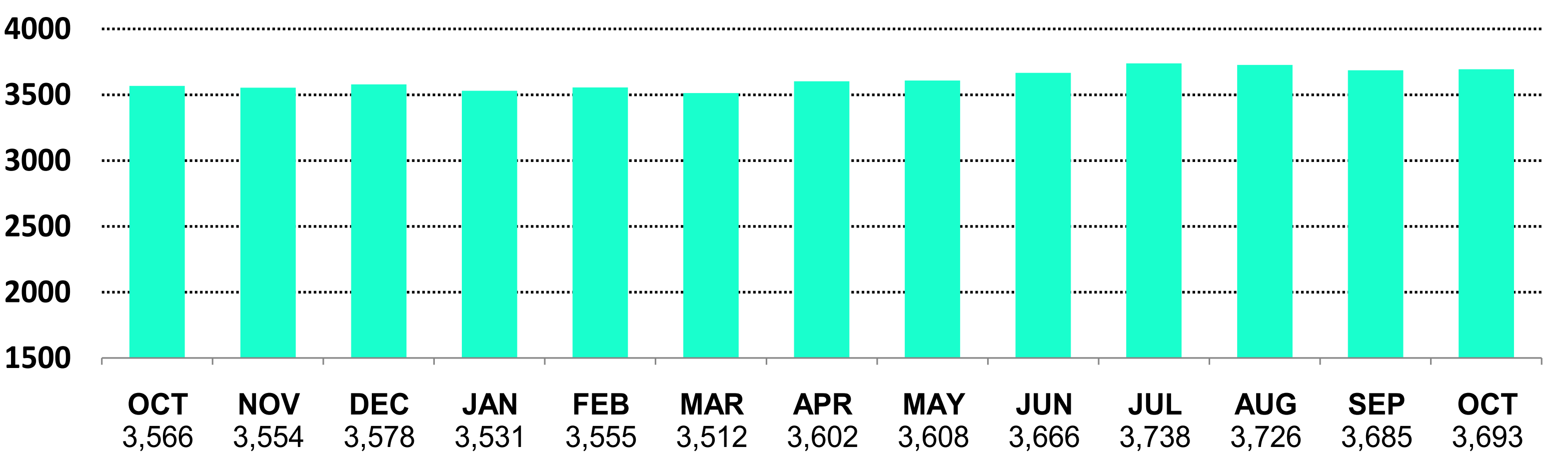
QUEENS STUDIO PRICE TRENDS OVER 13 MONTHS



QUEENS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



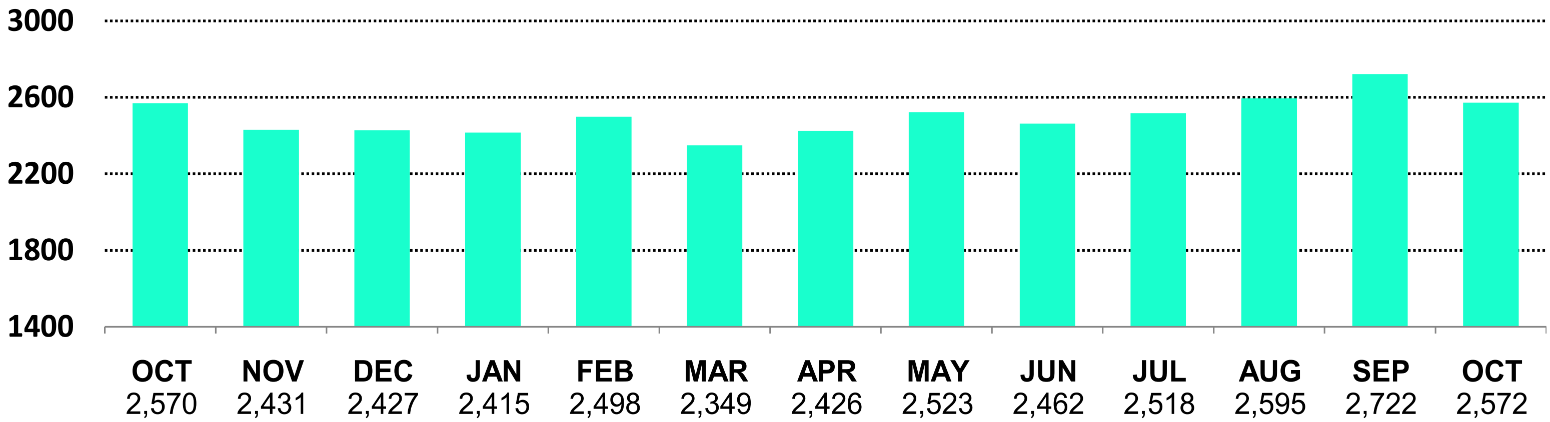
QUEENS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



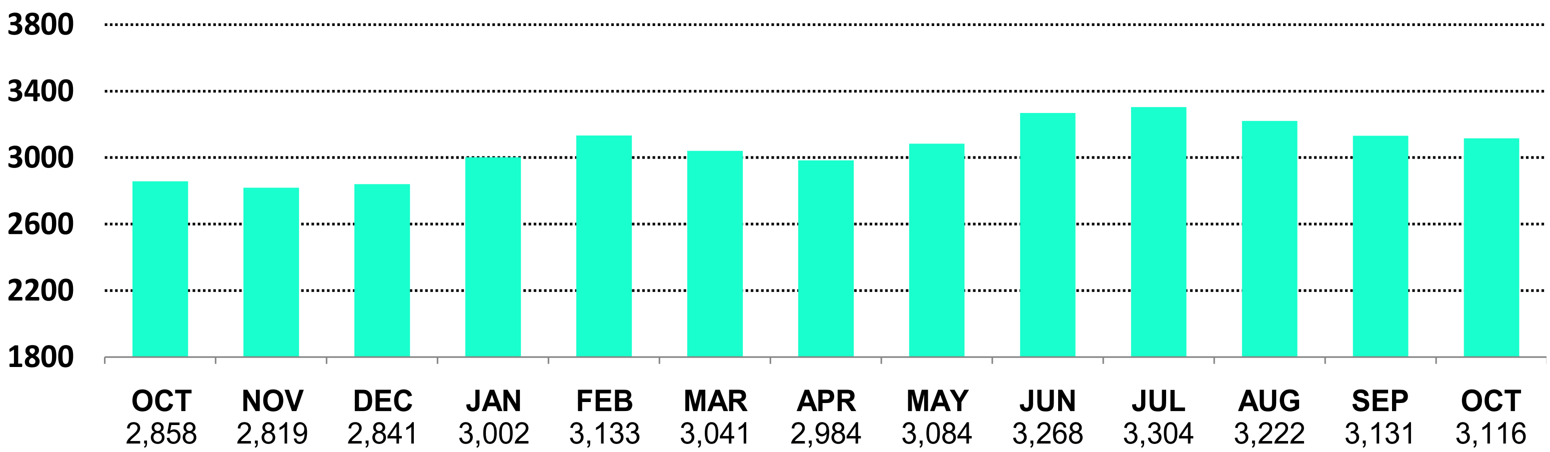
PRICE TRENDS: ASTORIA

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN ASTORIA DECREASED BY 3.58%.

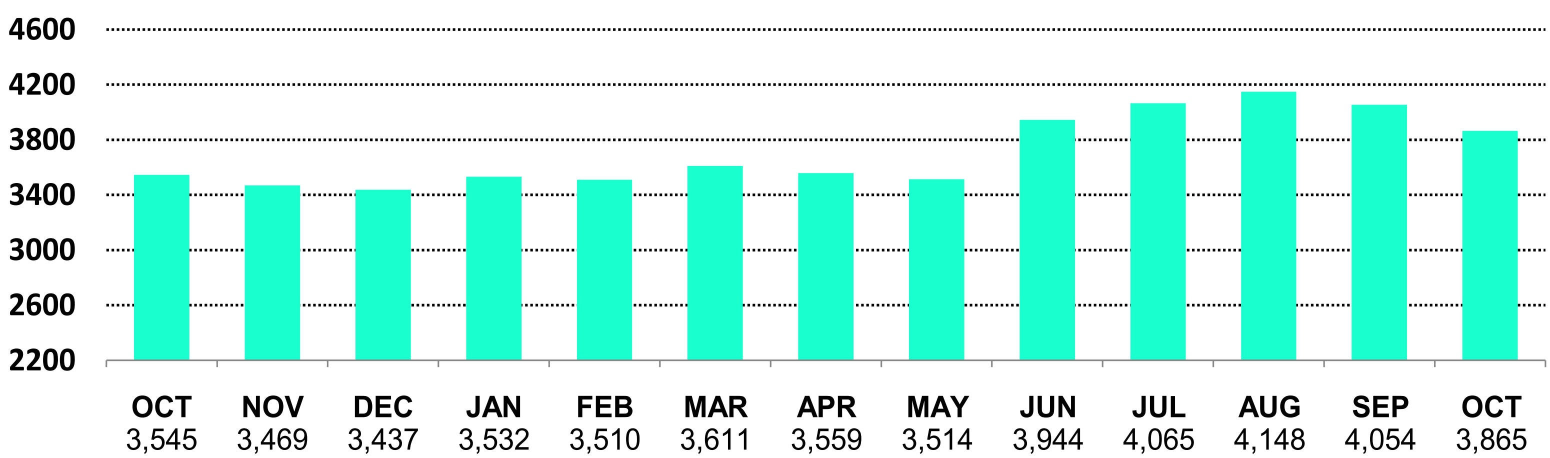
ASTORIA STUDIO PRICE TRENDS OVER 13 MONTHS



ASTORIA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



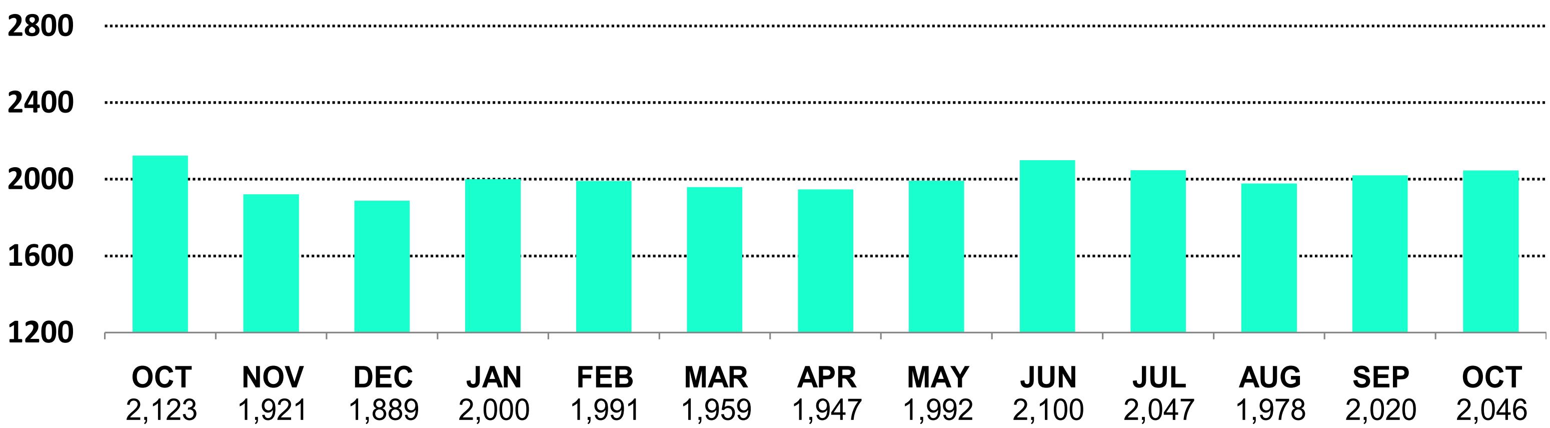
ASTORIA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



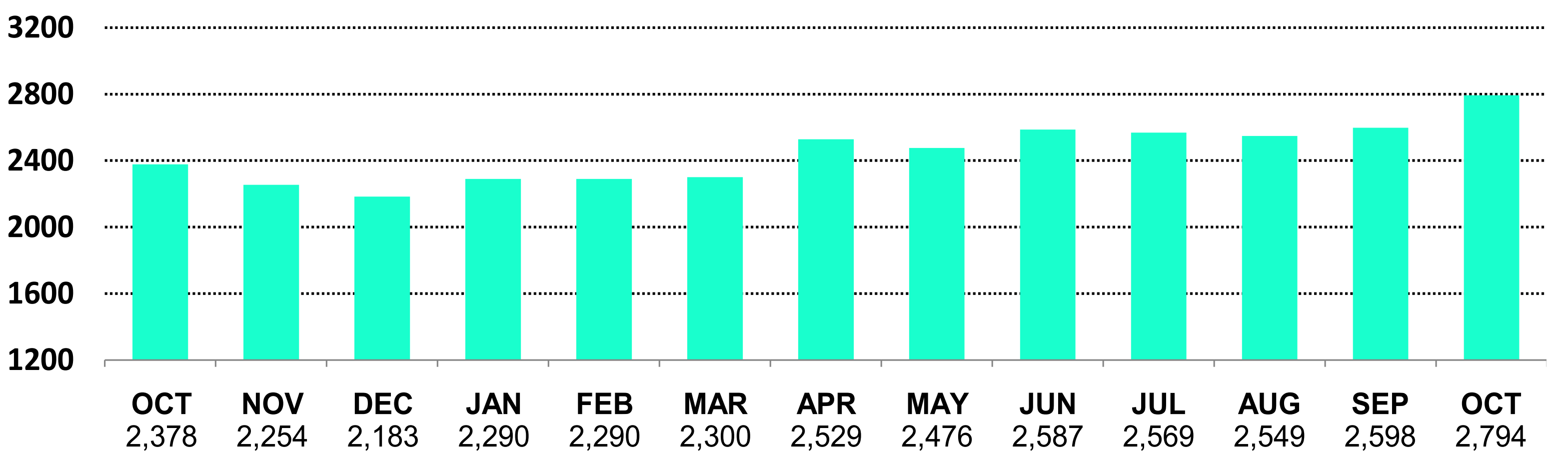
PRICE TRENDS: ELMHURST

THE AVERAGE RENTAL PRICE IN ELMHURST INCREASED BY 4.18% SINCE LAST MONTH.

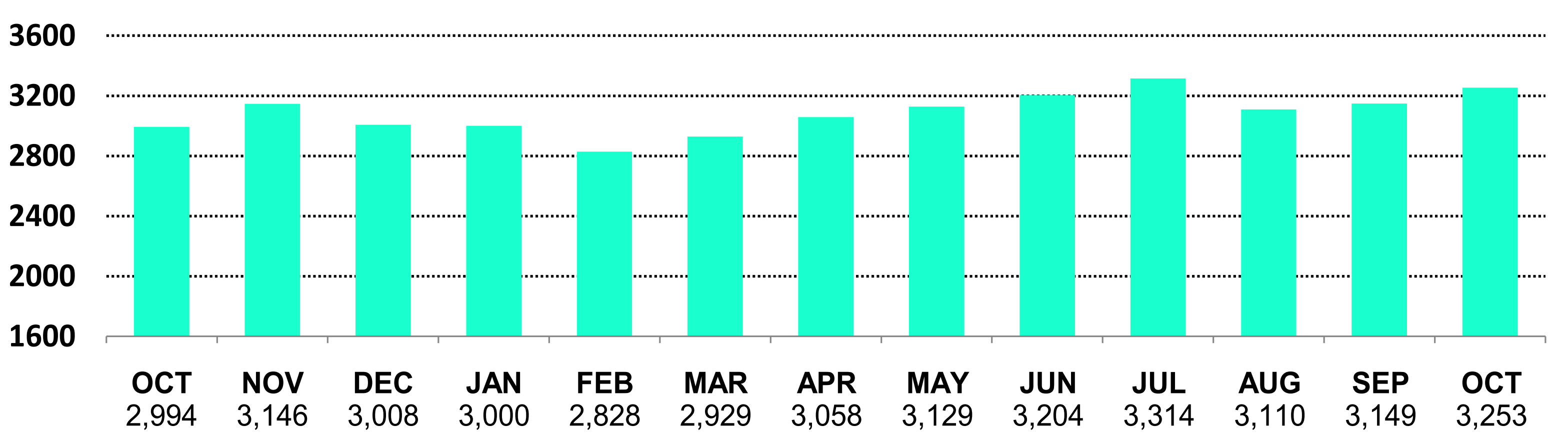
ELMHURST STUDIO PRICE TRENDS OVER 13 MONTHS



ELMHURST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



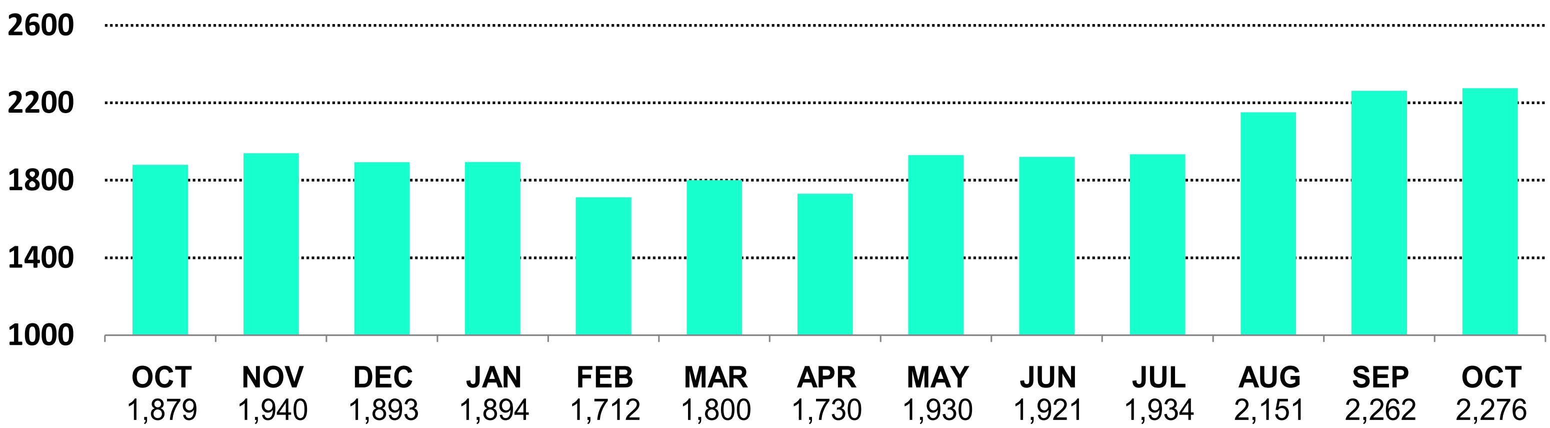
ELMHURST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



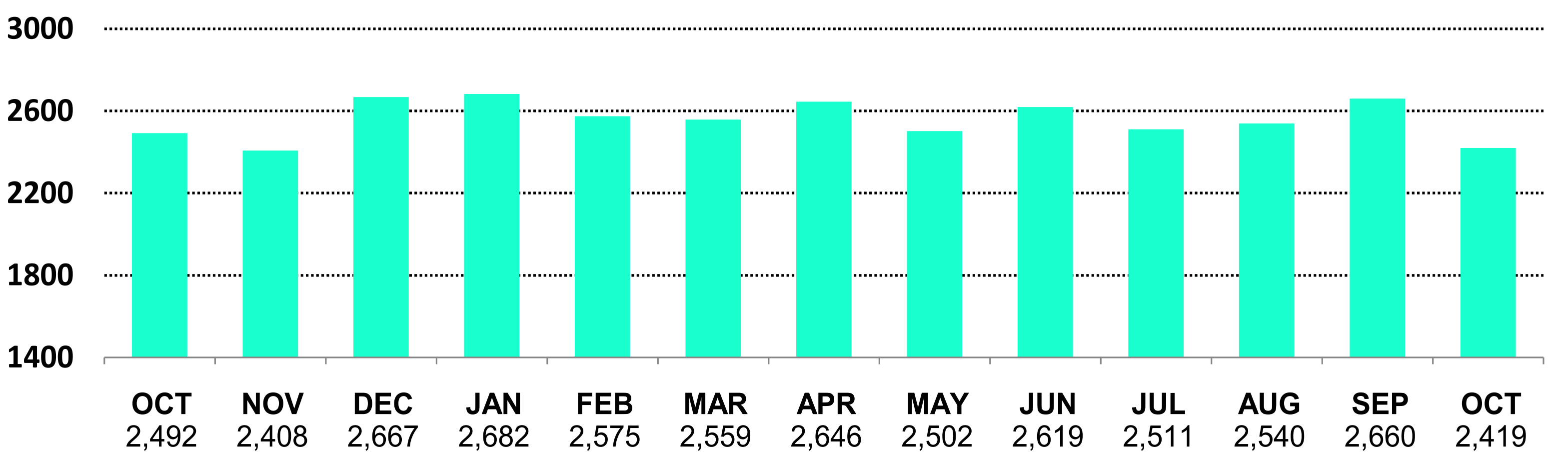
PRICE TRENDS: FLUSHING

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FLUSHING SLIGHTLY DECREASED BY JUST 0.77%.

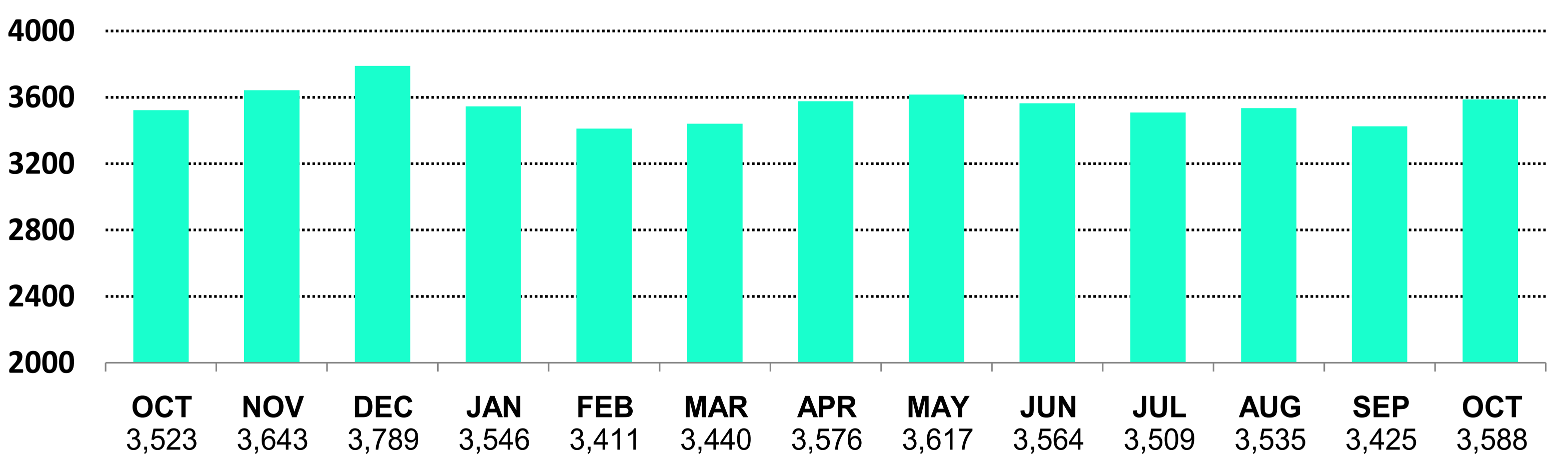
FLUSHING STUDIO PRICE TRENDS OVER 13 MONTHS



FLUSHING ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



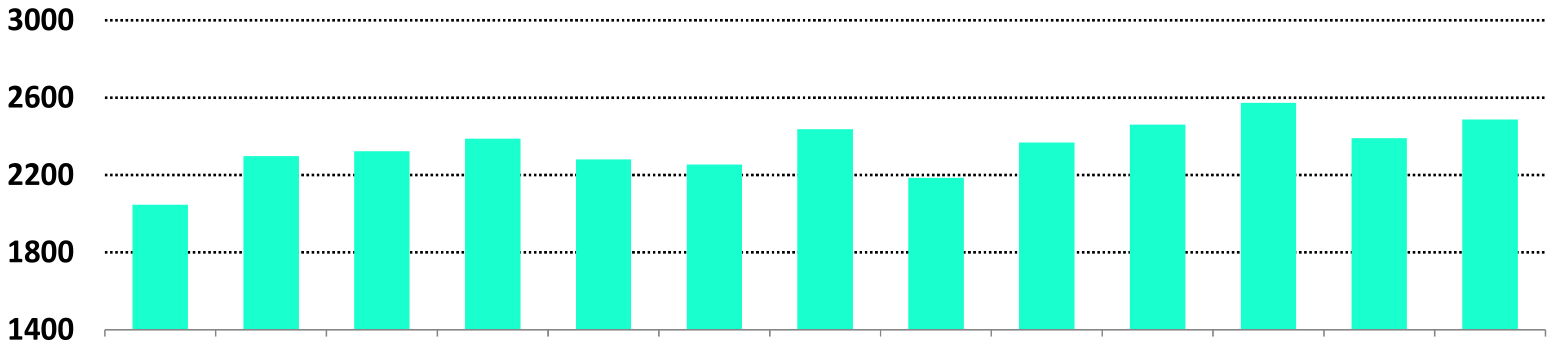
FLUSHING TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



PRICE TRENDS: FOREST HILLS

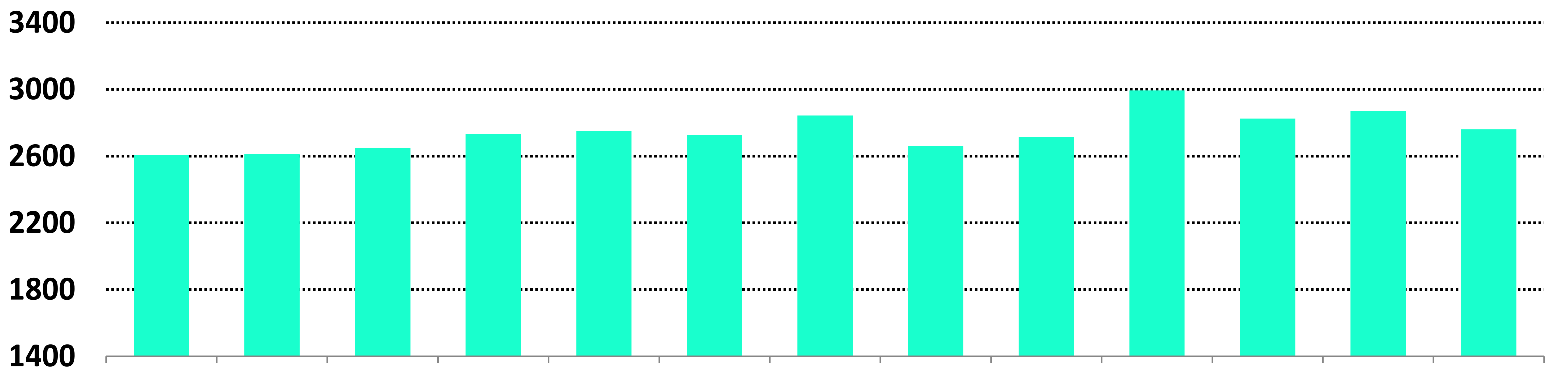
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FOREST HILLS DECREASED BY 1.63%.

FOREST HILLS STUDIO PRICE TRENDS OVER 13 MONTHS



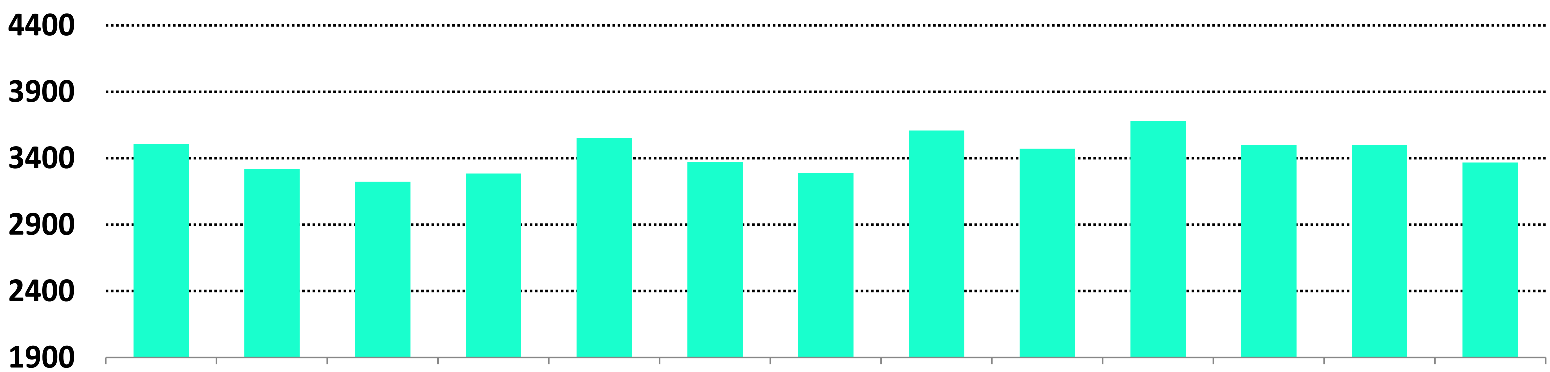
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,047	2,298	2,323	2,388	2,281	2,255	2,438	2,186	2,368	2,461	2,574	2,390	2,487

FOREST HILLS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,606	2,614	2,650	2,733	2,752	2,727	2,843	2,659	2,715	2,994	2,825	2,870	2,761

FOREST HILLS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

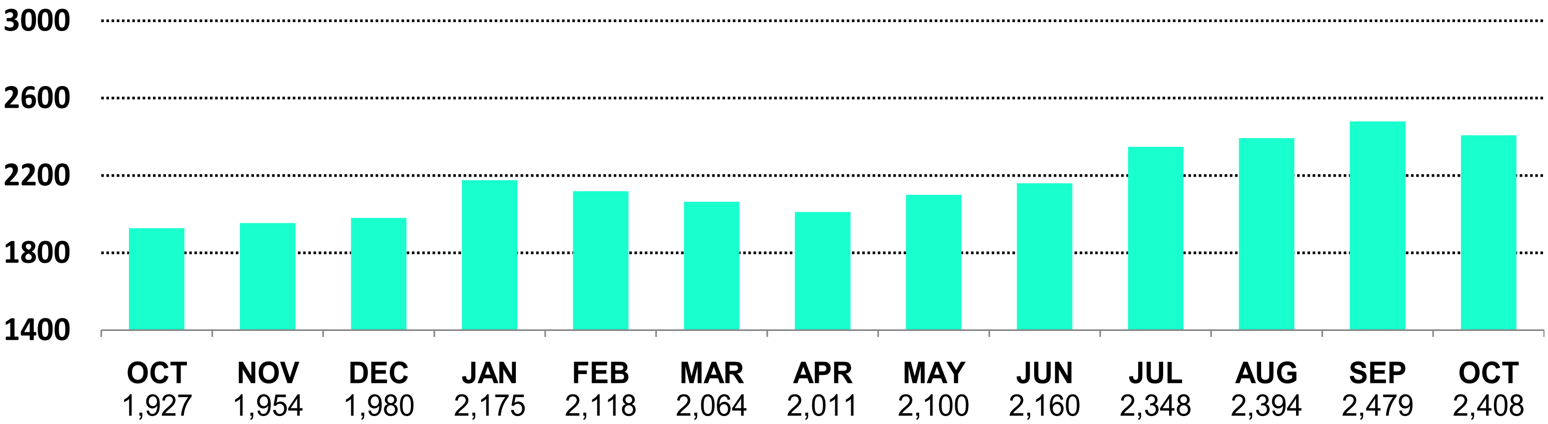


OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
3,506	3,318	3,223	3,286	3,550	3,370	3,291	3,608	3,472	3,682	3,501	3,499	3,368

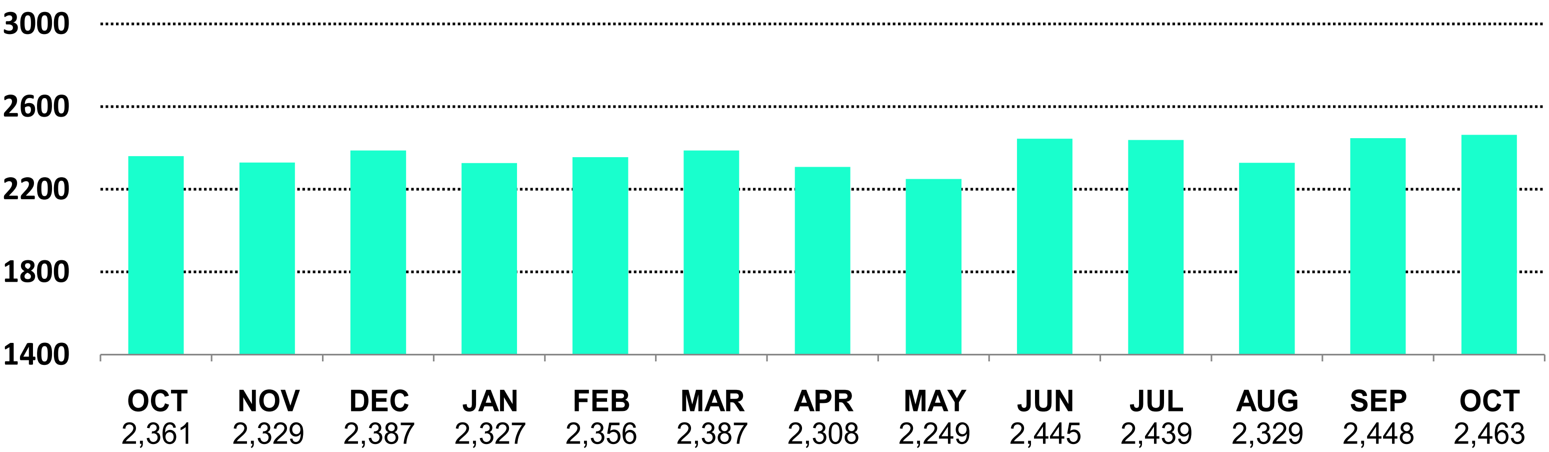
PRICE TRENDS: JACKSON HEIGHTS

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN JACKSON HEIGHTS DECREASED BY 2.65%.

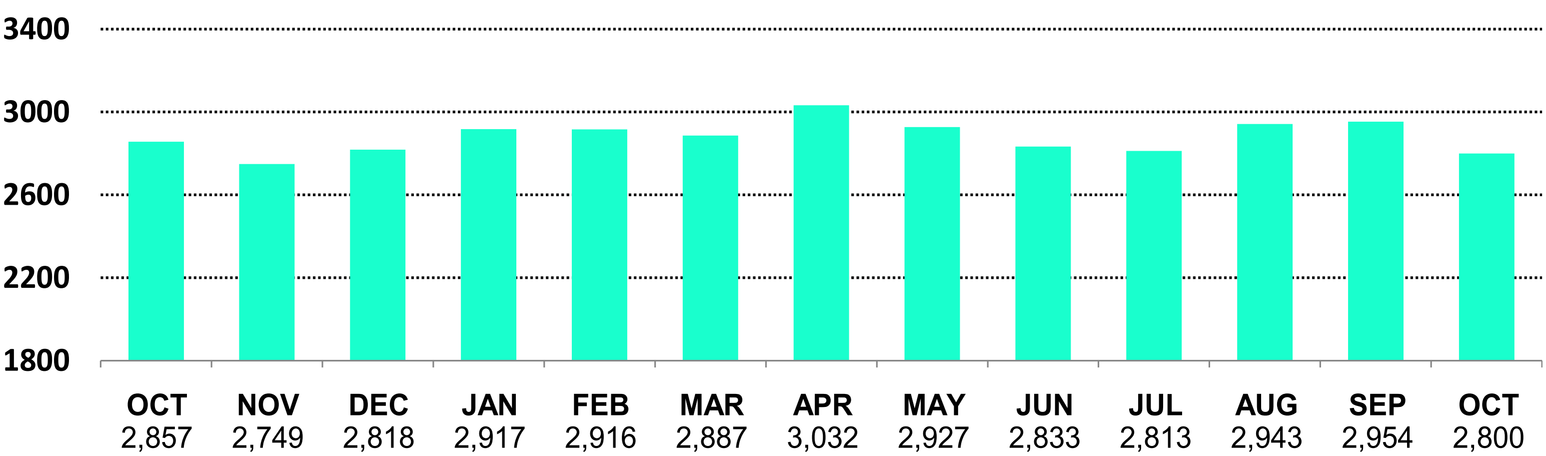
JACKSON HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



JACKSON HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



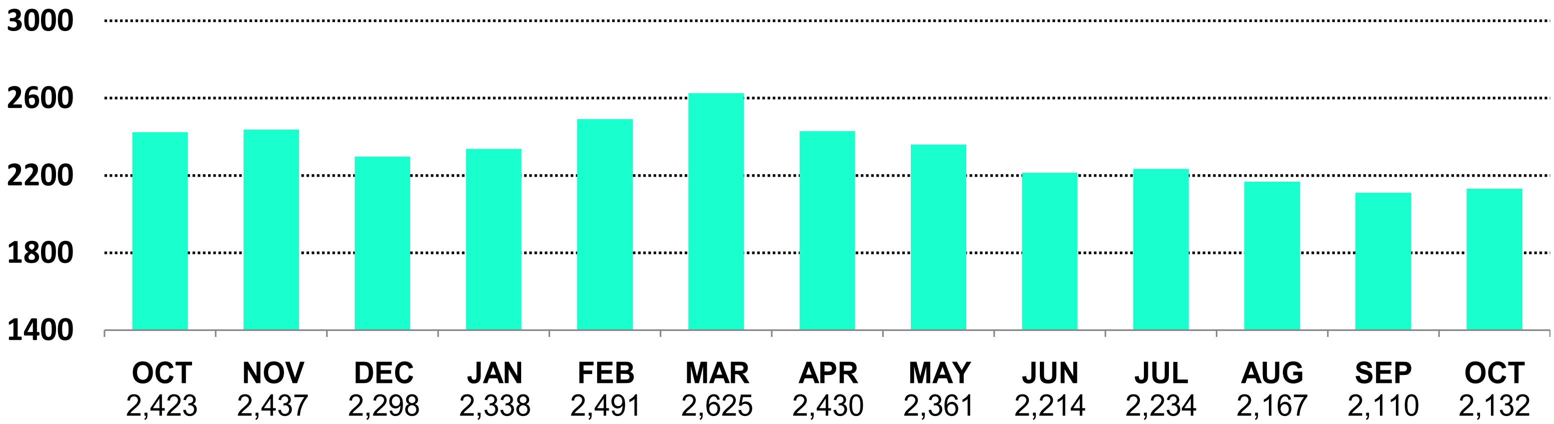
JACKSON HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



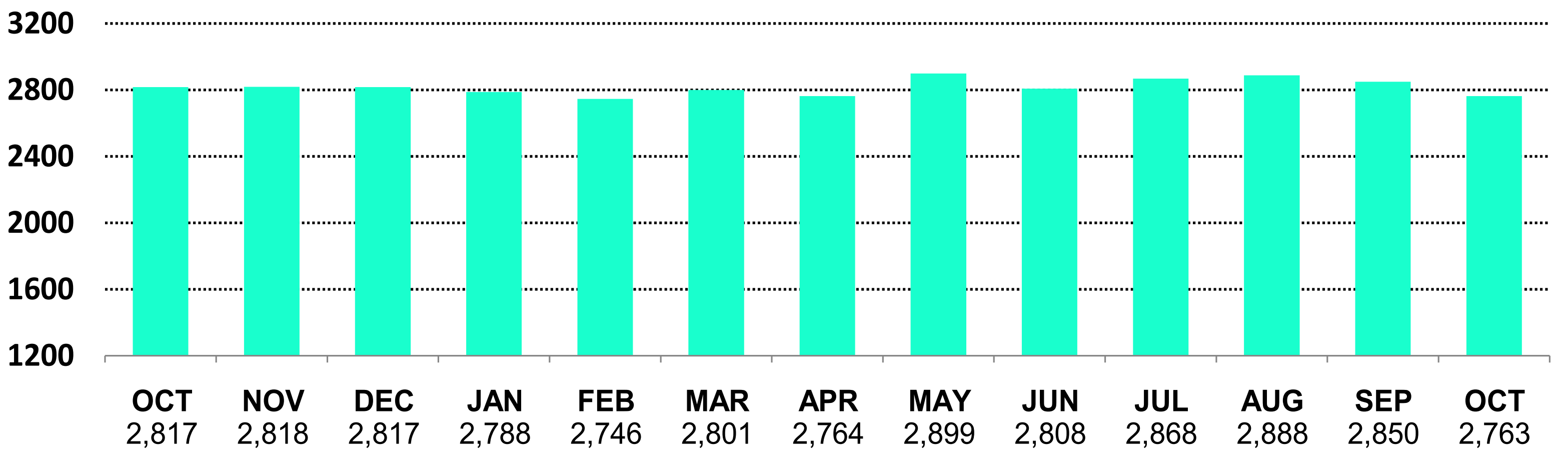
PRICE TRENDS: JAMAICA

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN JAMAICA SLIGHTLY DECREASED BY JUST 0.60%.

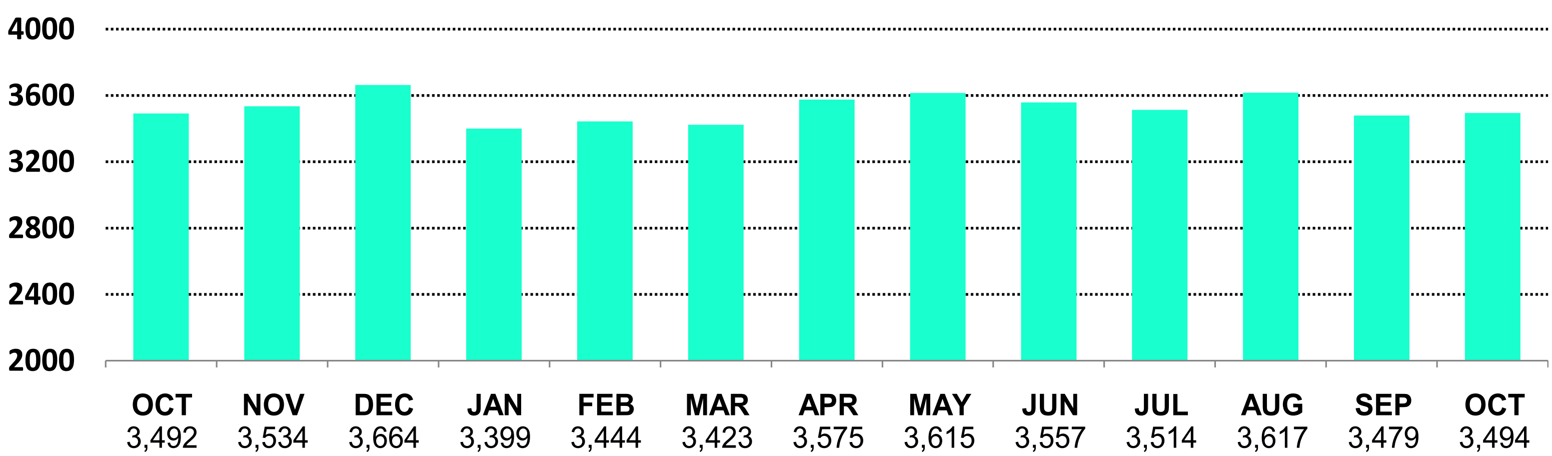
JAMAICA STUDIO PRICE TRENDS OVER 13 MONTHS



JAMAICA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



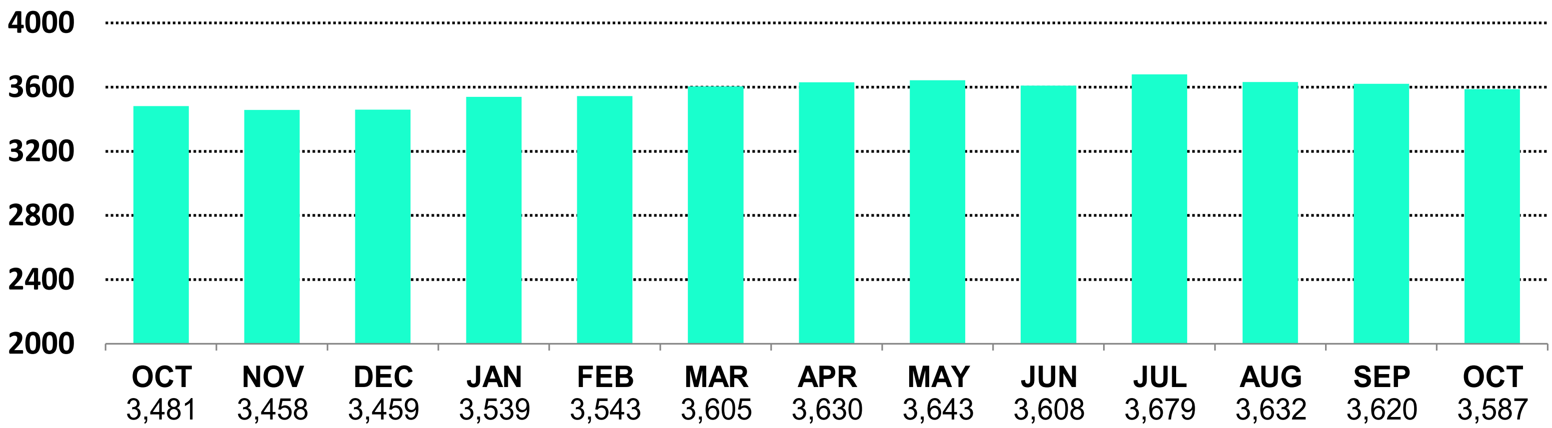
JAMAICA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



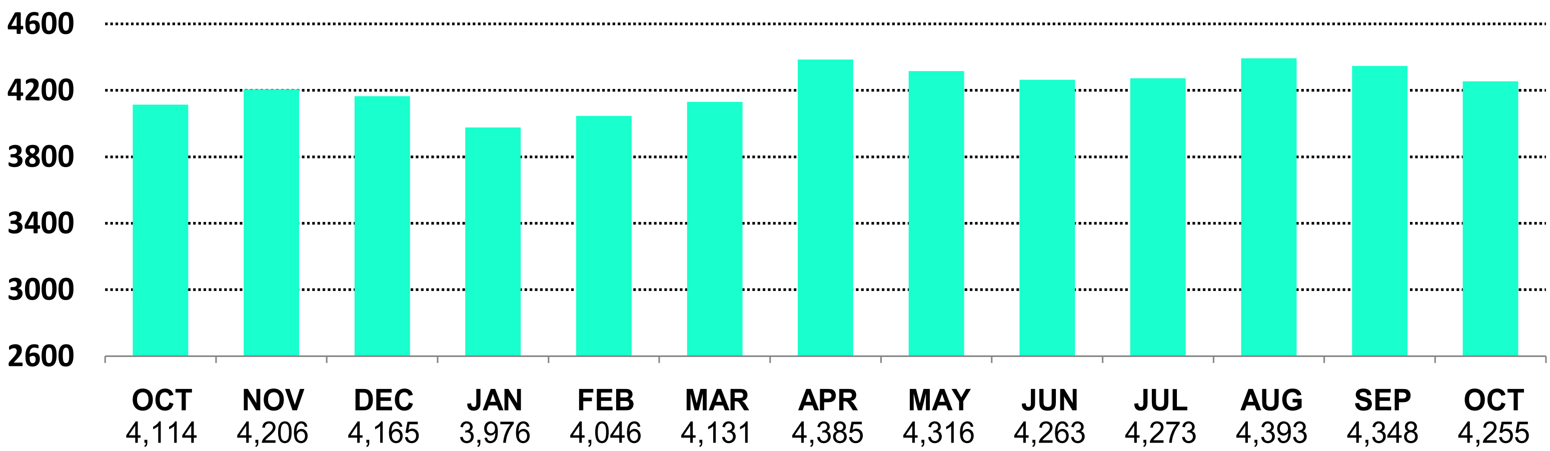
PRICE TRENDS: LONG ISLAND CITY

THE AVERAGE RENTAL PRICE IN LONG ISLAND CITY SLIGHTLY INCREASED BY JUST 0.17% SINCE LAST MONTH.

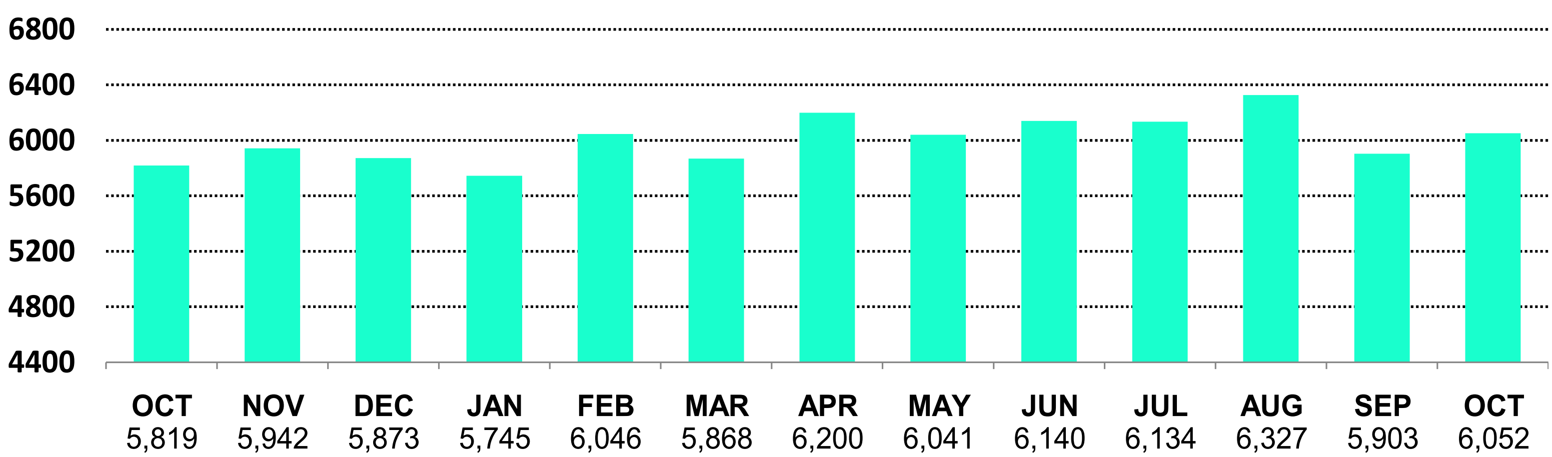
LONG ISLAND CITY STUDIO PRICE TRENDS OVER 13 MONTHS



LONG ISLAND CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



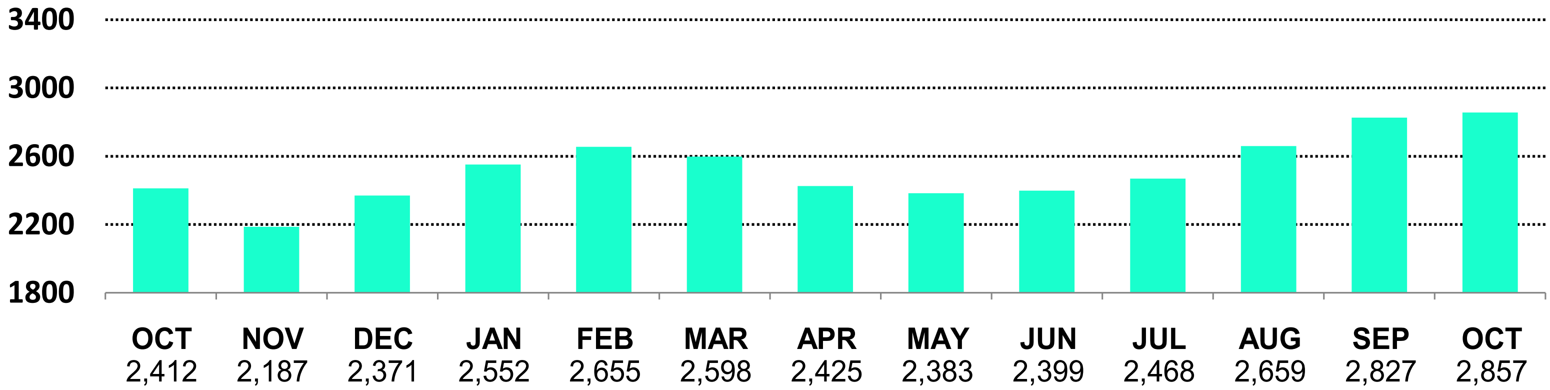
LONG ISLAND CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



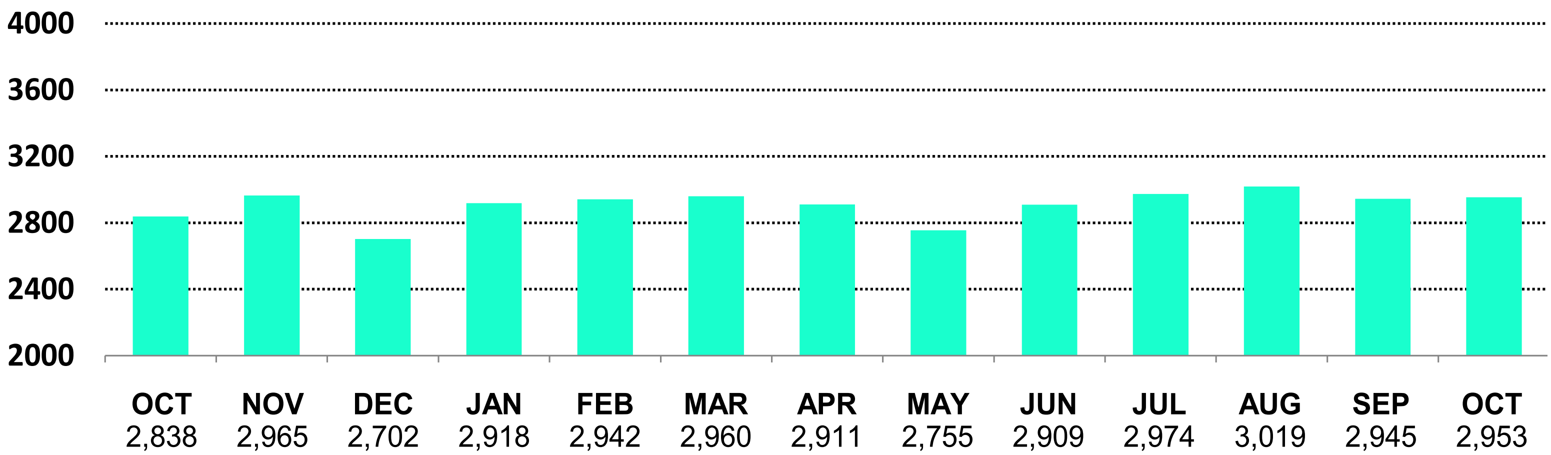
PRICE TRENDS: REGO PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN REGO PARK INCREASED BY 3.54%.

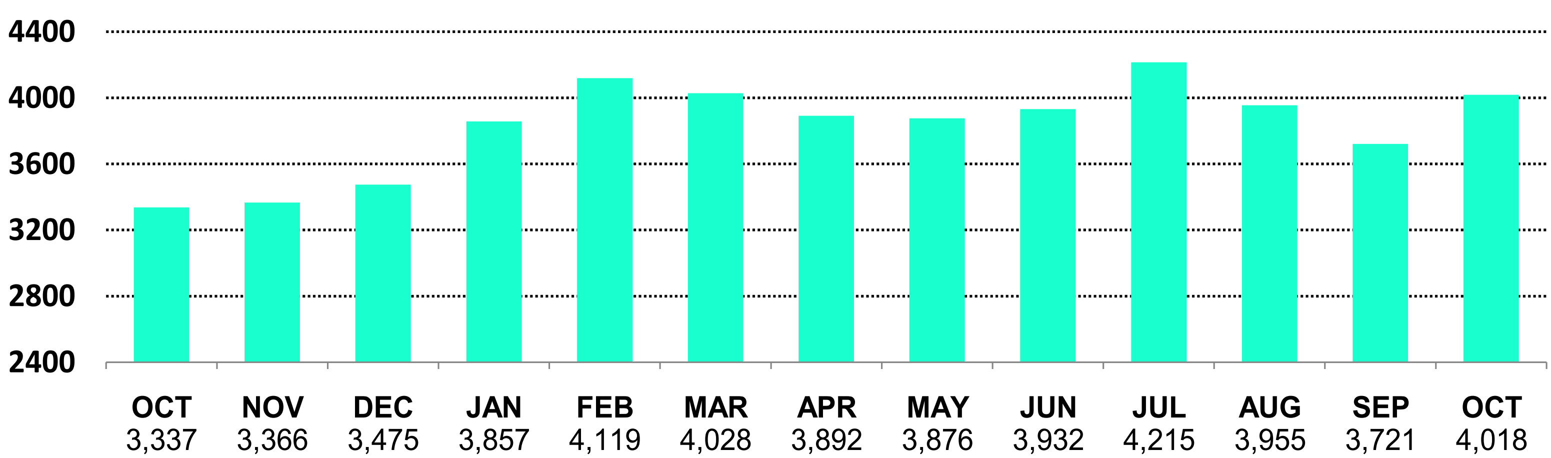
REGO PARK STUDIO PRICE TRENDS OVER 13 MONTHS



REGO PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



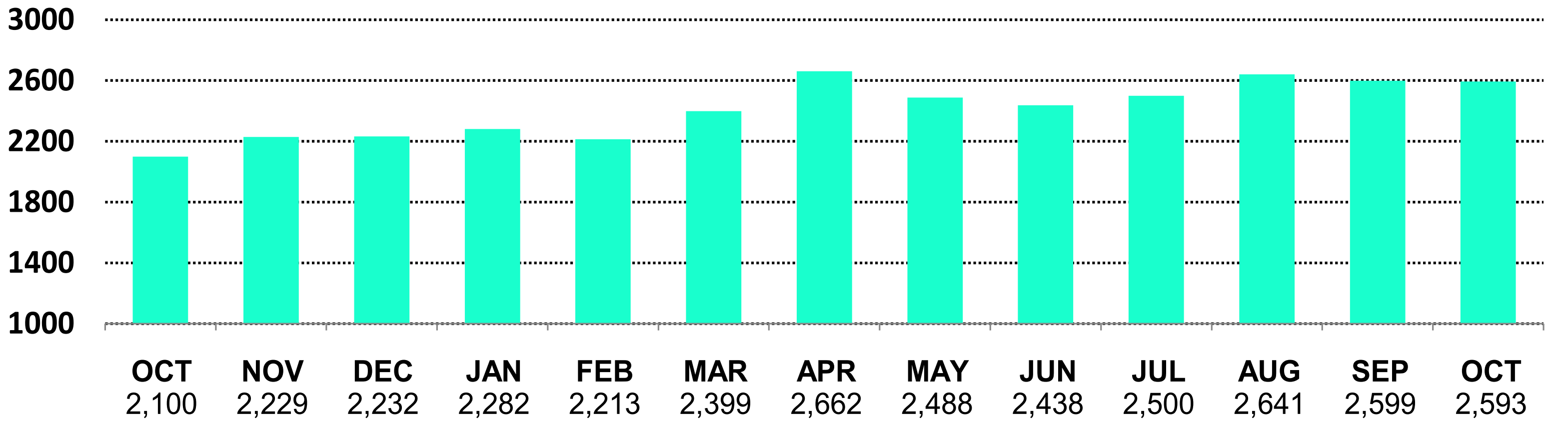
REGO PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



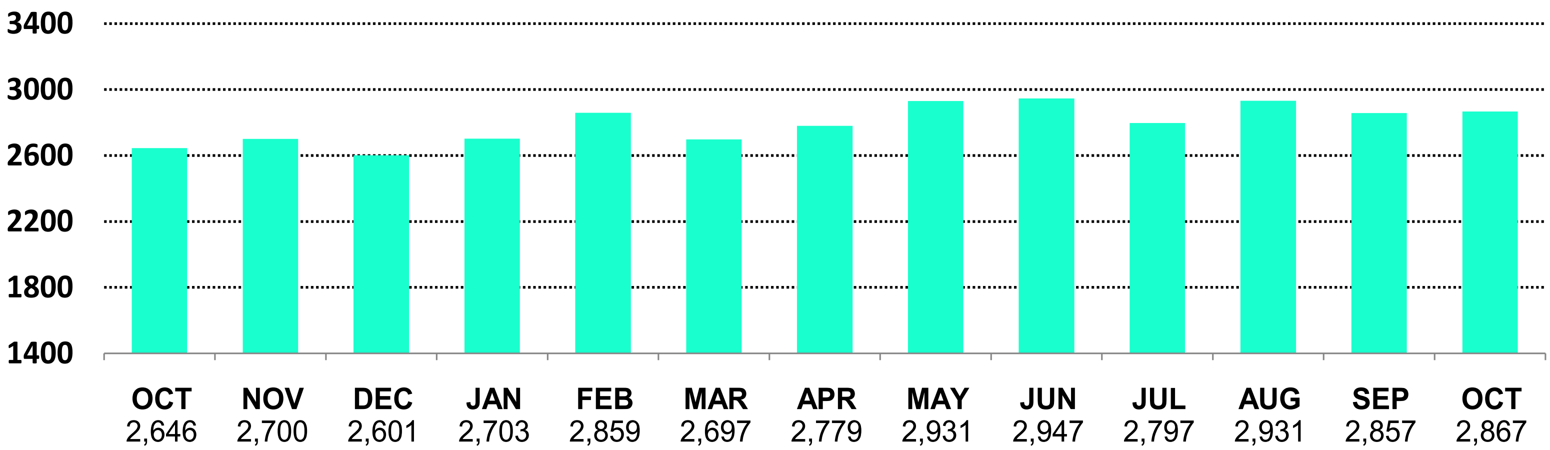
PRICE TRENDS: RIDGEWOOD

THE AVERAGE RENTAL PRICE IN RIDGEWOOD SLGIHTLY INCREASED BY JUST 0.54% SINCE LAST MONTH.

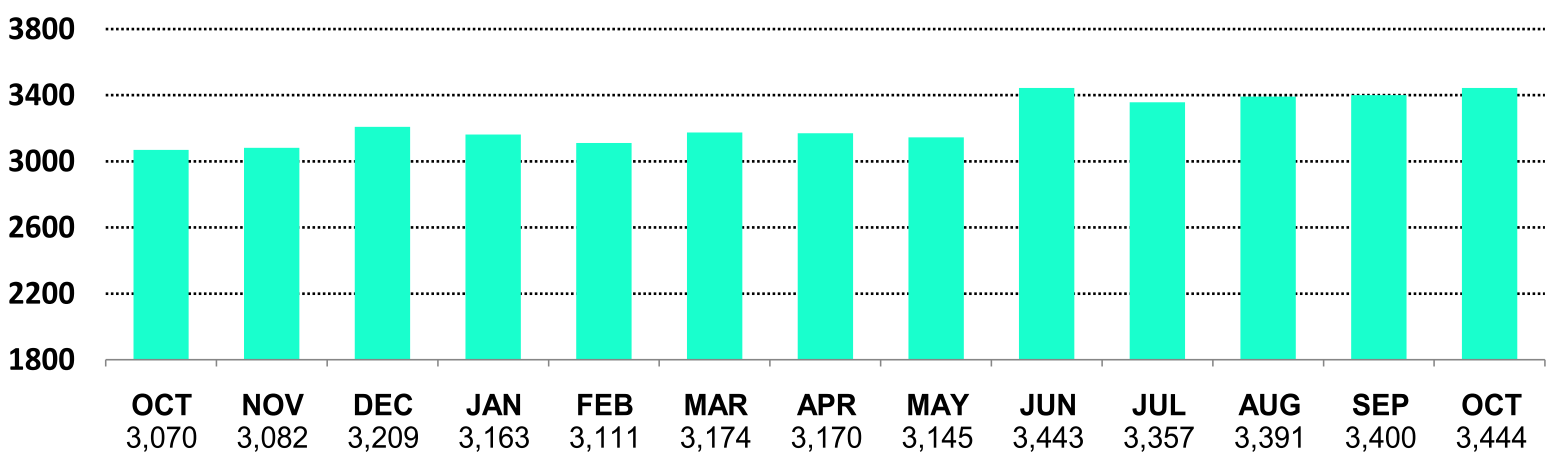
RIDGEWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



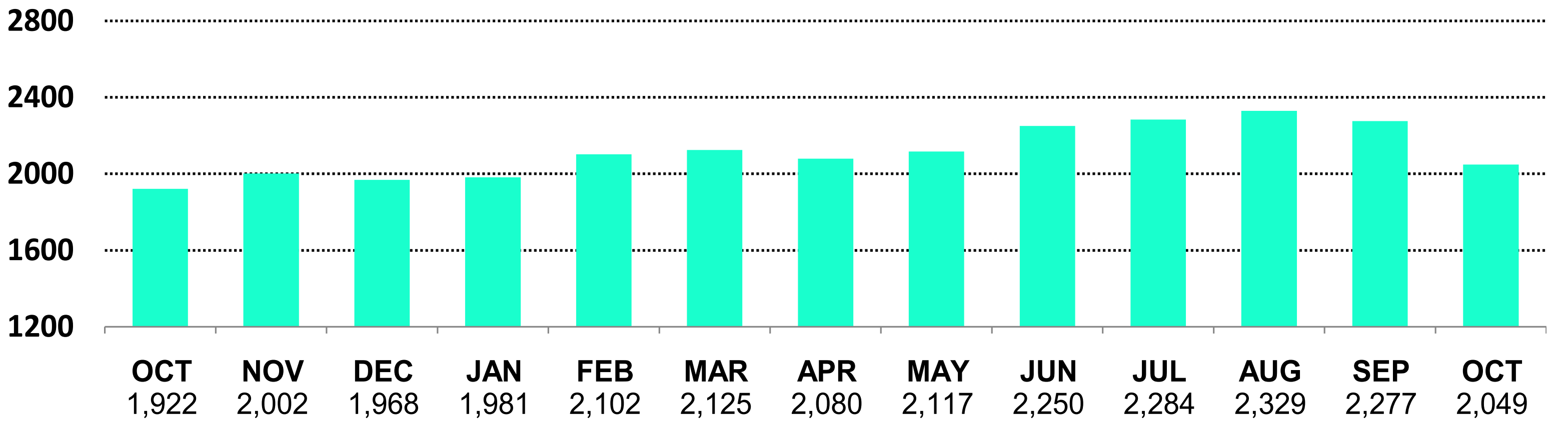
RIDGEWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



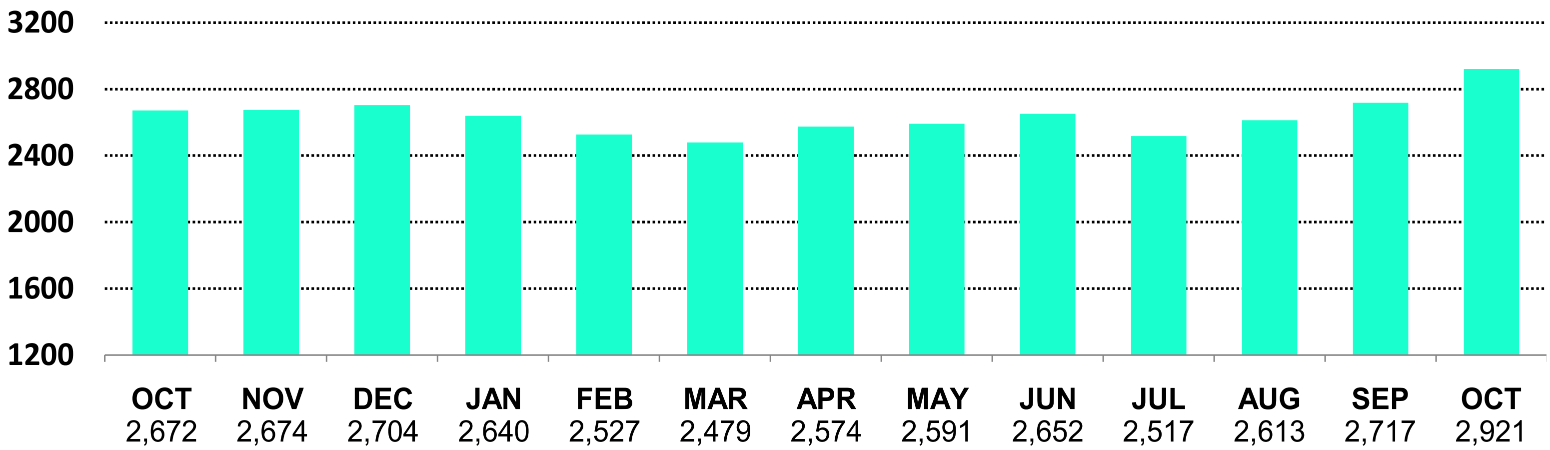
PRICE TRENDS: SUNNYSIDE

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN SUNNYSIDE DECREASED BY 2.68%.

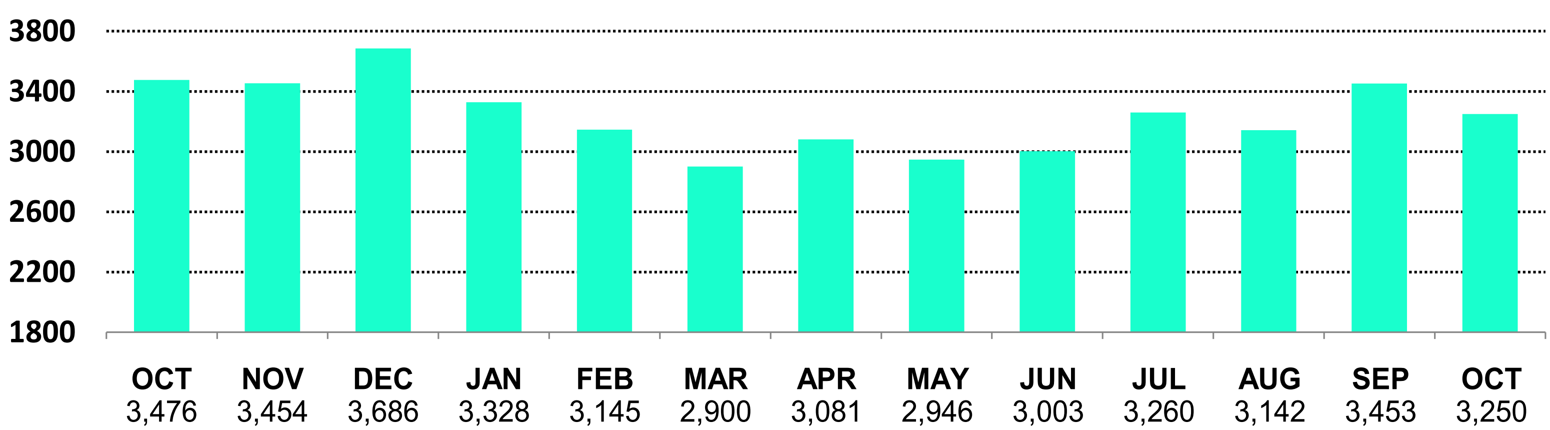
SUNNYSIDE STUDIO PRICE TRENDS OVER 13 MONTHS



SUNNYSIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



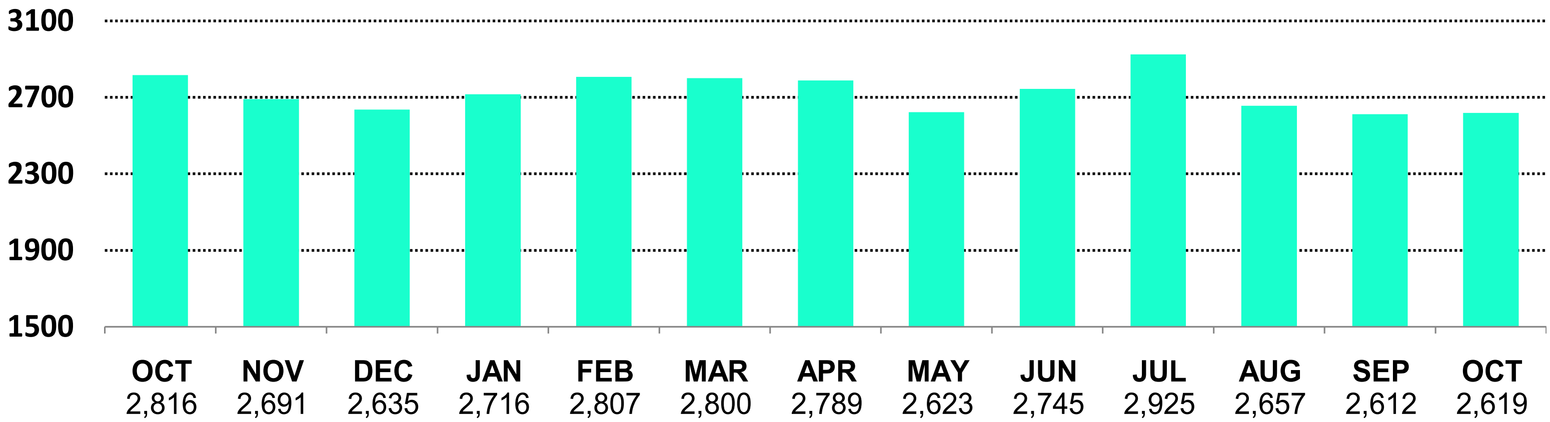
SUNNYSIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



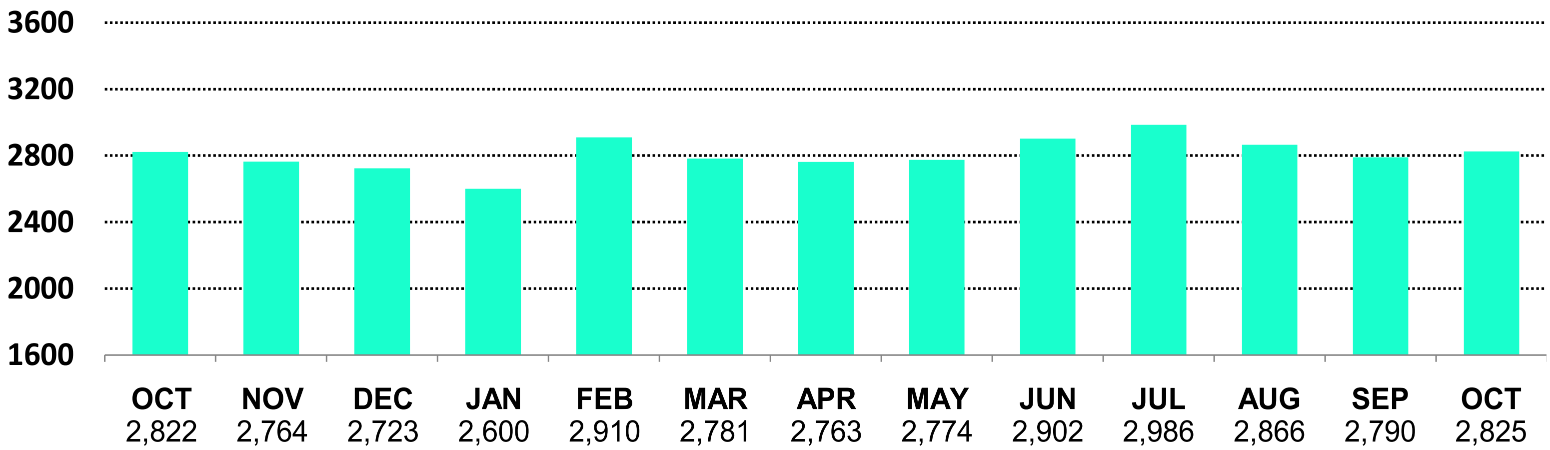
PRICE TRENDS: WOODSIDE/MASPETH

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN WOODSIDE / MASPETH SLIGHTLY INCREASED BY JUST 0.42%.

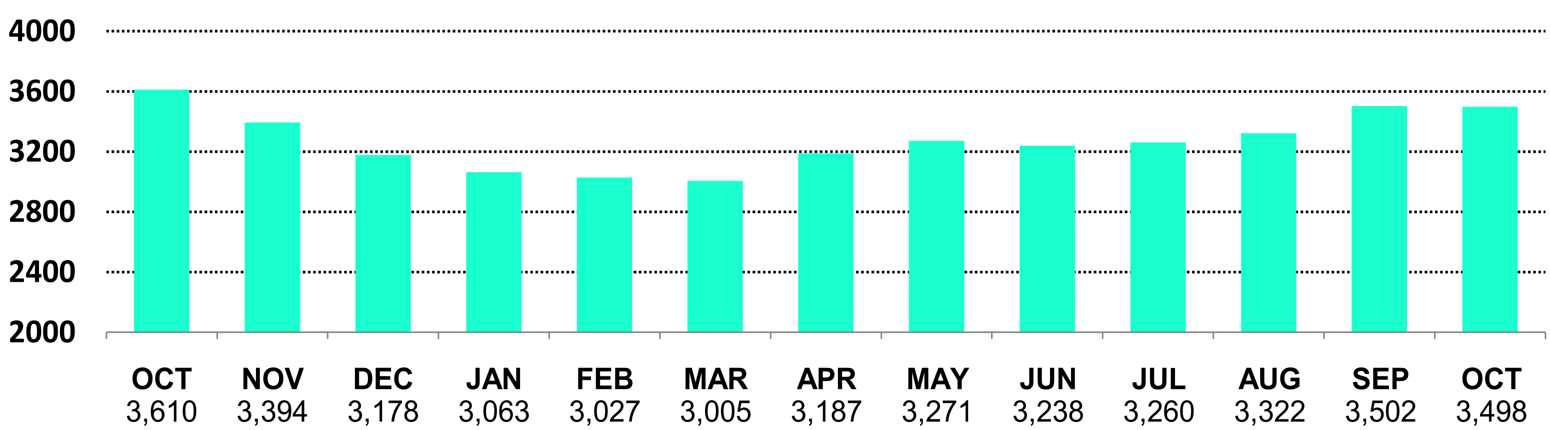
WOODSIDE / MASPETH STUDIO PRICE TRENDS OVER 13 MONTHS



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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THANK YOU

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