M.N.S
REAL ESTATE
NYC

QUEENS
RENTAL MARKET REPORT



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AVERAGE RENT

THE AVERAGE RENT IN QUEENS
HAS DECREASED THIS MONTH.



↓1.23%	$3,158	$3,120
CHANGE	SEPTEMBER 2026	OCTOBER 2026

A QUICK LOOK



Through October, the average rental price in Queens decreased by 1.23%, from $3,158 to $3,120. The average rental price for a studio increased by 0.75%, from $2,587 to $2,607. The average rental price for a one-bedroom unit decreased by 2.97%, from $3,046 to $2,956. The average rental price for a two-bedroom unit decreased by 1.18%, from $3,842 to $3,797.

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

Long Island City: -1.07%
Astoria: -4.01%
Ridgewood: +0.54%
Flushing: -0.60%
Rego Park: -0.34%
Forest Hills: +1.87%
Jackson Heights: -5.26%
Jamaica: -1.03%
Woodside/Maspeth: +0.88%
Elmhurst: -0.87%
Sunnyside: -3.27%

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

Year-over-year, studio, one-bedroom and two-bedroom rental prices are up by 3.80%, 1.17%, and 2.79%, respectively, with an overall increase of 2.55%.

NOTABLE TRENDS



TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Long Island City $3,803	Elmhurst $2,041
One bedrooms	Long Island City $4,469	Elmhurst $2,443
Two bedrooms	Long Island City $6,339	Elmhurst $3,207

WHERE PRICES DECREASED

LONG ISLAND CITY
One-Bedroom -0.87%
Two-Bedroom -3.02%

ASTORIA
Studios -3.49%
Two-Bedroom -7.53%

RIDGEWOOD
One-Bedroom -1.14%
Two-Bedroom -2.21%

FLUSHING
One-Bedroom -7.53%
Two-Bedroom -1.85%

REGO PARK
One-Bedroom -4.39%
Two-Bedroom -1.51%

FOREST HILLS
One-Bedroom -1.96%

JACKSON HEIGHTS
Studios -10.64%
One-Bedroom -8.65%

JAMAICA
Studios -3.13%
Two-Bedroom -0.92%

WOODSIDE / MASPETH
Studios -0.72%
One-Bedroom -0.55%

ELMHURST
Studios -5.67%
One-Bedroom -3.04%

SUNNYSIDE
One-Bedroom -7.31%
Two-Bedroom -3.50%

WHERE PRICES INCREASED

LONG ISLAND CITY
Studios 2.11%

ASTORIA
One-Bedroom 0.40%

RIDGEWOOD
Studios 6.41%

FLUSHING
Studios 10.78%

REGO PARK
Studios 6.31%

FOREST HILLS
Studios 6.43%
Two-Bedroom 2.04%

JACKSON HEIGHTS
Two-Bedroom 2.43%

JAMAICA
One-Bedroom 0.68%

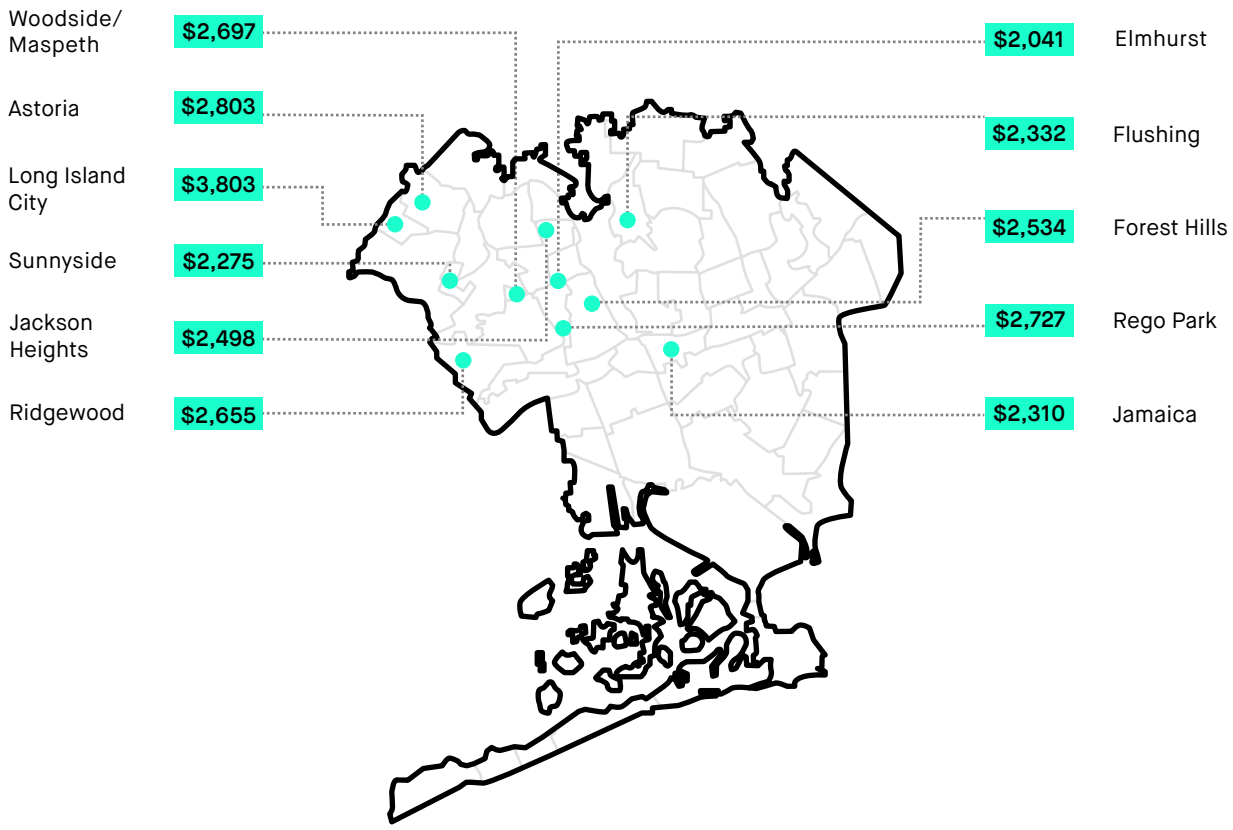
WOODSIDE / MASPETH
Two-Bedroom 3.23%

ELMHURST
Two-Bedroom 4.30%

SUNNYSIDE
Studios 2.25%

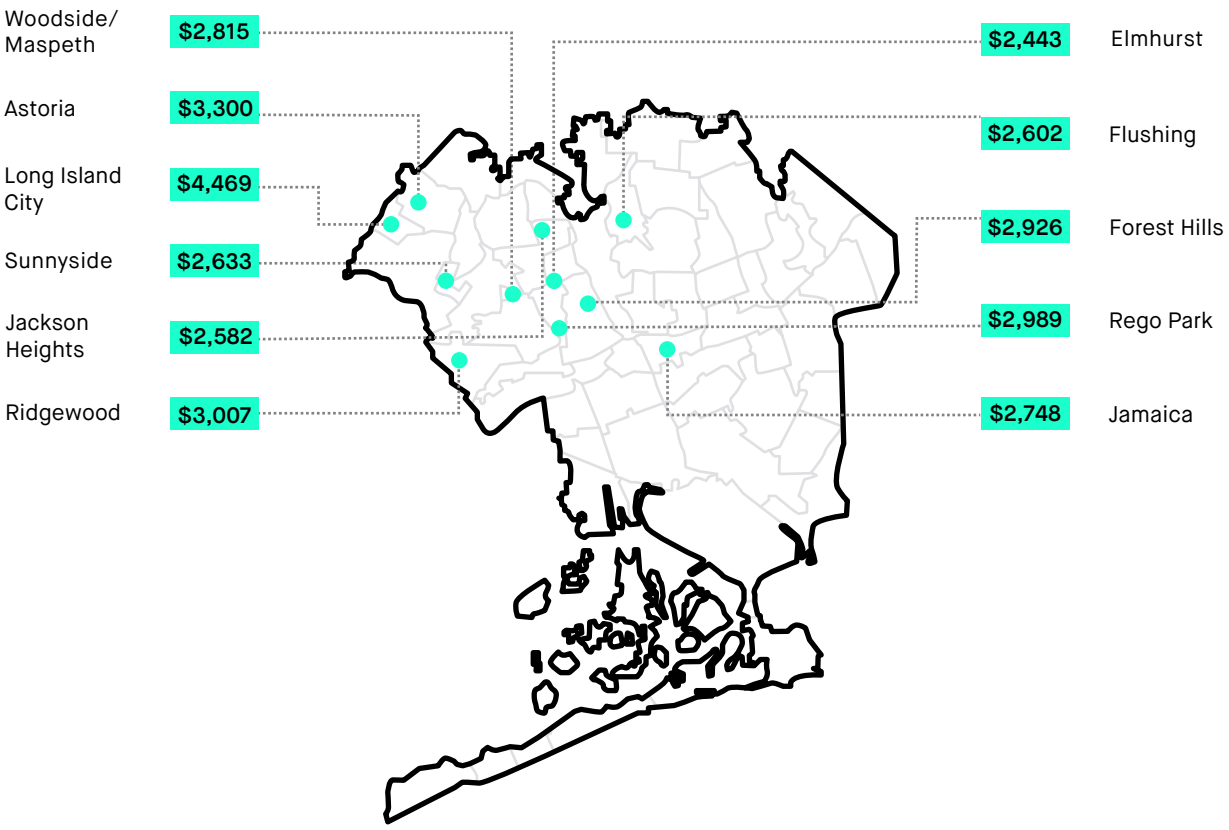
QUEENS
AVERAGE PRICE

STUDIOS



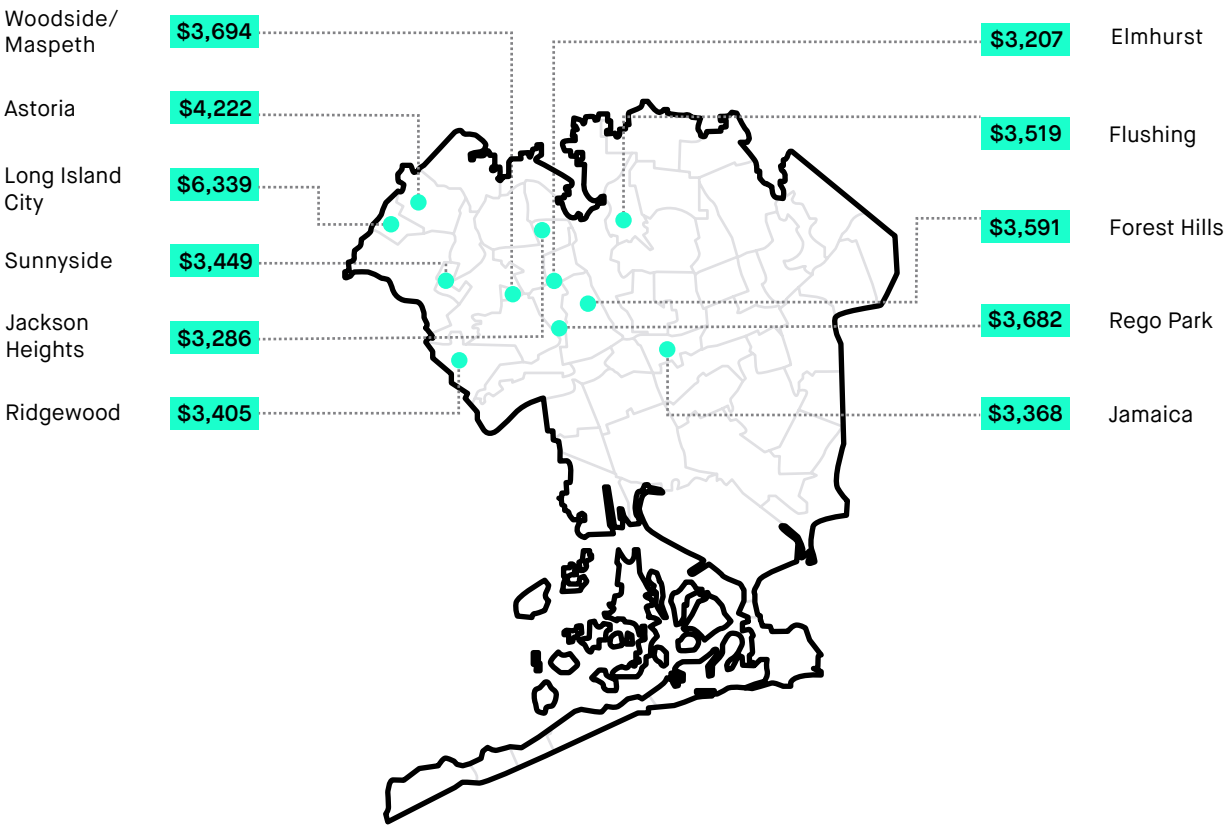
QUEENS
AVERAGE PRICE

1 BEDROOM



QUEENS
AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

ASTORIA	↑8.09%	**JACKSON HEIGHTS**	↑9.05%	**RIDGEWOOD**	↑1.83%
ELMHURST	↓4.96%	**JAMAICA**	↑0.45%	**SUNNYSIDE**	↑1.67%
FLUSHING	↑2.05%	**LONG ISLAND CITY**	↑5.16%	**WOODSIDE/MASPETH**	↑2.96%
FOREST HILLS	↑5.05%	**REGO PARK**	↓4.37%		

PRICE CHANGES

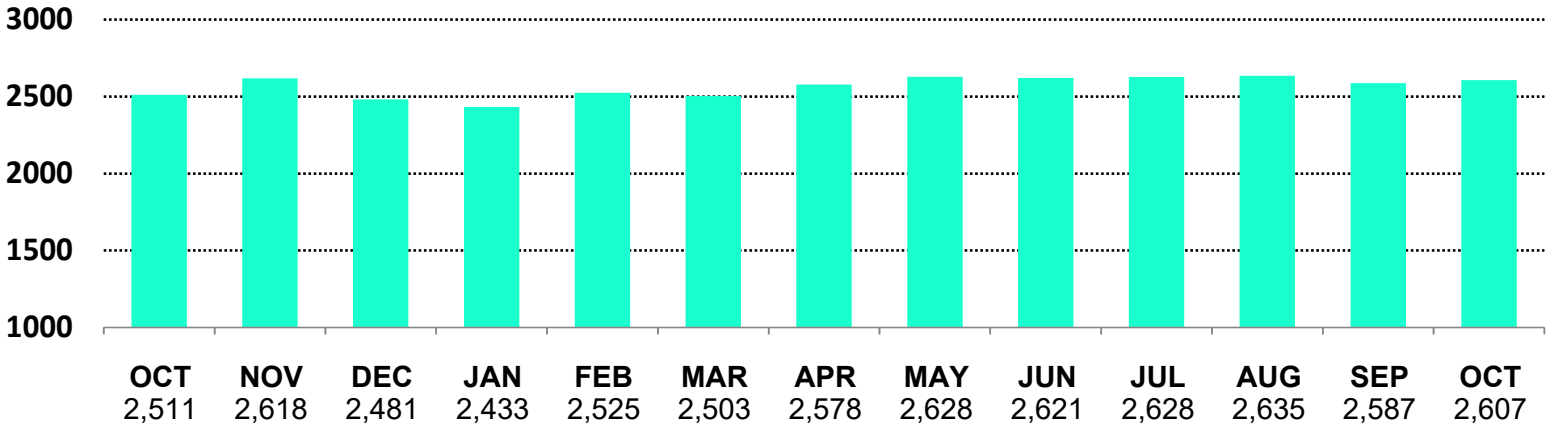
QUEENS RENTS:
OCTOBER 2025 VS. OCTOBER 2026



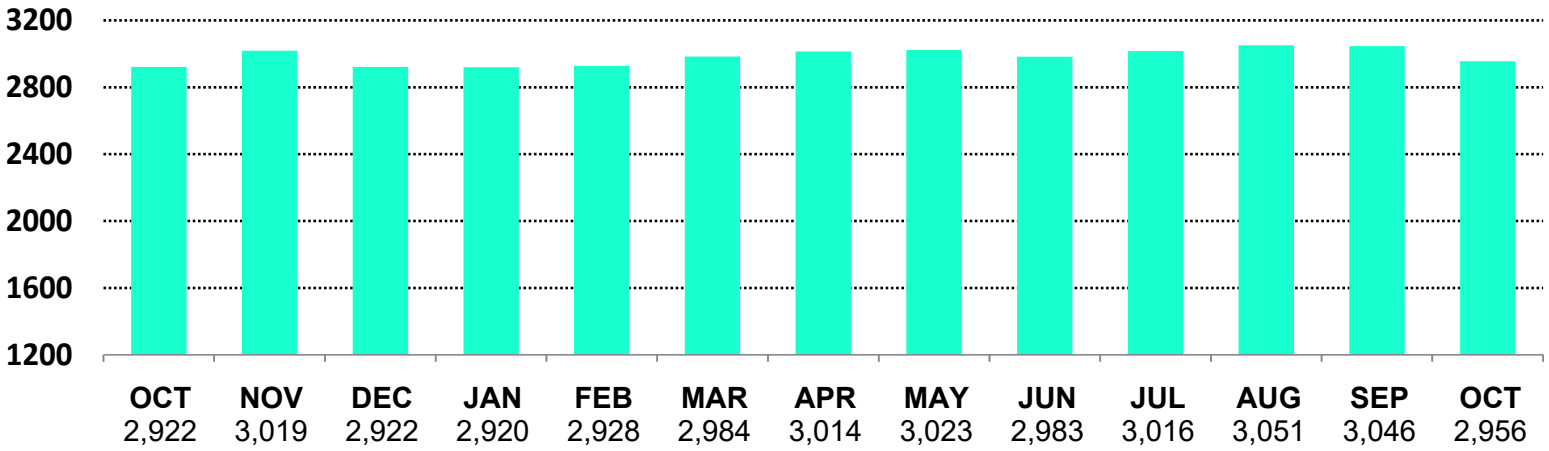
TYPE	OCTOBER 2025	OCTOBER 2026	CHANGE
Studios	$2,511	$2,607	↑ 3.80%
One bedrooms	$2,922	$2,956	↑ 1.17%
Two bedrooms	$3,693	$3,797	↑ 2.79%

PRICE TRENDS: QUEENS

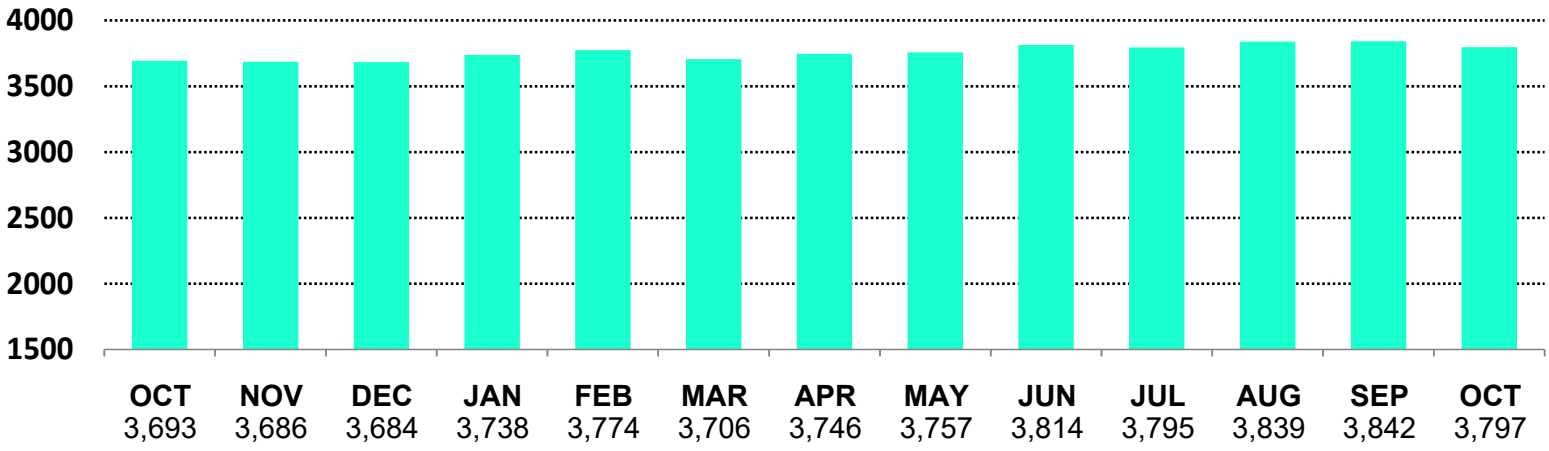
QUEENS STUDIO PRICE TRENDS OVER 13 MONTHS



QUEENS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



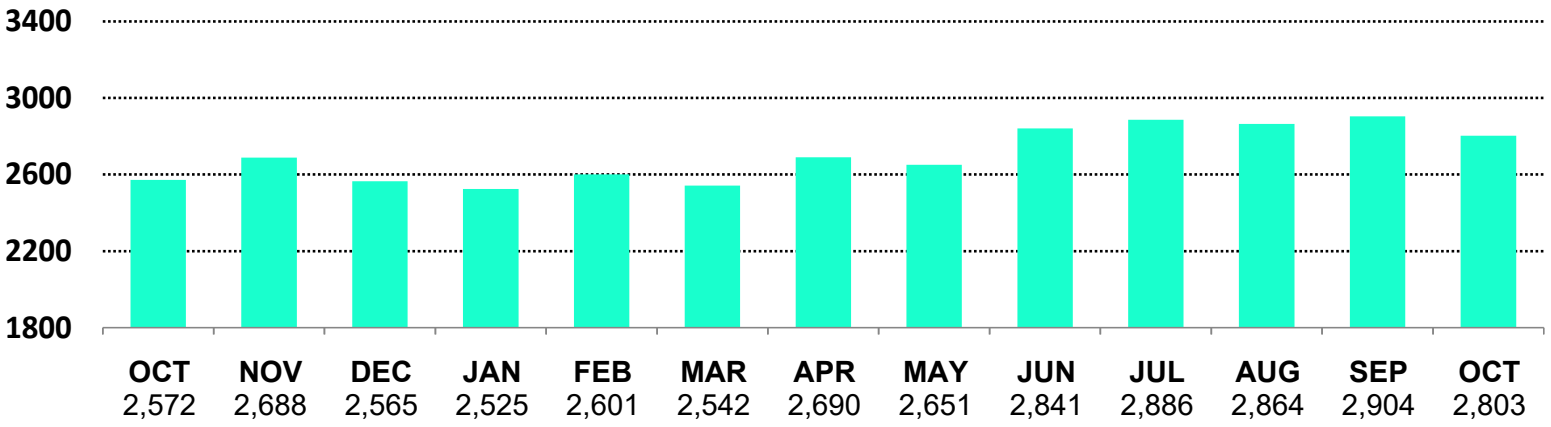
QUEENS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



PRICE TRENDS: ASTORIA

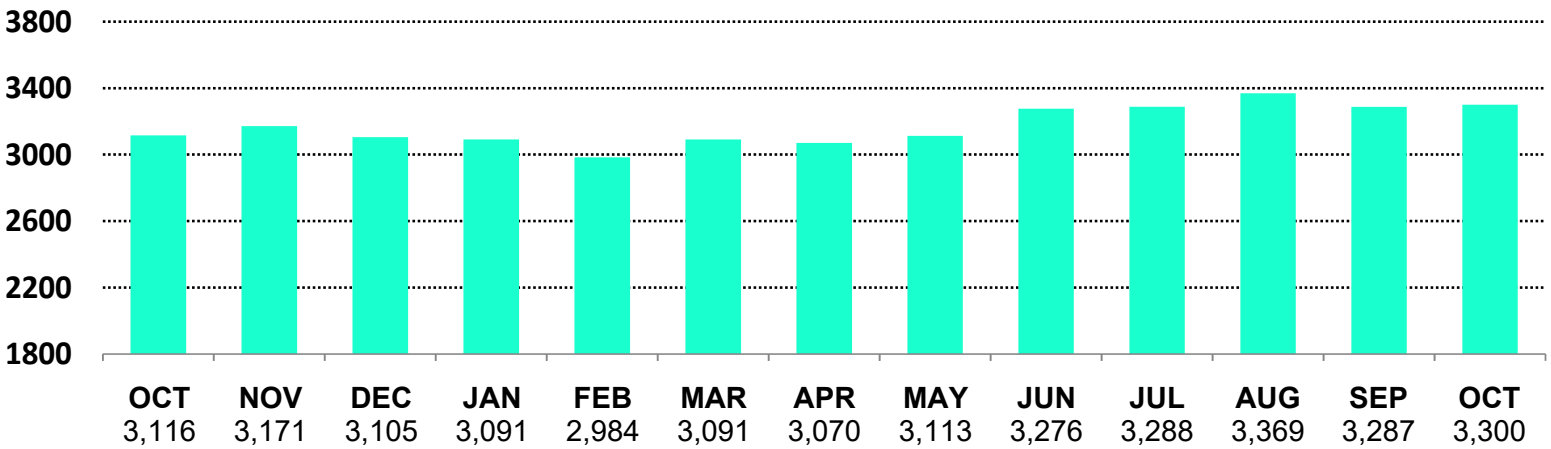
THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN ASTORIA DECREASED BY 4.01%.

ASTORIA STUDIO PRICE TRENDS OVER 13 MONTHS



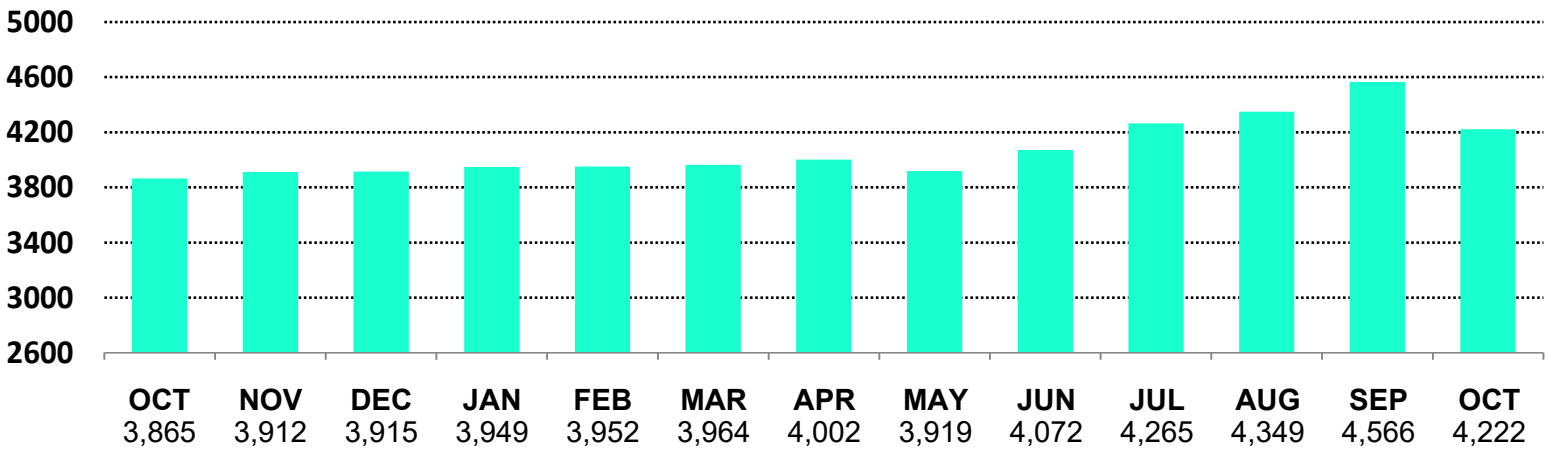
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,572	2,688	2,565	2,525	2,601	2,542	2,690	2,651	2,841	2,886	2,864	2,904	2,803

ASTORIA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
3,116	3,171	3,105	3,091	2,984	3,091	3,070	3,113	3,276	3,288	3,369	3,287	3,300

ASTORIA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

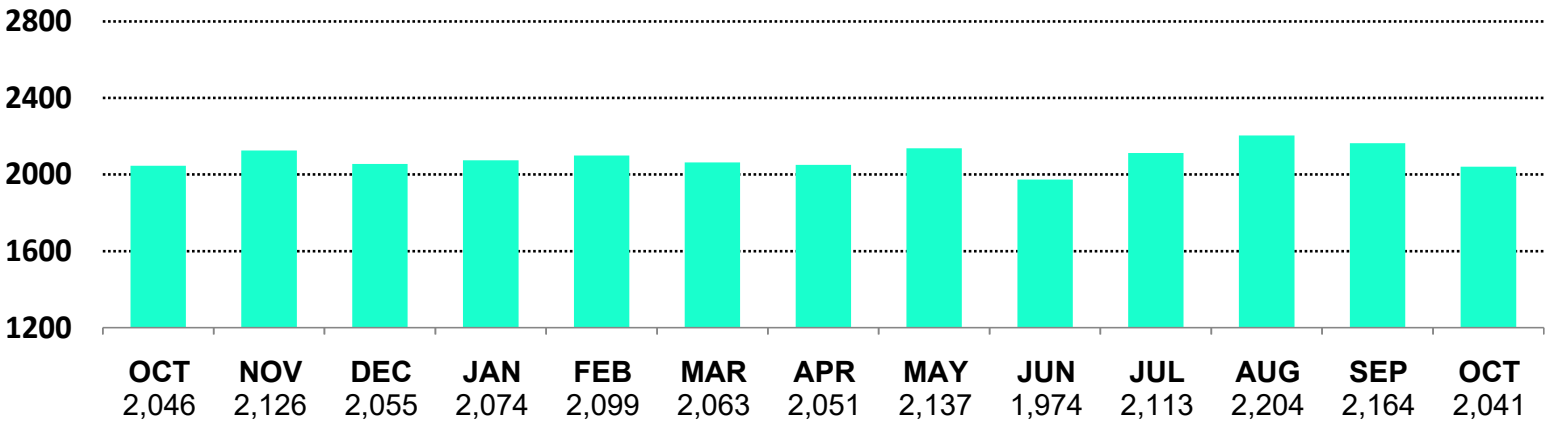


OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
3,865	3,912	3,915	3,949	3,952	3,964	4,002	3,919	4,072	4,265	4,349	4,566	4,222

PRICE TRENDS: ELMHURST

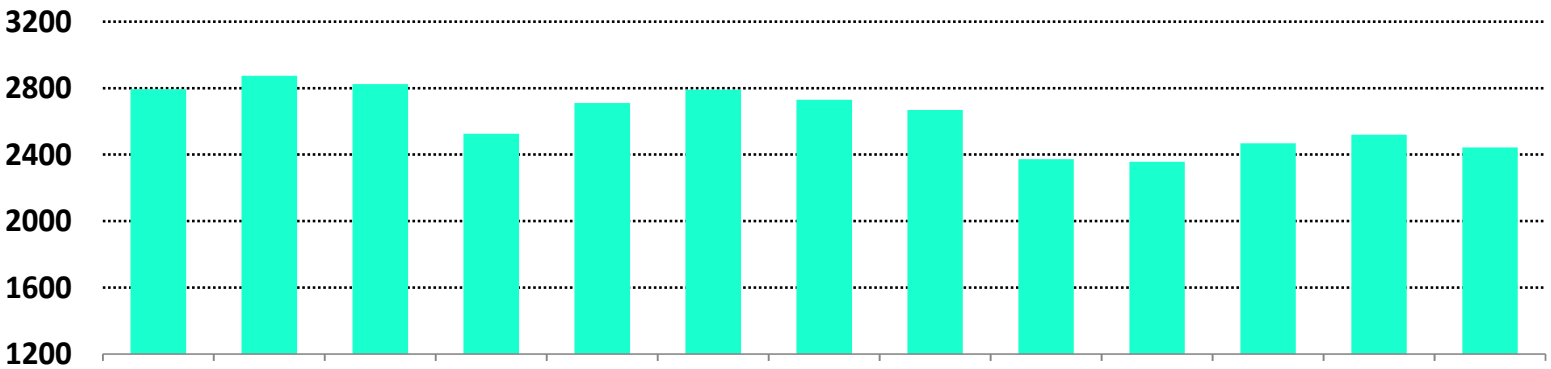
THE AVERAGE RENTAL PRICE IN ELMHURST SLIGHTLY DECREASED BY JUST 0.87% SINCE LAST MONTH.

ELMHURST STUDIO PRICE TRENDS OVER 13 MONTHS



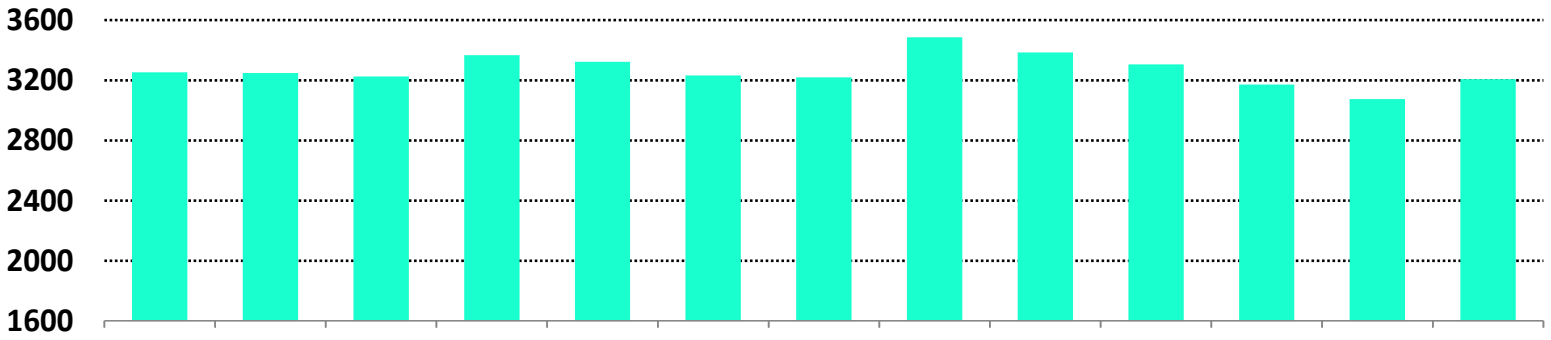
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,046	2,126	2,055	2,074	2,099	2,063	2,051	2,137	1,974	2,113	2,204	2,164	2,041

ELMHURST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,794	2,874	2,824	2,526	2,710	2,791	2,730	2,669	2,372	2,357	2,468	2,520	2,443

ELMHURST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

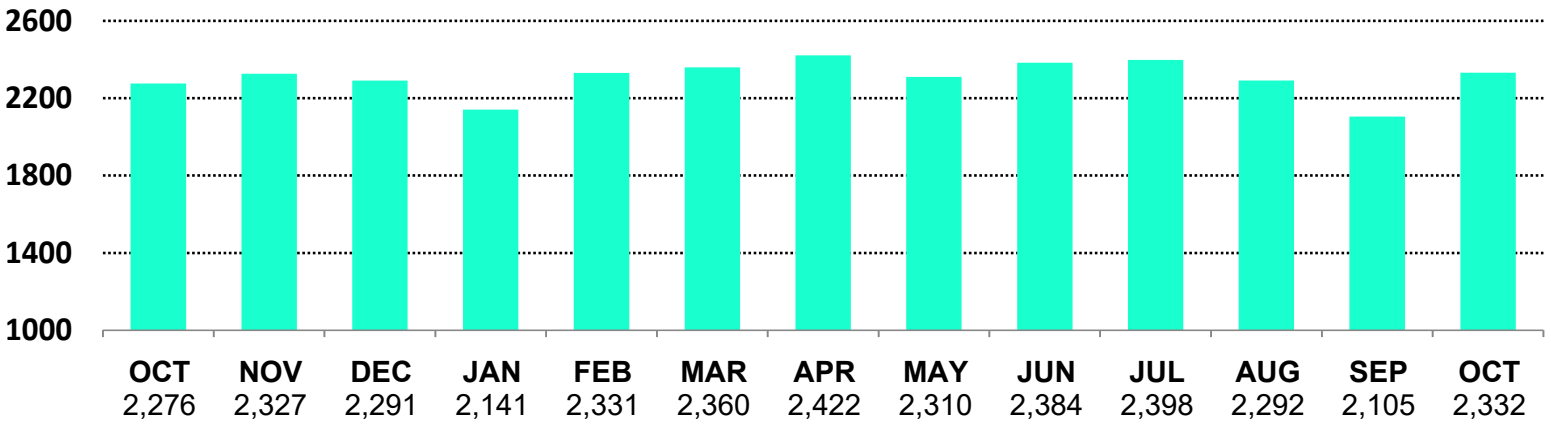


OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
3,253	3,248	3,225	3,367	3,323	3,232	3,219	3,486	3,385	3,306	3,171	3,075	3,207

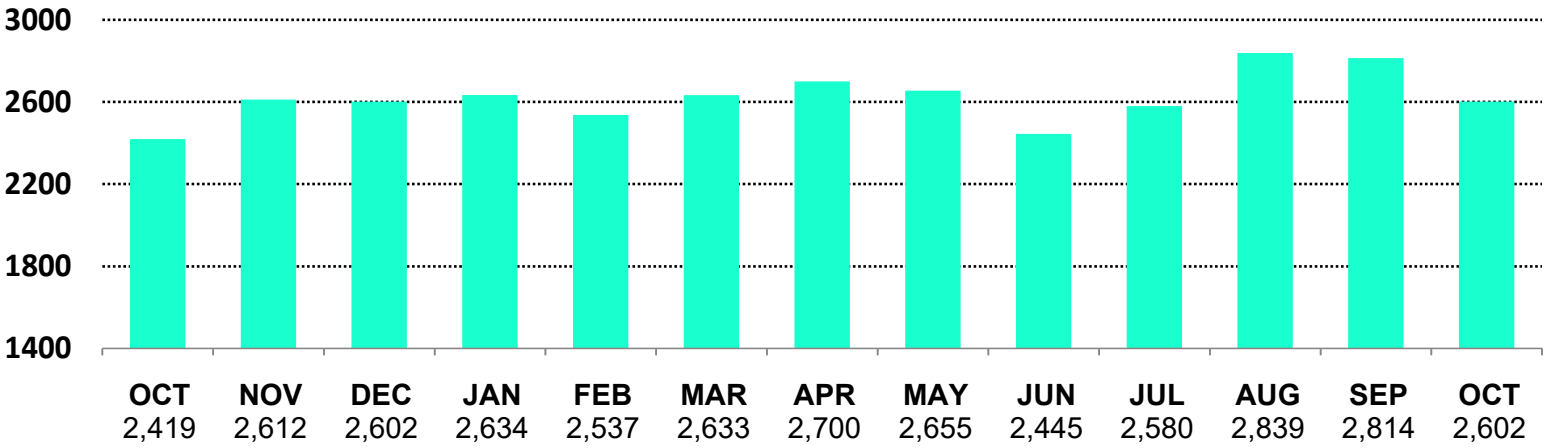
PRICE TRENDS: FLUSHING

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

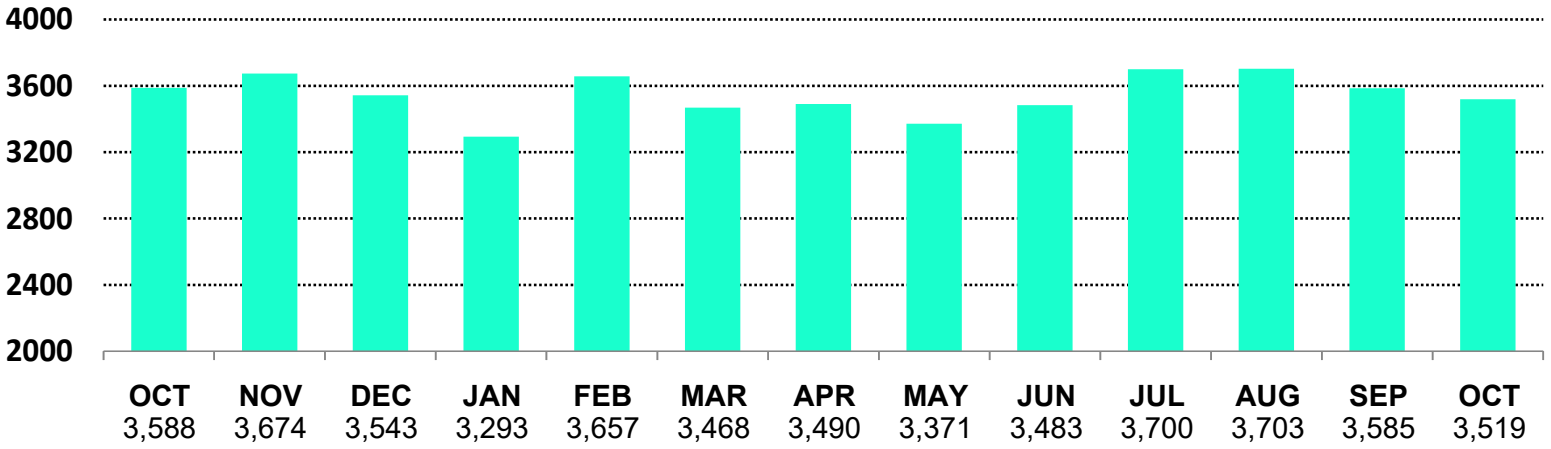
FLUSHING STUDIO PRICE TRENDS OVER 13 MONTHS



FLUSHING ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



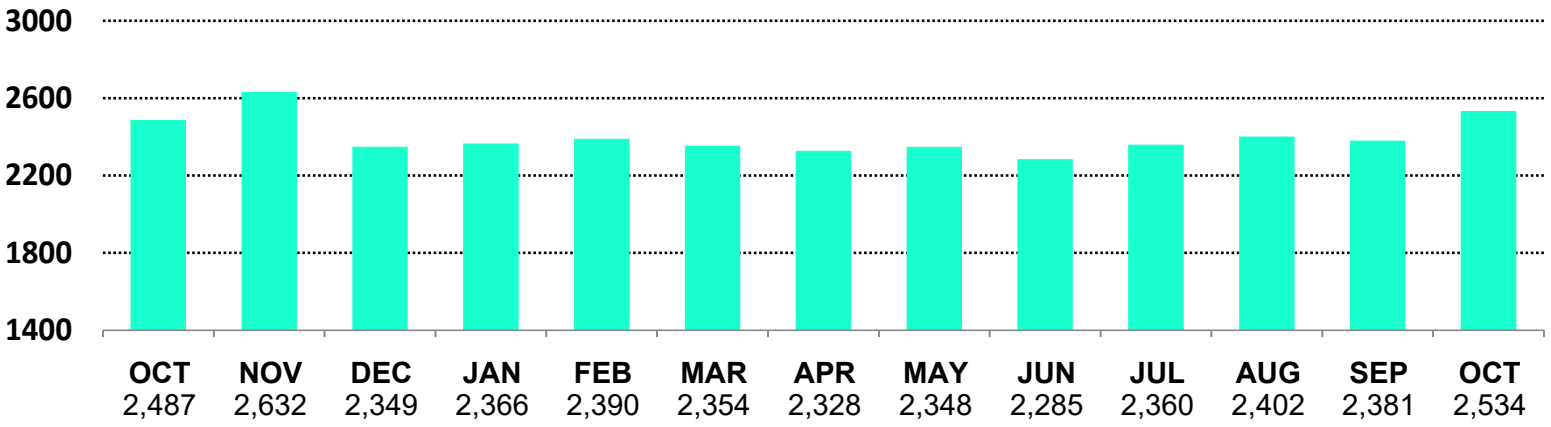
FLUSHING TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



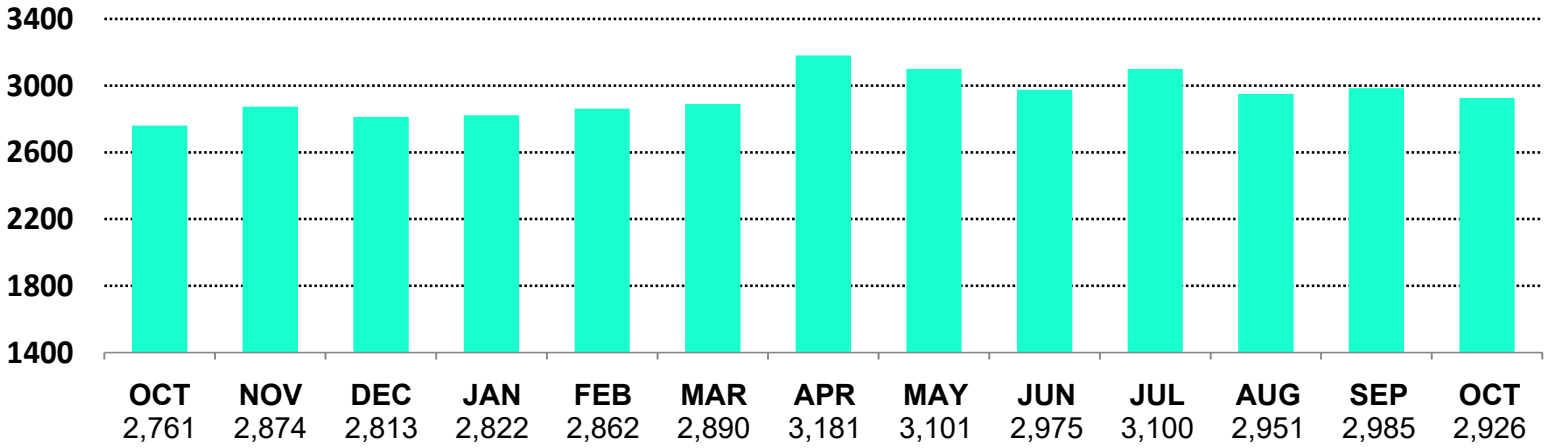
PRICE TRENDS: FOREST HILLS

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FOREST HILLS INCREASED BY 1.87%.

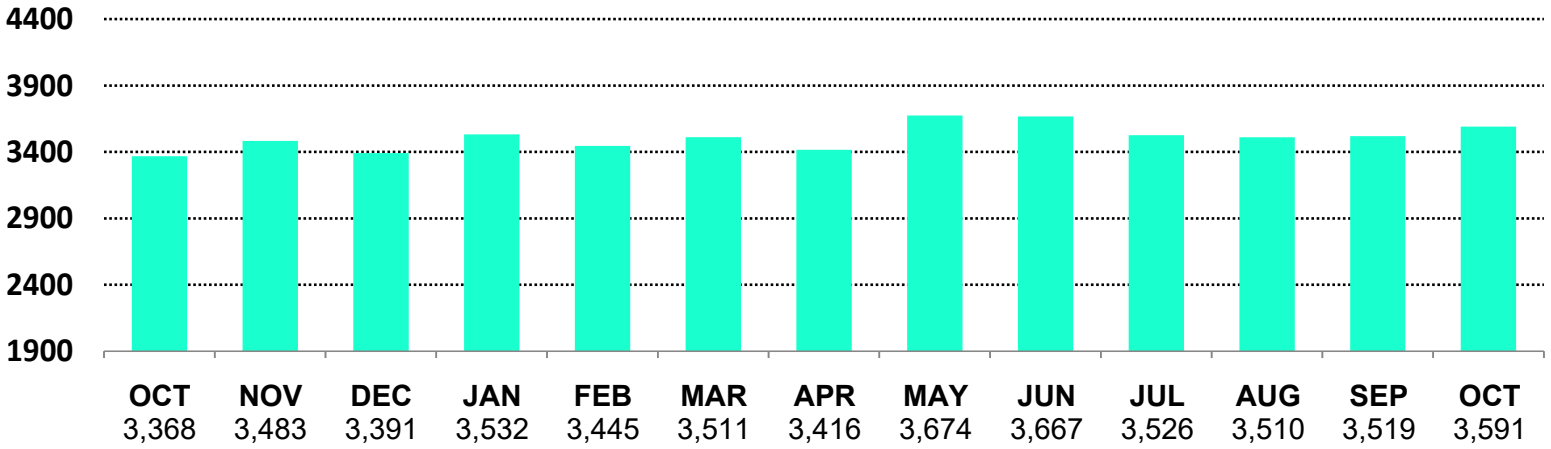
FOREST HILLS STUDIO PRICE TRENDS OVER 13 MONTHS



FOREST HILLS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



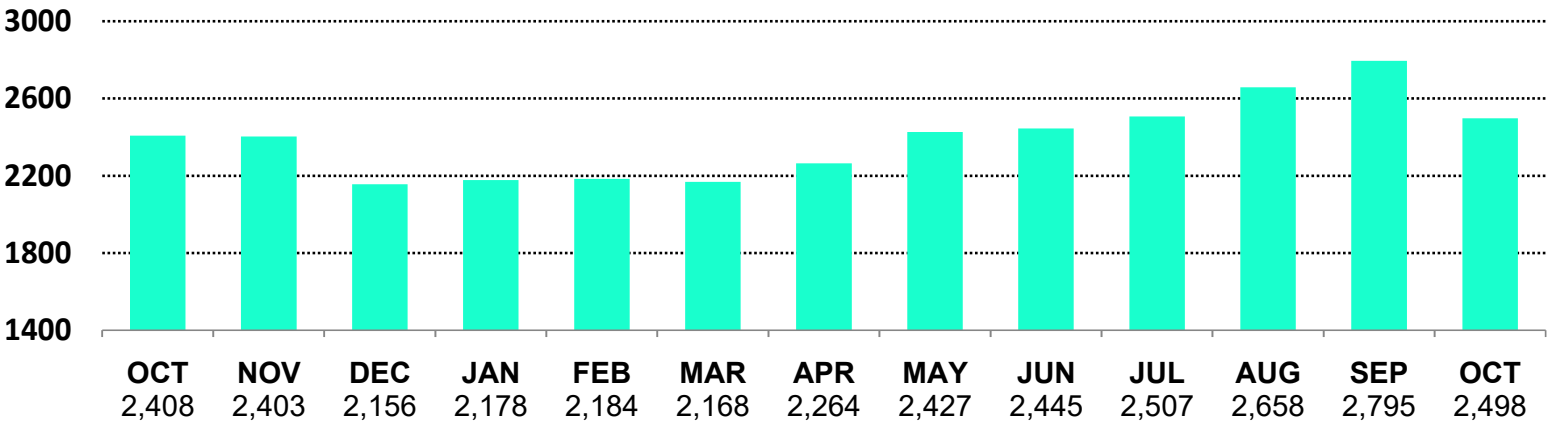
FOREST HILLS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



PRICE TRENDS: JACKSON HEIGHTS

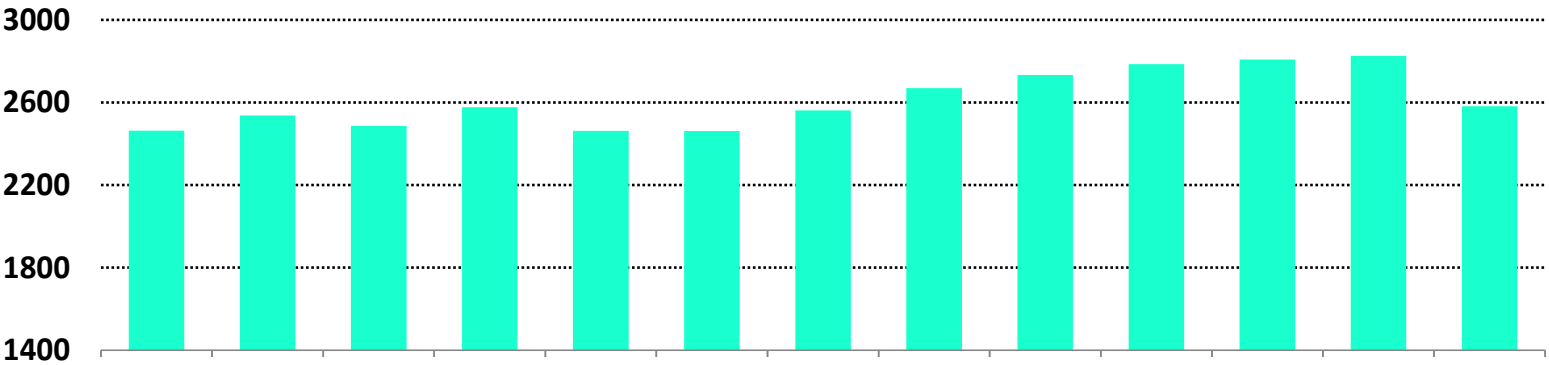
THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN JACKSON HEIGHTS DECREASED BY 5.26%.

JACKSON HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



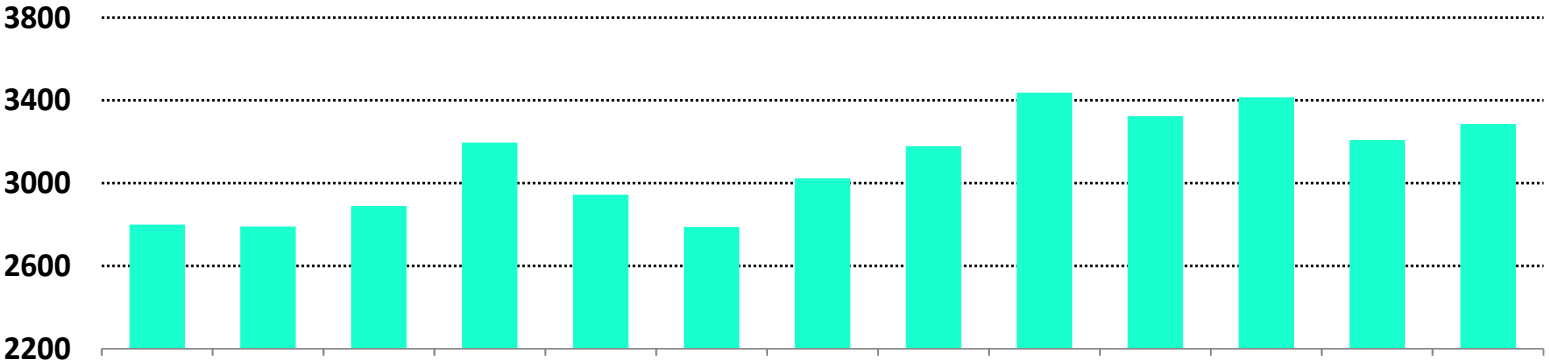
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,408	2,403	2,156	2,178	2,184	2,168	2,264	2,427	2,445	2,507	2,658	2,795	2,498

JACKSON HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,463	2,537	2,486	2,577	2,463	2,462	2,562	2,670	2,733	2,786	2,808	2,826	2,582

JACKSON HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

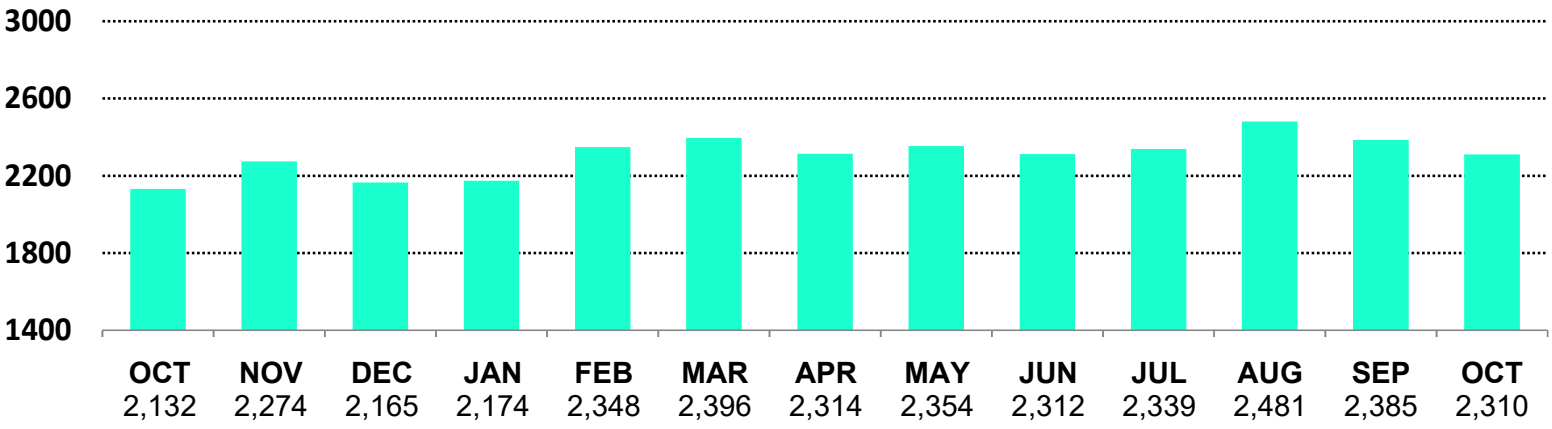


OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2,800	2,791	2,890	3,196	2,944	2,788	3,024	3,179	3,437	3,324	3,415	3,208	3,286

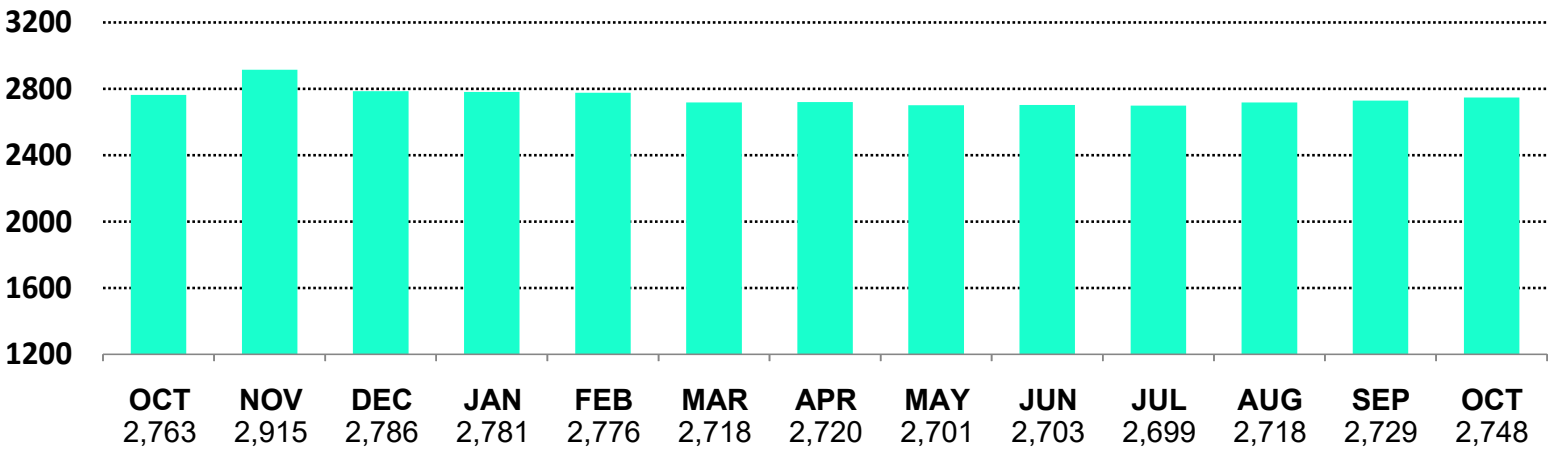
PRICE TRENDS: JAMAICA

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN JAMAICA DECREASED BY 1.03%.

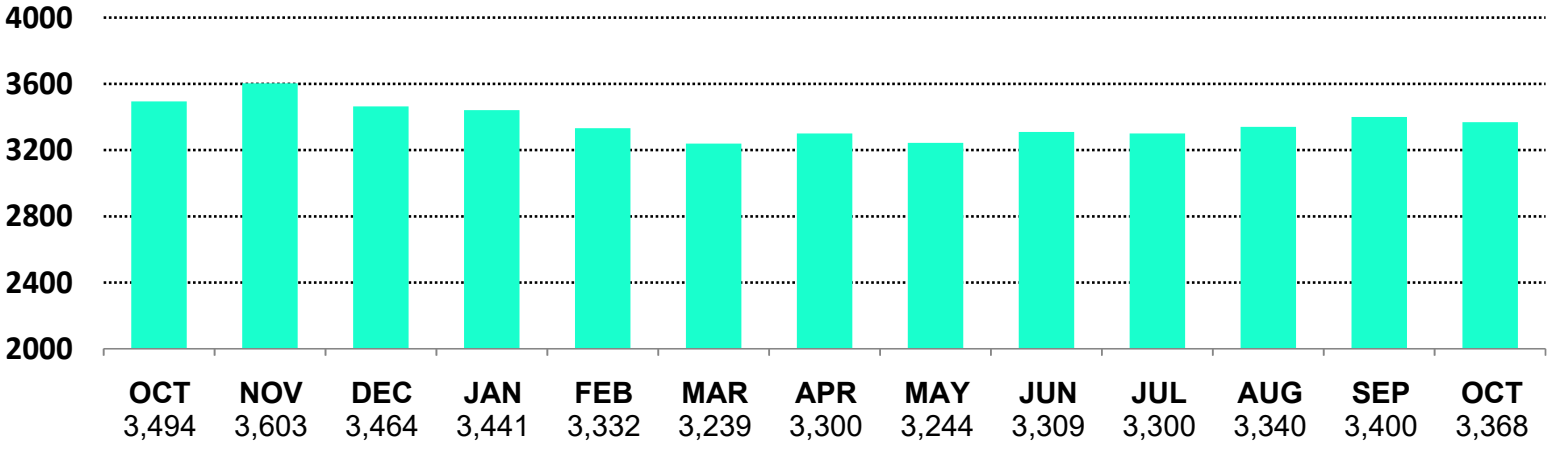
JAMAICA STUDIO PRICE TRENDS OVER 13 MONTHS



JAMAICA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



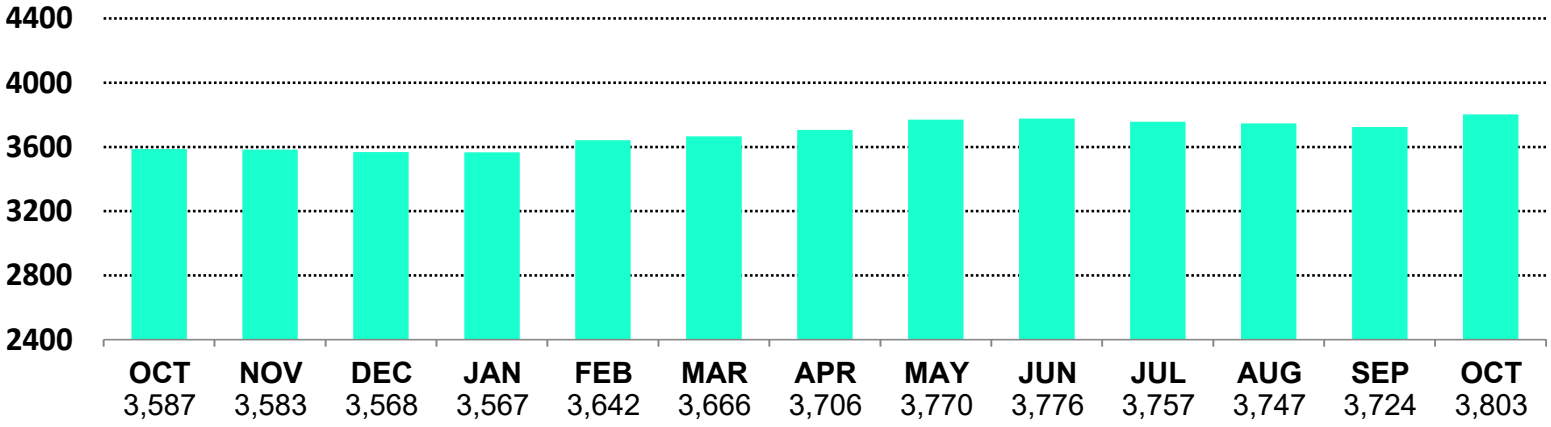
JAMAICA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



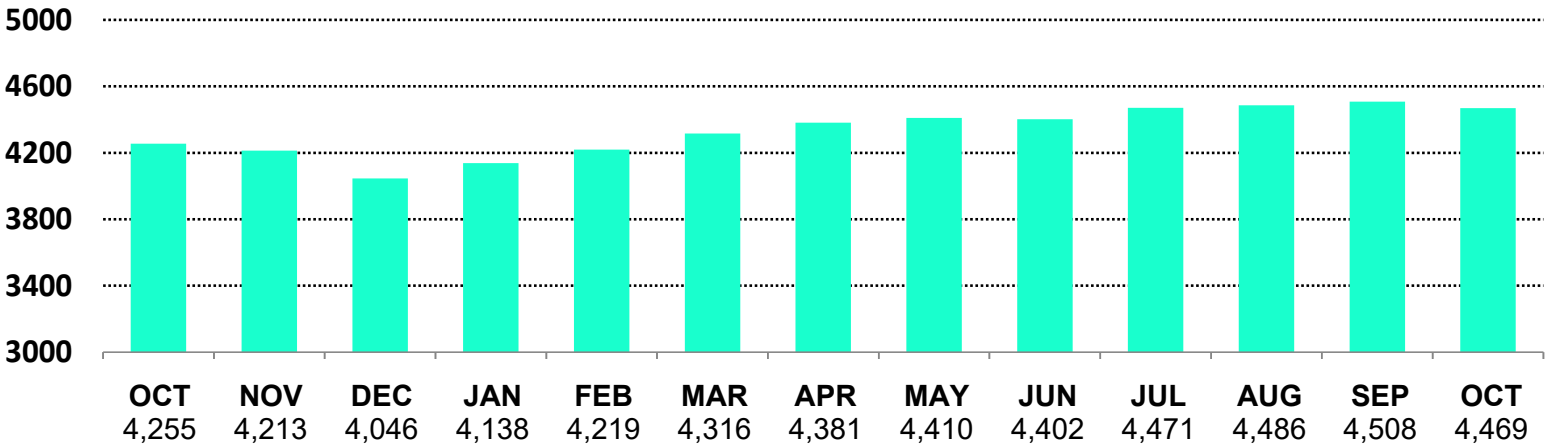
PRICE TRENDS:
LONG ISLAND CITY

THE AVERAGE RENTAL PRICE IN LONG ISLAND CITY DECREASED BY 1.07% SINCE LAST MONTH.

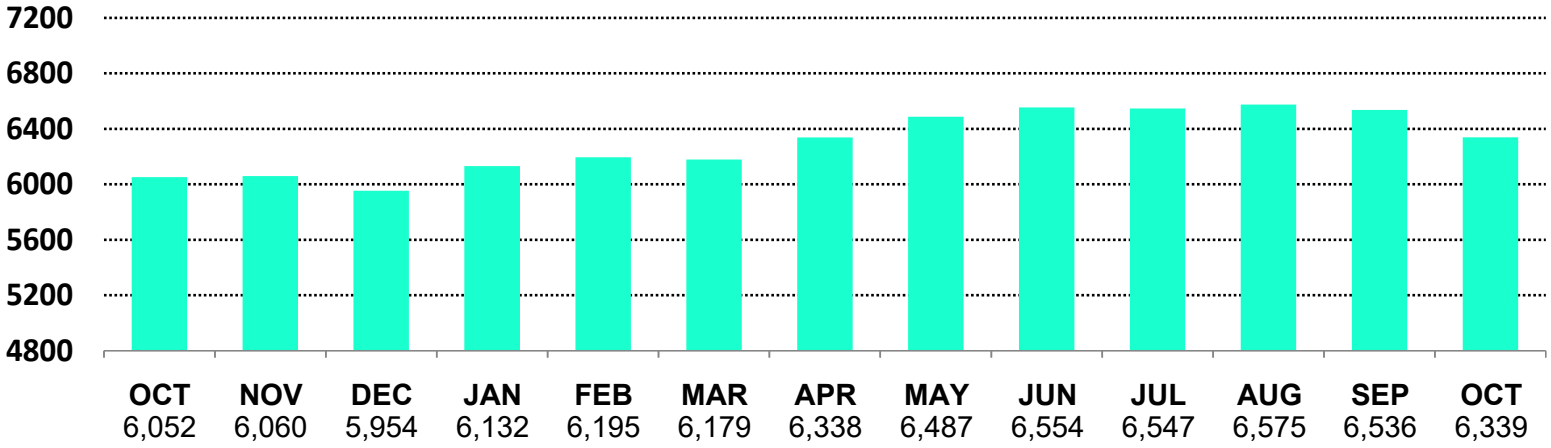
LONG ISLAND CITY STUDIO PRICE TRENDS OVER 13 MONTHS



LONG ISLAND CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



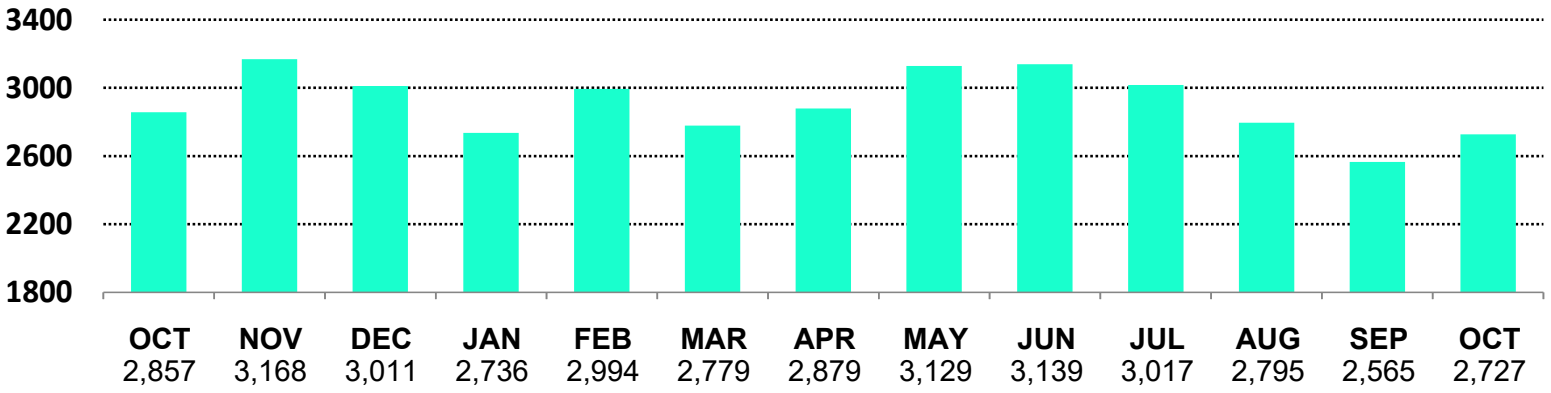
LONG ISLAND CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



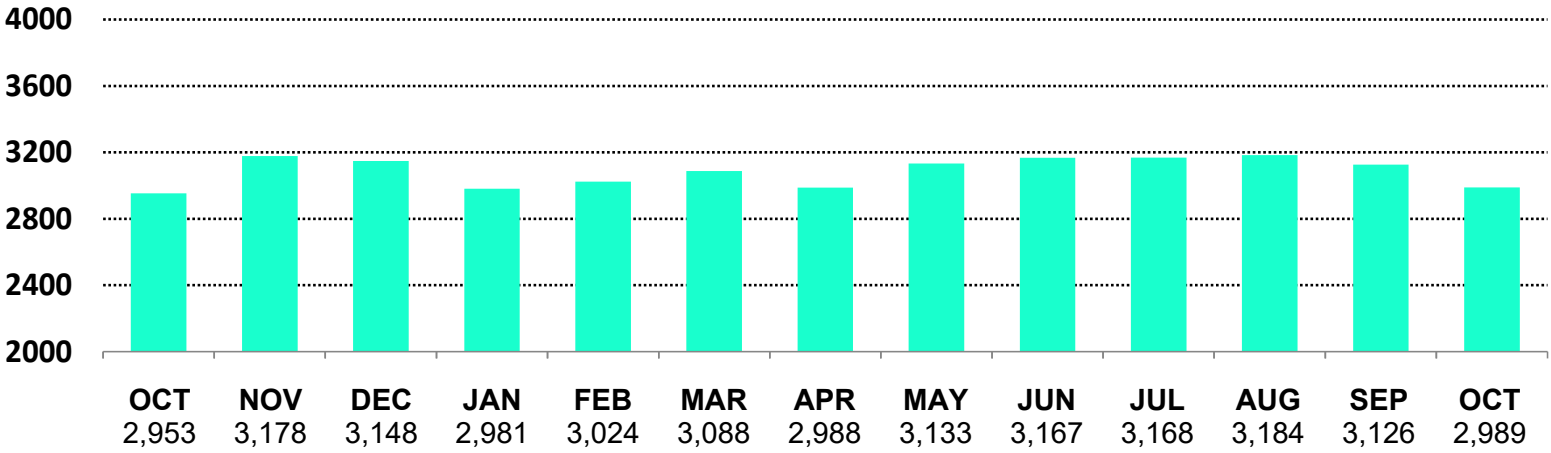
PRICE TRENDS: REGO PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN REGO PARK SLIGHTLY DECREASED BY JUST 0.34%.

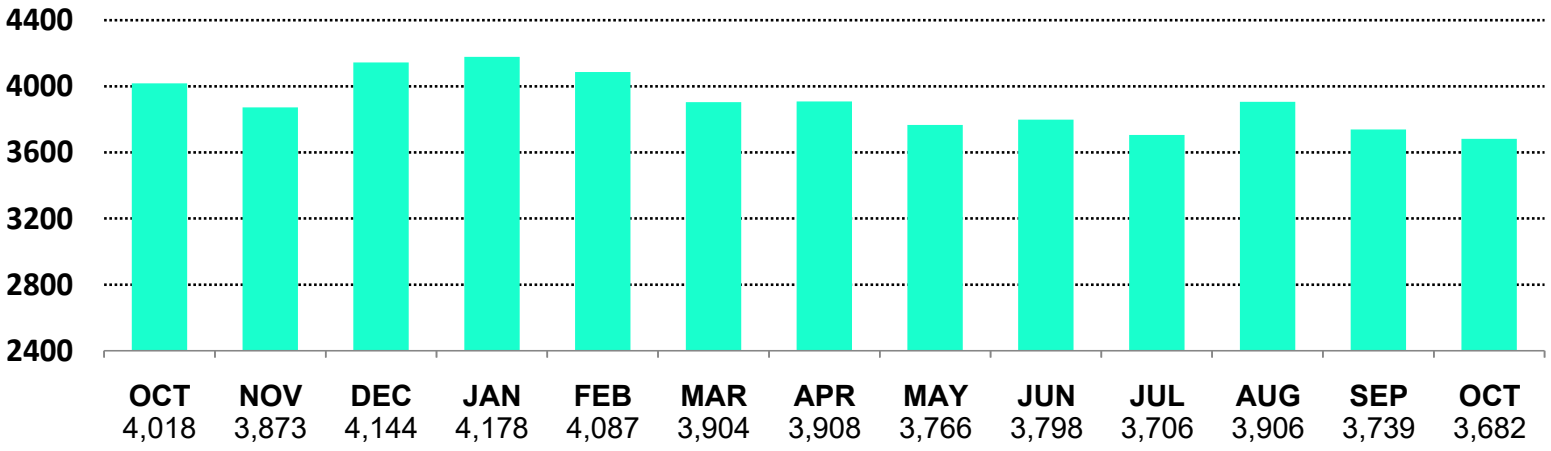
REGO PARK STUDIO PRICE TRENDS OVER 13 MONTHS



REGO PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



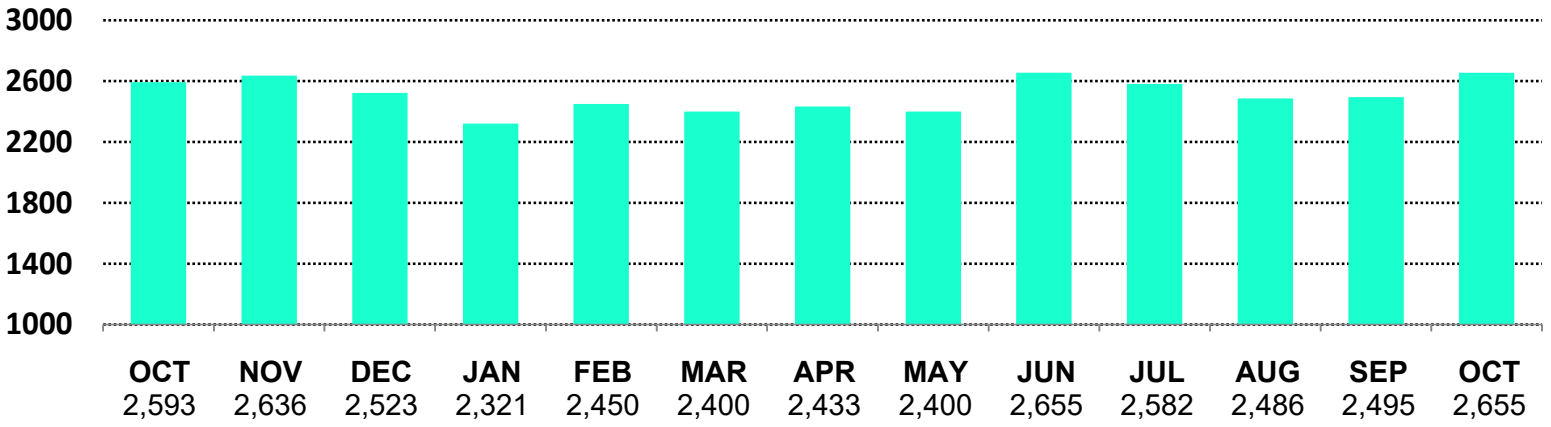
REGO PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



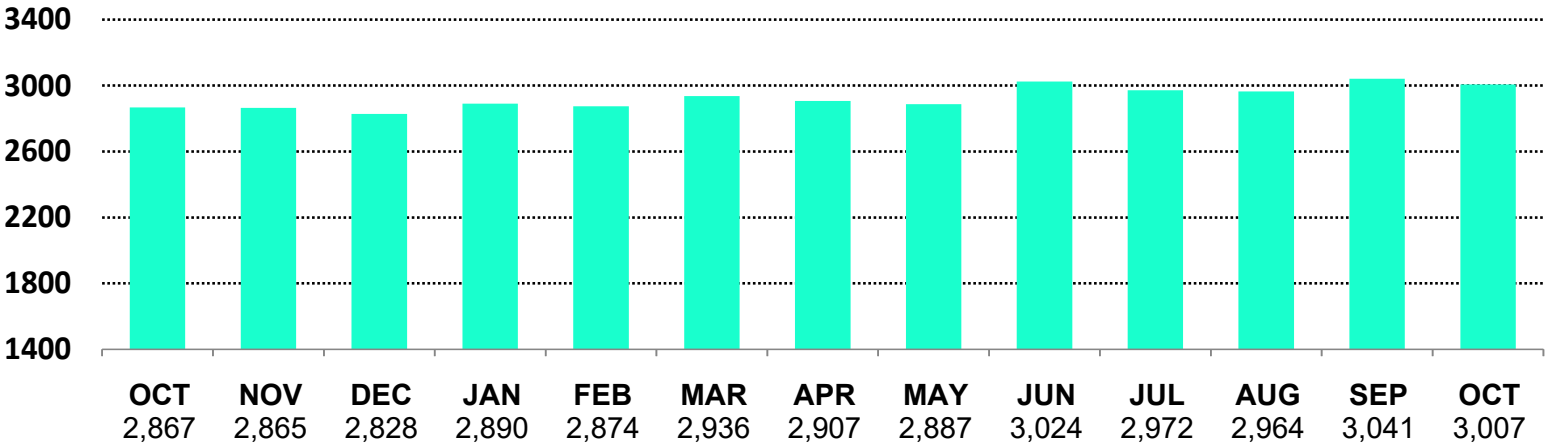
PRICE TRENDS: RIDGEWOOD

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

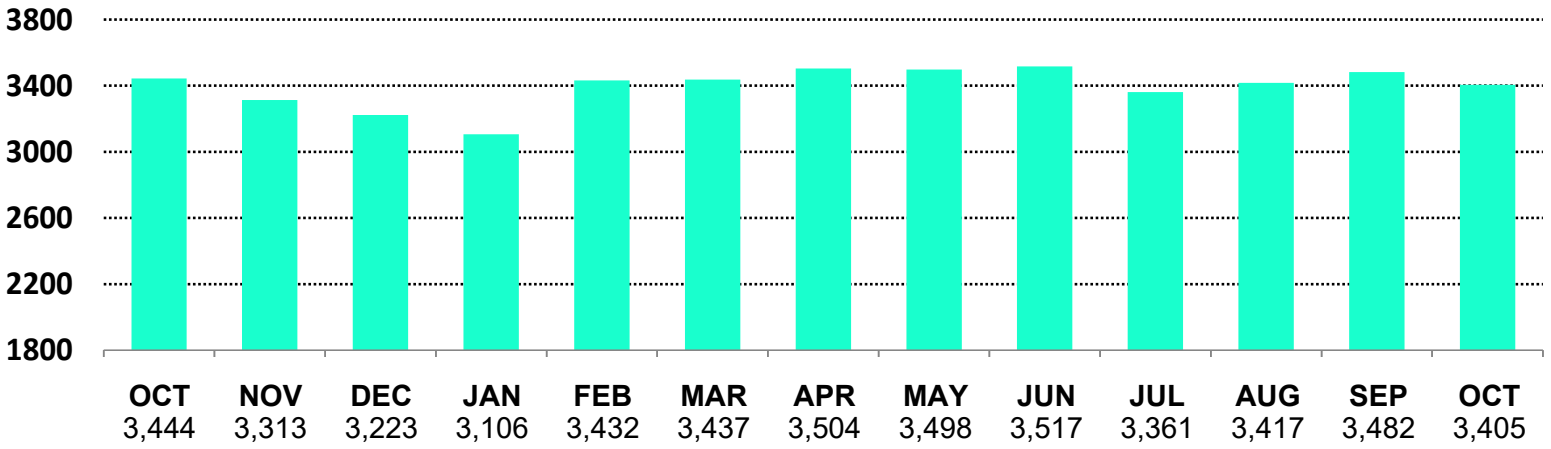
RIDGEWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



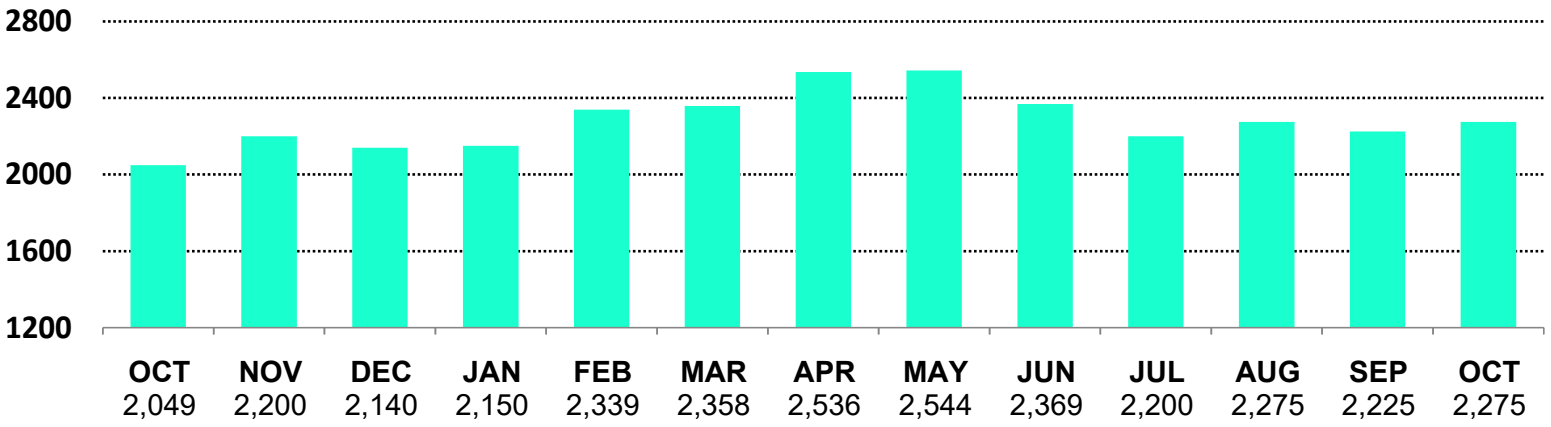
RIDGEWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



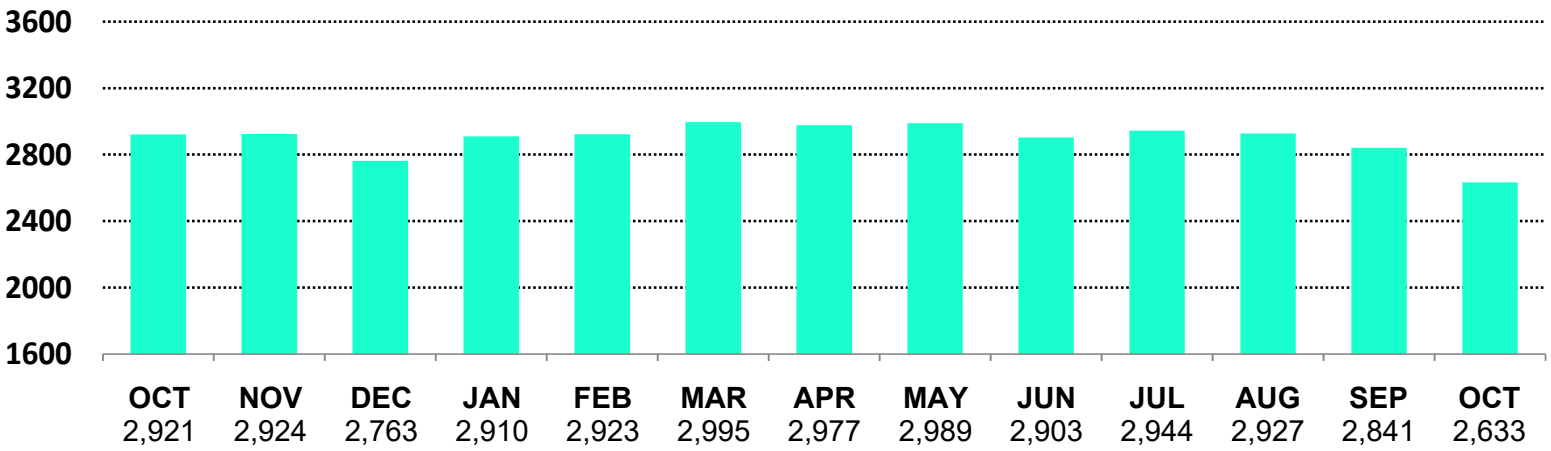
PRICE TRENDS: SUNNYSIDE

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN SUNNYSIDE DECREASED BY 3.27%.

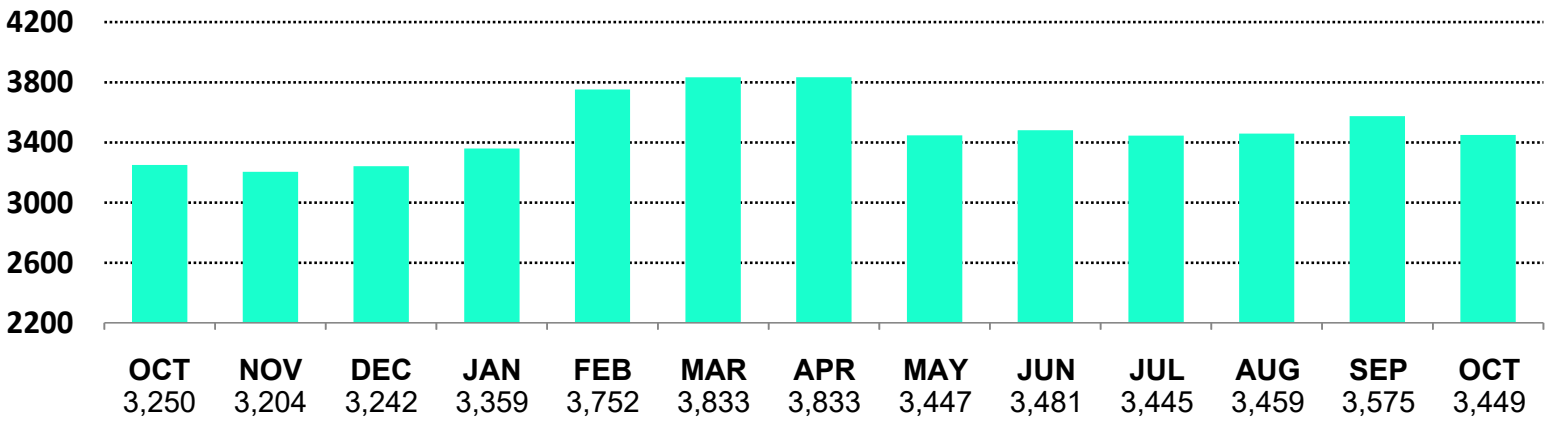
SUNNYSIDE STUDIO PRICE TRENDS OVER 13 MONTHS



SUNNYSIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



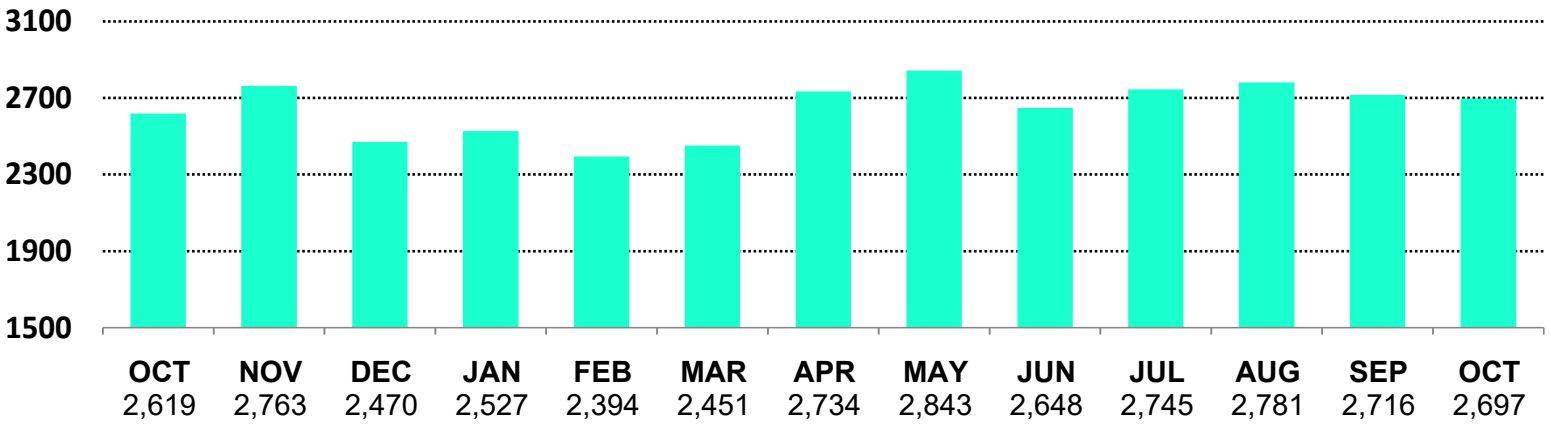
SUNNYSIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



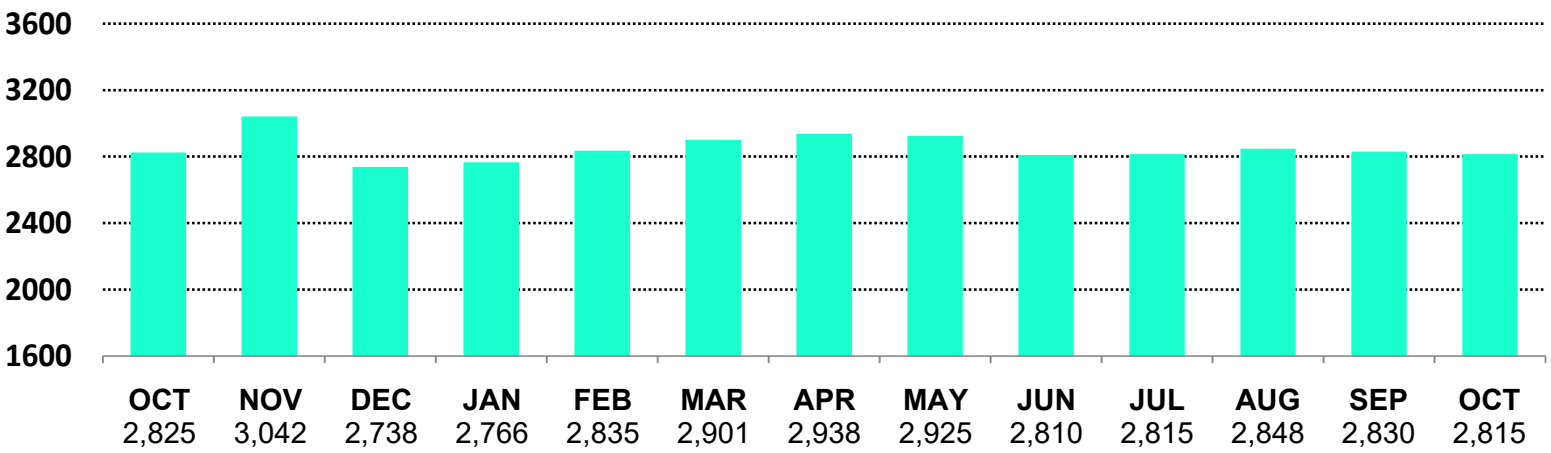
PRICE TRENDS: WOODSIDE/MASPETH

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN WOODSIDE / MASPETH SLIGHTLY INCREASED BY JUST 0.88%.

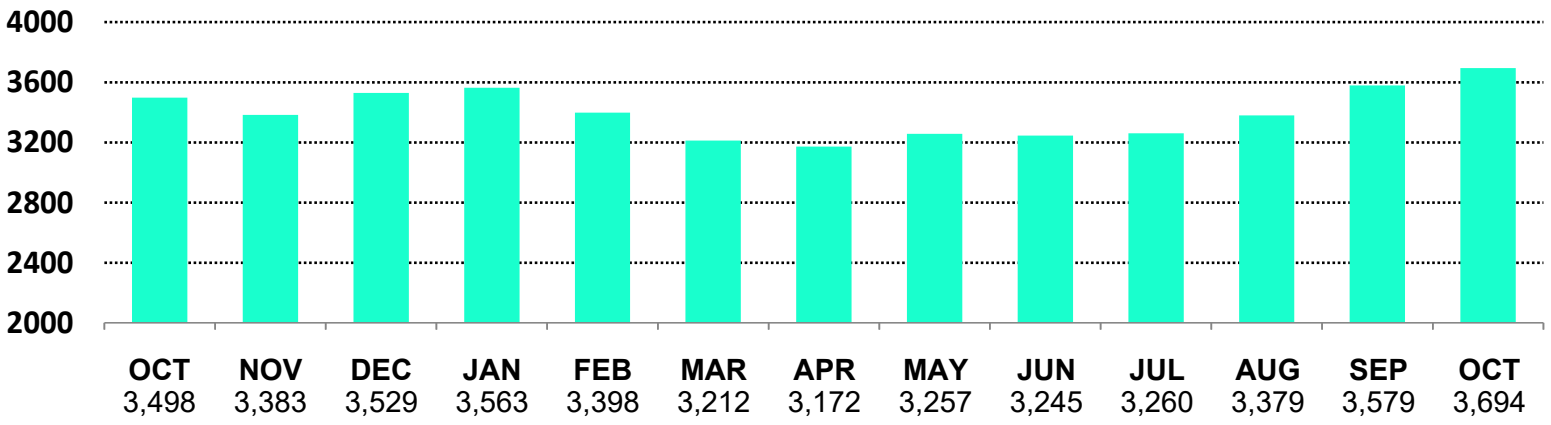
WOODSIDE / MASPETH STUDIO PRICE TRENDS OVER 13 MONTHS



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

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THANK YOU

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