

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
ELMHURST	16
FLUSHING	17
FOREST HILLS.....	18
JACKSON HEIGHTS.....	19
JAMAICA.....	20
LONG ISLAND CITY.....	21
REGO PARK.....	22
RIDGEWOOD.....	23
SUNNYSIDE.....	24
WOODSIDE/MASPETH.....	25
THE REPORT EXPLAINED.....	26

AVERAGE RENT

THE AVERAGE RENT IN QUEENS
HAS DECREASED THIS MONTH.

QUEENS

↓0.27%
CHANGE

\$3,059
AUGUST 2025

\$3,051
SEPTEMBER 2025

A QUICK LOOK

QUEENS

Through September, the average rental price in Queens decreased by 0.27%, from \$3,059 to \$3,051. The average rental price for a studio increased by 0.51%, from \$2,525 to \$2,538. The average rental price for a one-bedroom unit increased by 0.12%, from \$2,925 to \$2,928. The average rental price for a two-bedroom unit decreased by 1.10%, from \$3,726 to \$3,685.

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: -3.35%	Jackson Heights: +2.81%
Astoria: -0.58%	Jamaica: -2.67%
Ridgewood: -1.19%	Woodside/Maspeth: +0.67%
Flushing: +1.48%	Elmhurst: +1.720%
Rego Park: -1.47%	Sunnyside: +4.49%
Forest Hills: -1.59%	

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 and two-bedroom units were in Jackson Heights.

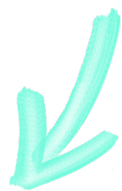
Year-over-year, studio, one-bedroom and two-bedroom rental prices are up by 6.57%, 3.22%, and 3.46%, respectively, with an overall increase of 4.22%.

NOTABLE TRENDS

QUEENS

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Long Island City \$3,620	Elmhurst \$2,020
One bedrooms	Long Island City \$4,348	Jackson Heights \$2,448
Two bedrooms	Long Island City \$5,903	Jackson Heights \$2,954

WHERE PRICES DECREASED



LONG ISLAND CITY

Studios	-0.3%
One-Bedroom	-1.0%
Two-Bedroom	-6.7%

ASTORIA

One-Bedroom	-2.8%
Two-Bedroom	-2.3%

RIDGEWOOD

Studios	-1.6%
One-Bedroom	-2.5%

FLUSHING

Two-Bedroom	-3.1%
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REGO PARK

One-Bedroom	-2.5%
Two-Bedroom	-5.9%

FOREST HILLS

Studios	-7.1%
Two-Bedroom	-0.1%

JAMAICA

Studios	-2.6%
One-Bedroom	-1.3%
Two-Bedroom	-3.8%

WOODSIDE / MASPETH

Studios	-1.7%
One-Bedroom	-2.7%

SUNNYSIDE

Studios	-2.2%
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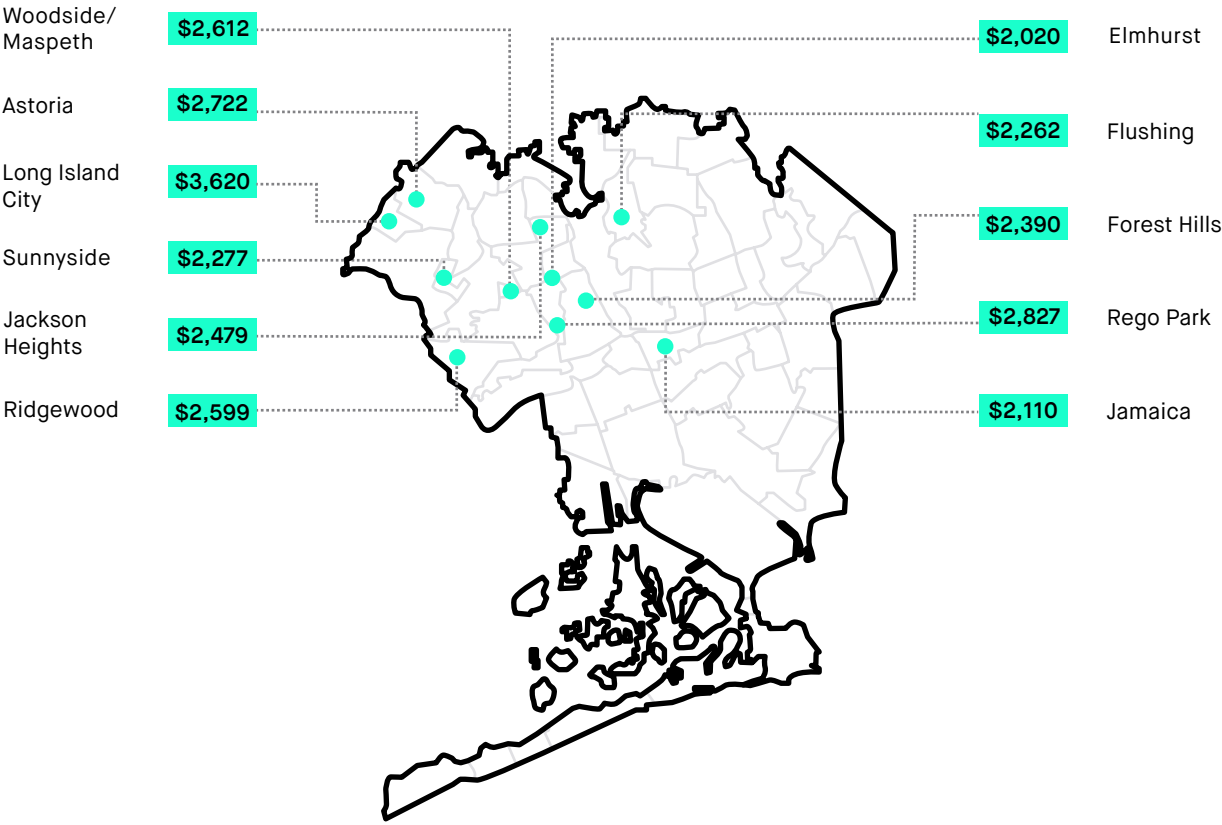
WHERE PRICES INCREASED



ASTORIA			FOREST HILLS			ELMHURST		
Studios			One-Bedroom			Studios		
4.9%			1.6%			2.2%		
RIDGEWOOD			JACKSON HEIGHTS			One-Bedroom		
Two-Bedroom			Studios			1.9%		
0.3%			One-Bedroom			Two-Bedroom		
FLUSHING			Two-Bedroom			1.3%		
Studios			WOODSIDE / MASPETH			SUNNYSIDE		
5.1%			Two-Bedroom			One-Bedroom		
One-Bedroom			5.4%			4.0%		
4.7%						Two-Bedroom		
REGO PARK						9.9%		
Studios								
6.3%								

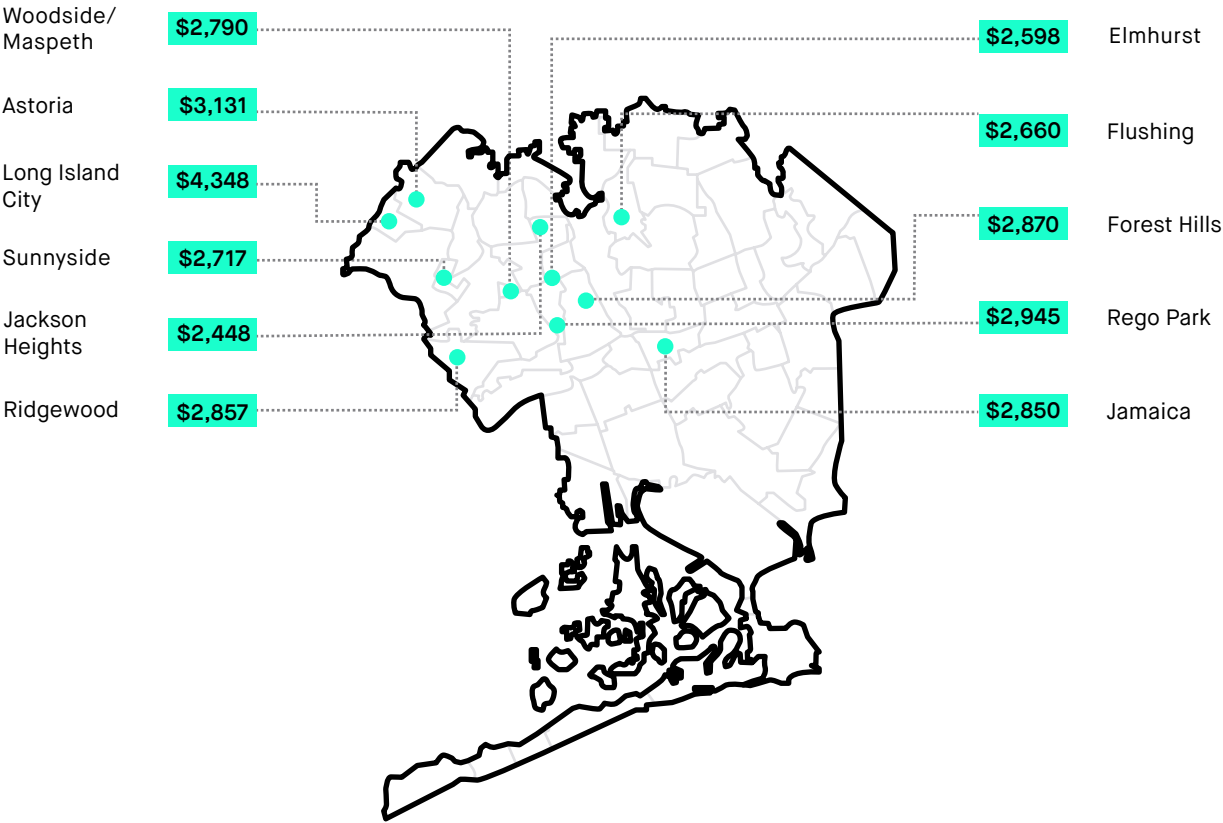
QUEENS AVERAGE PRICE

STUDIOS



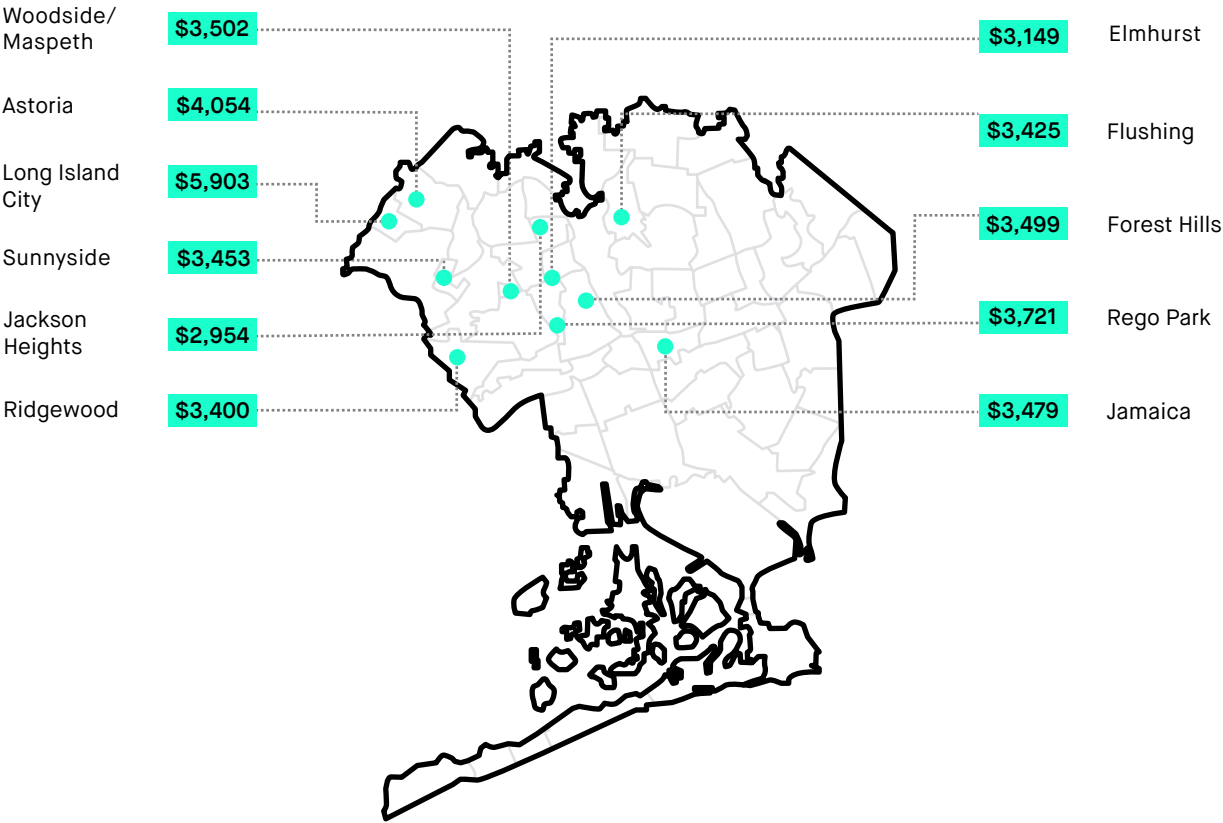
QUEENS AVERAGE PRICE

1 BEDROOM



QUEENS AVERAGE PRICE

2 BEDROOM



YEAR OVER YEAR

ASTORIA	↑ 13.46%	JACKSON HEIGHTS	↑ 6.63%	RIDGEWOOD	↑ 7.72%
ELMHURST	↑ 0.9%	JAMAICA	↓ 2.61%	SUNNYSIDE	↑ 0.6%
FLUSHING	↑ 9.65%	LONG ISLAND CITY	↑ 1.97%	WOODSIDE/MASPETH	↑ 0.8%
FOREST HILLS	↑ 3.87%	REGO PARK	↑ 5.42%		

PRICE CHANGES

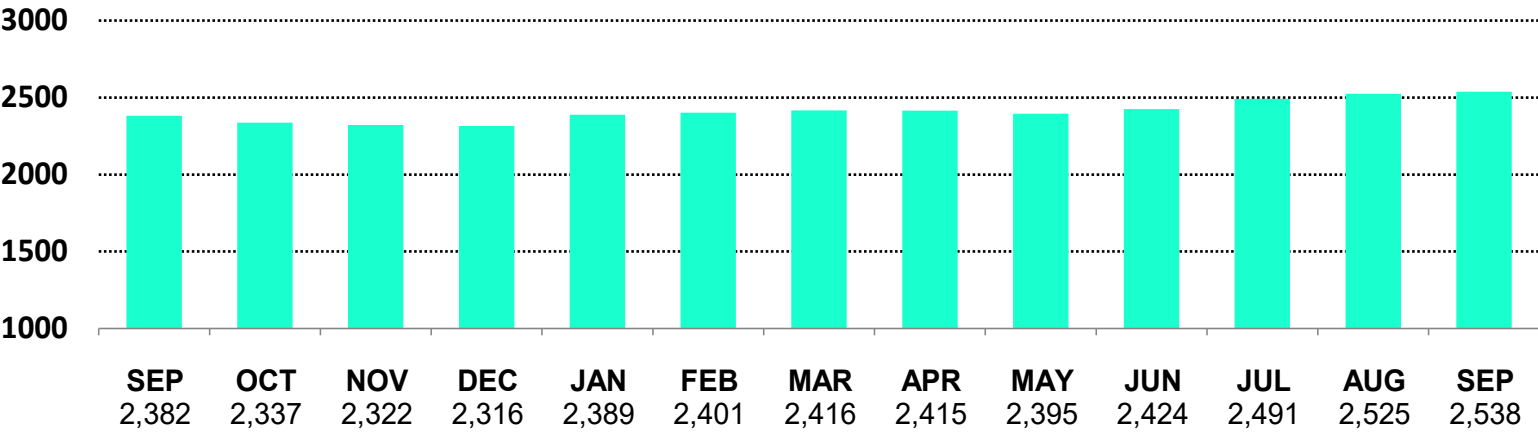
QUEENS RENTS:
SEPTEMBER 2024 VS. SEPTEMBER 2025

PRICE CHANGES

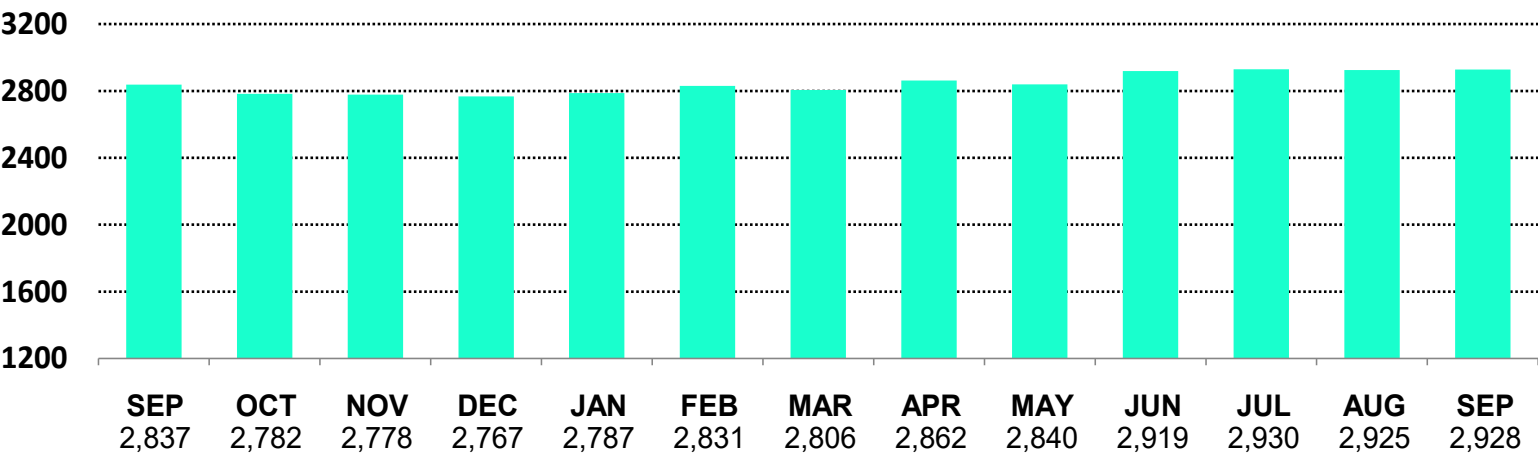
TYPE	SEPTEMBER 2024	SEPTEMBER 2025	CHANGE
Studios	\$2,382	\$2,538	↑ 6.57%
One bedrooms	\$2,837	\$2,928	↑ 3.22%
Two bedrooms	\$3,562	\$3,685	↑ 3.46%

PRICE TRENDS: QUEENS

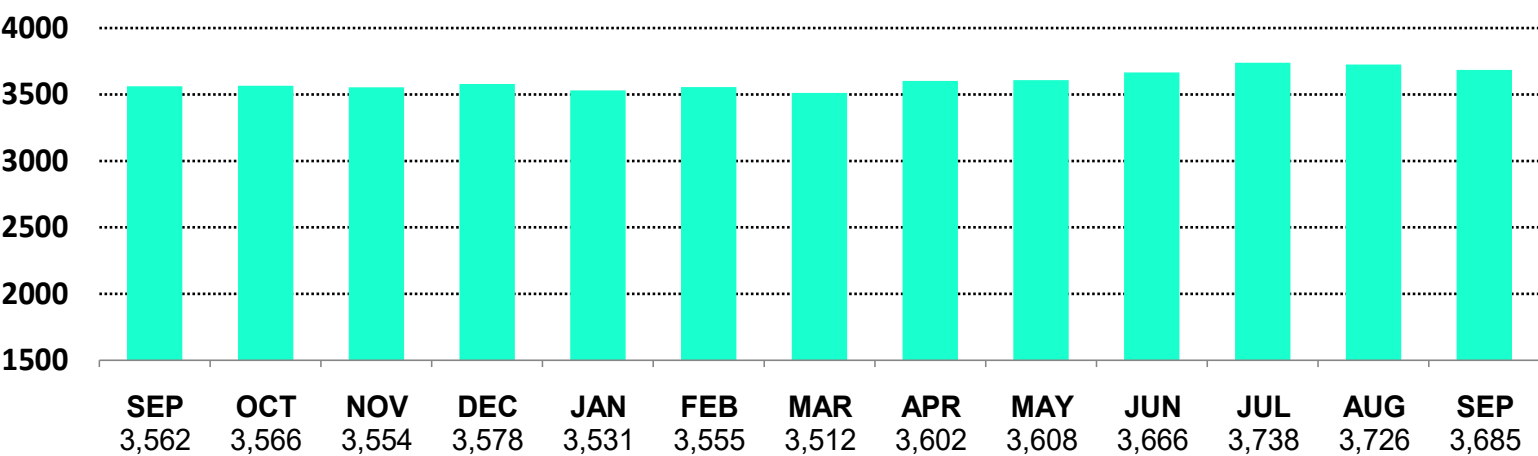
QUEENS STUDIO PRICE TRENDS OVER 13 MONTHS



QUEENS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



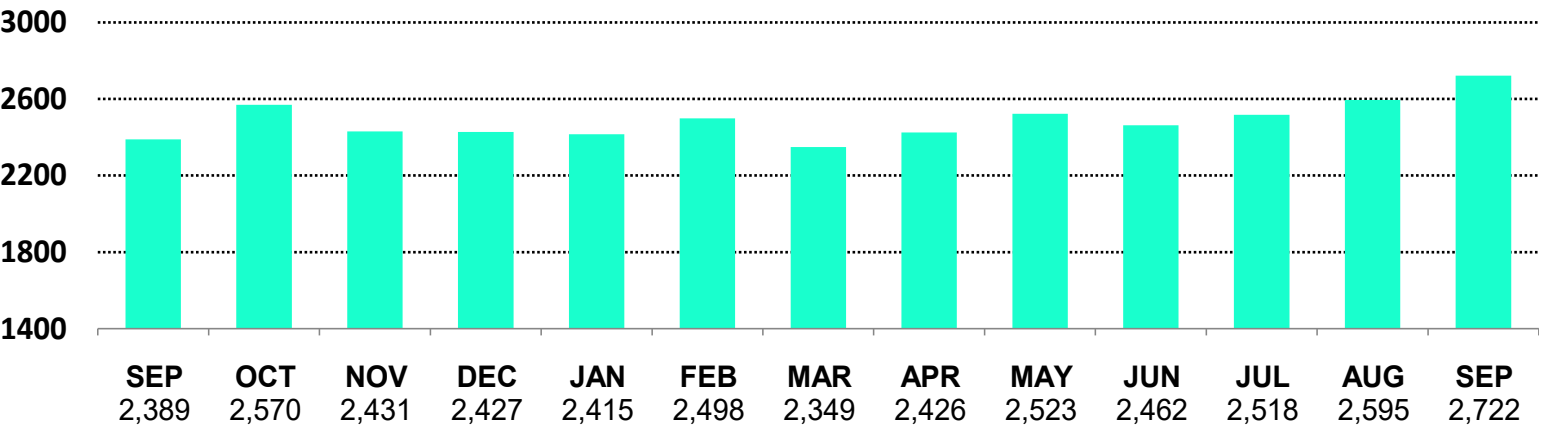
QUEENS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



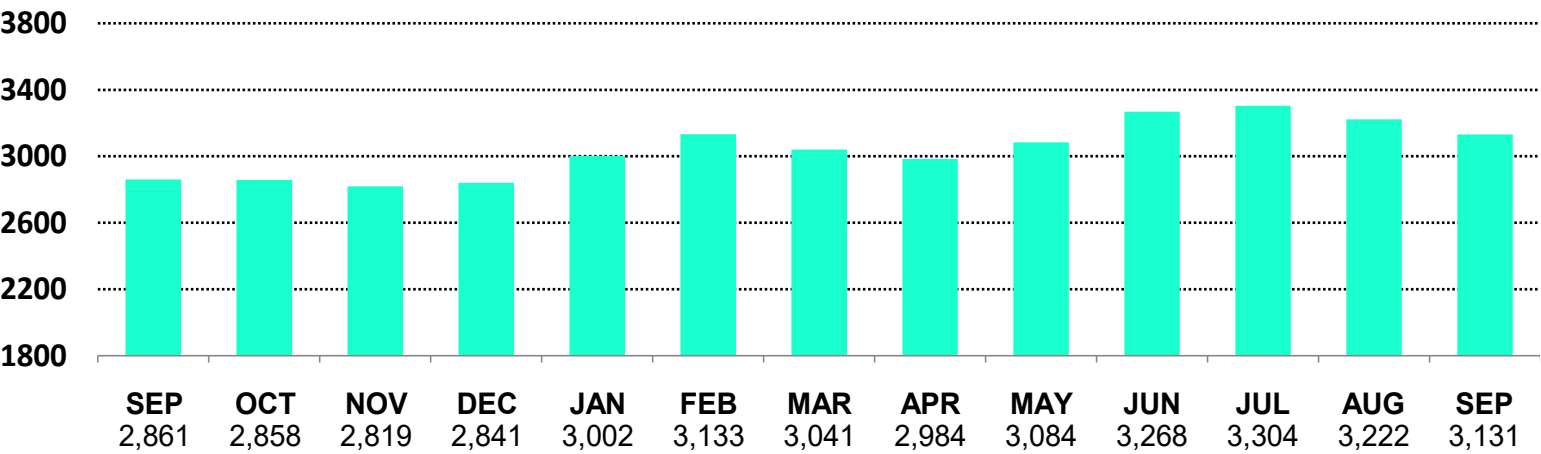
PRICE TRENDS: ASTORIA

THROUGH SEPTEMBER, THE AVERAGE RENTAL PRICE IN
ASTORIA SLIGHTLY DECREASED BY JUST 0.58%.

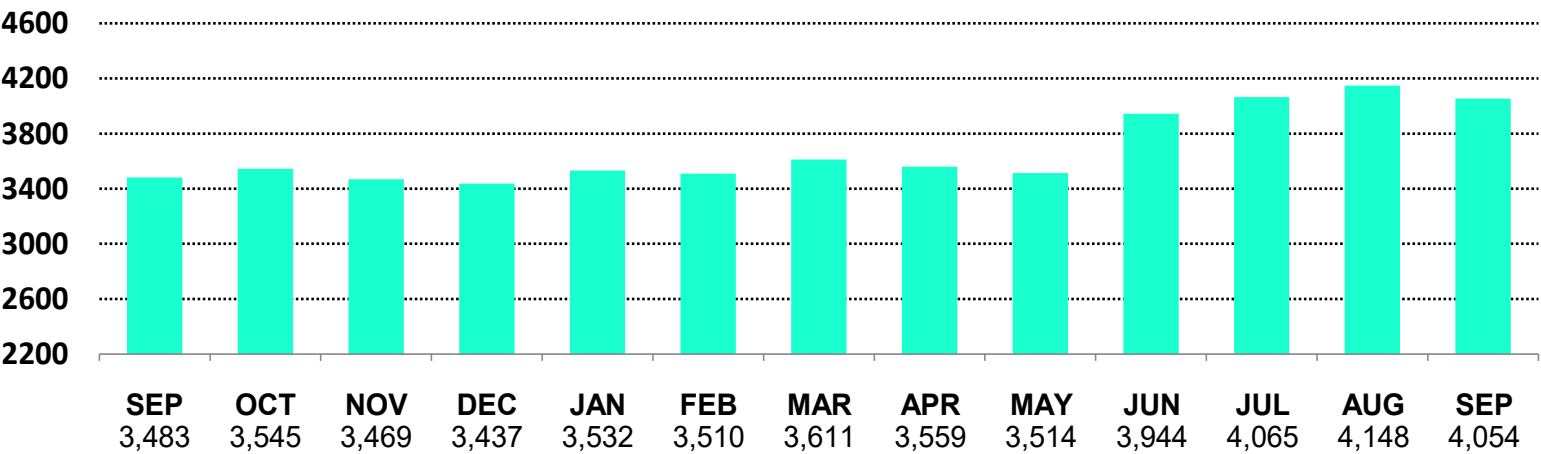
ASTORIA STUDIO PRICE TRENDS OVER 13 MONTHS



ASTORIA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



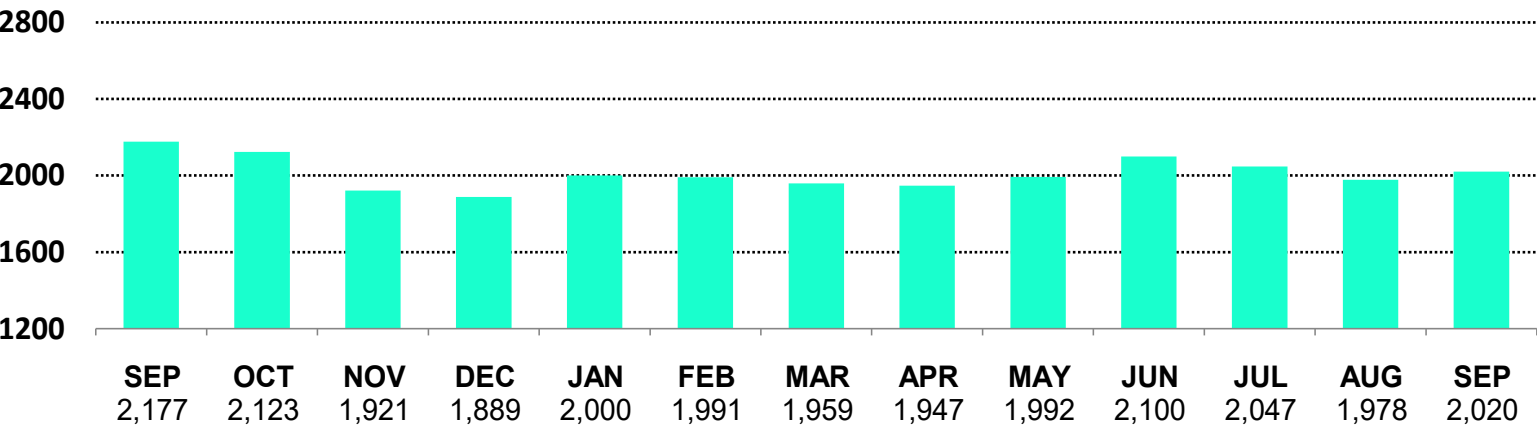
ASTORIA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



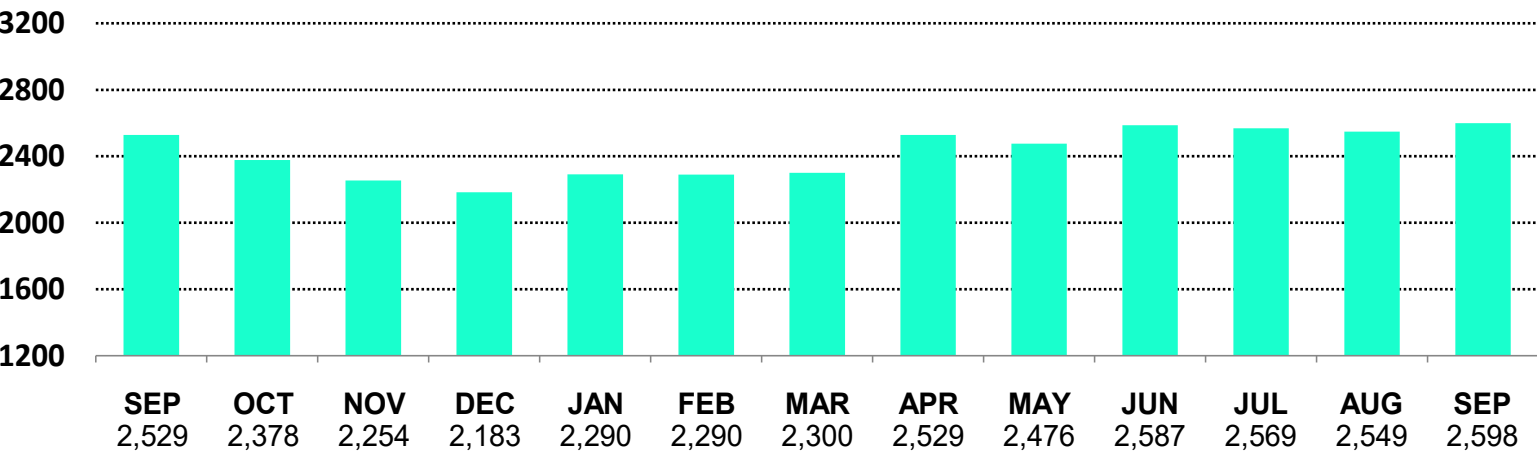
PRICE TRENDS: ELMHURST

THE AVERAGE RENTAL PRICE IN ELMHURST INCREASED BY 1.72% SINCE LAST MONTH.

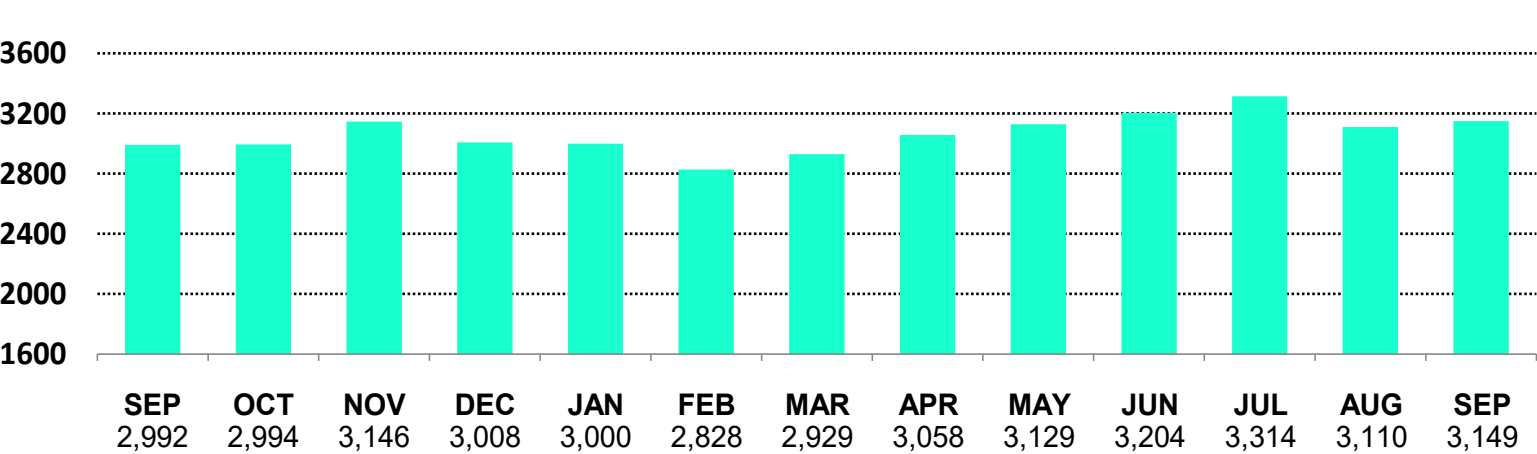
ELMHURST STUDIO PRICE TRENDS OVER 13 MONTHS



ELMHURST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



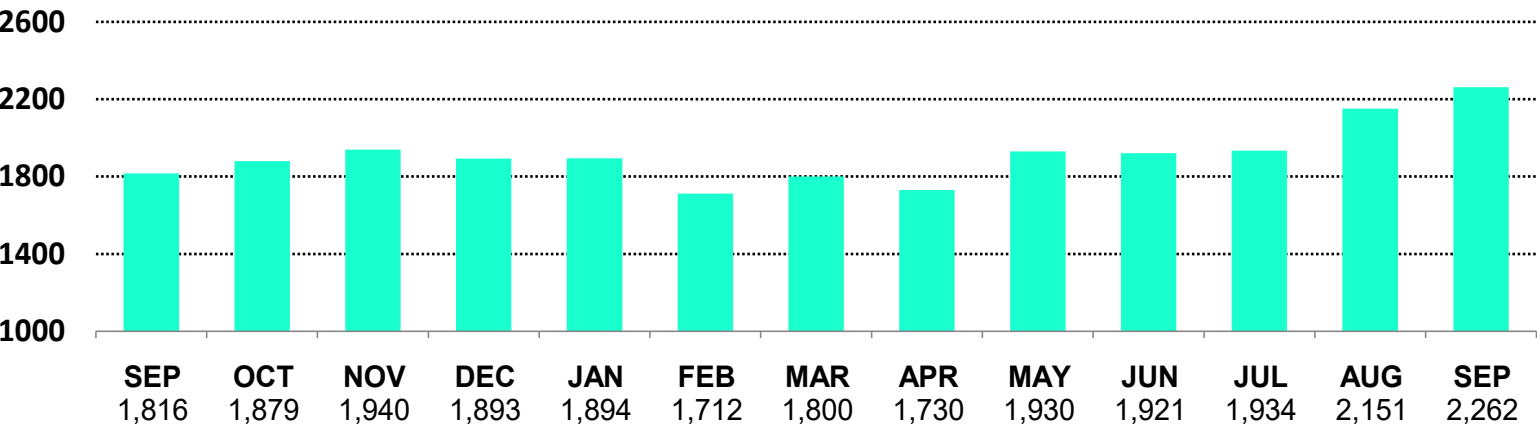
ELMHURST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



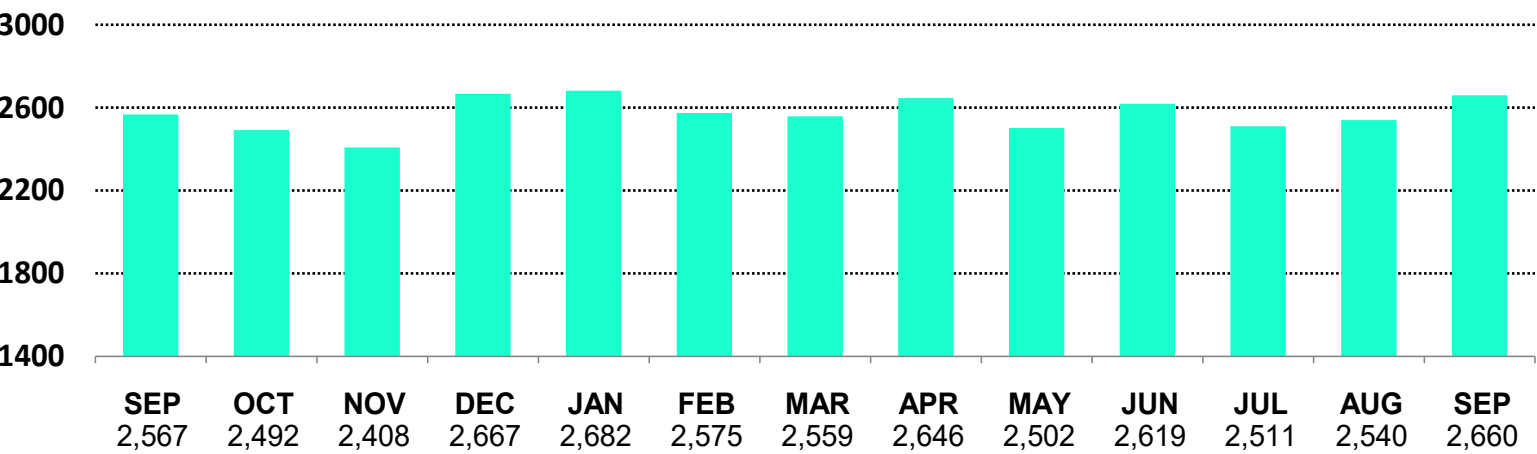
PRICE TRENDS: FLUSHING

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN
FLUSHING INCREASED BY 1.48%.

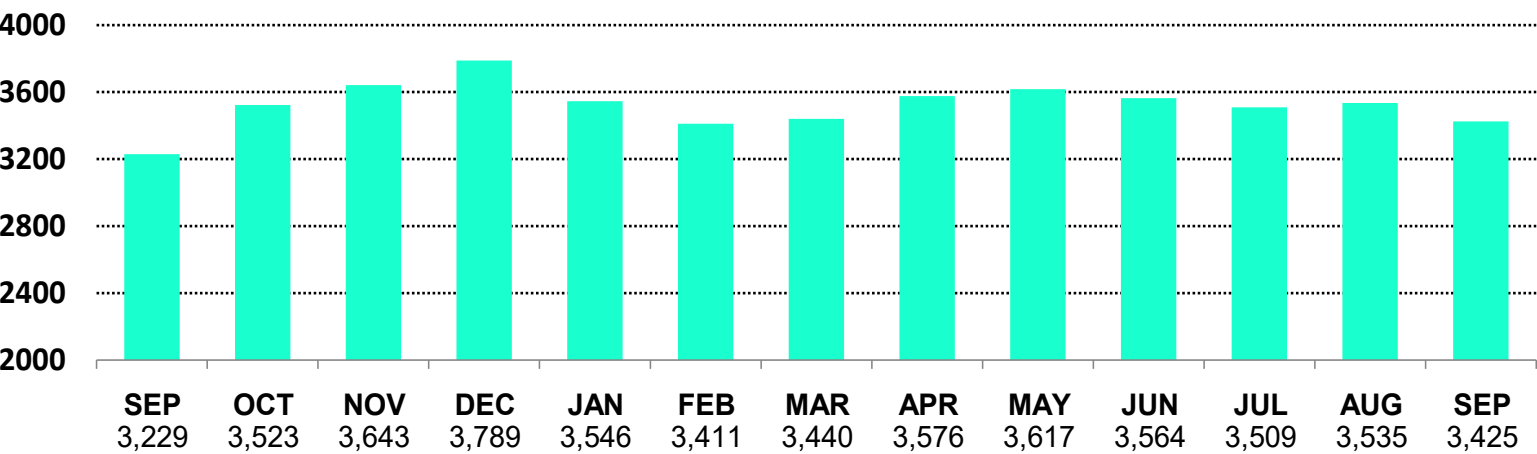
FLUSHING STUDIO PRICE TRENDS OVER 13 MONTHS



FLUSHING ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



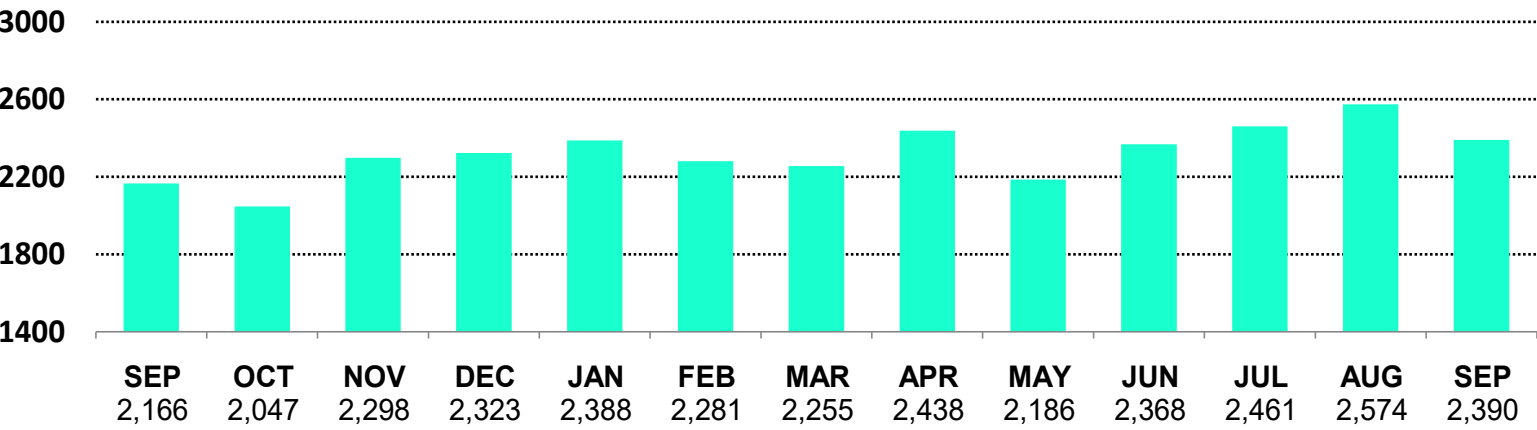
FLUSHING TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



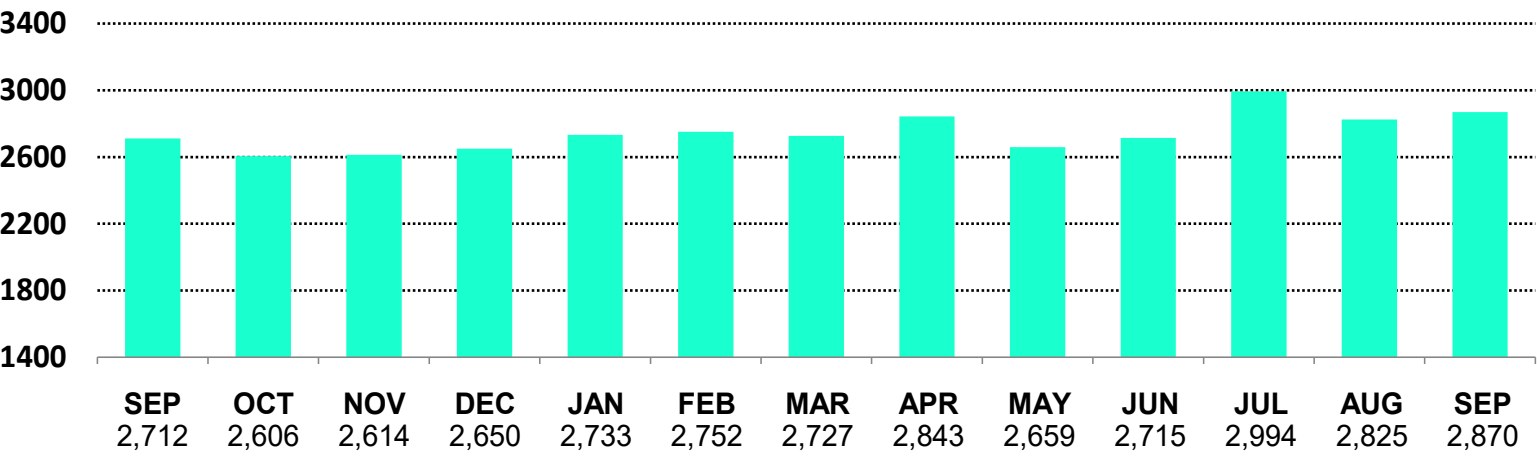
PRICE TRENDS: FOREST HILLS

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FOREST HILLS DECREASED BY 1.59%.

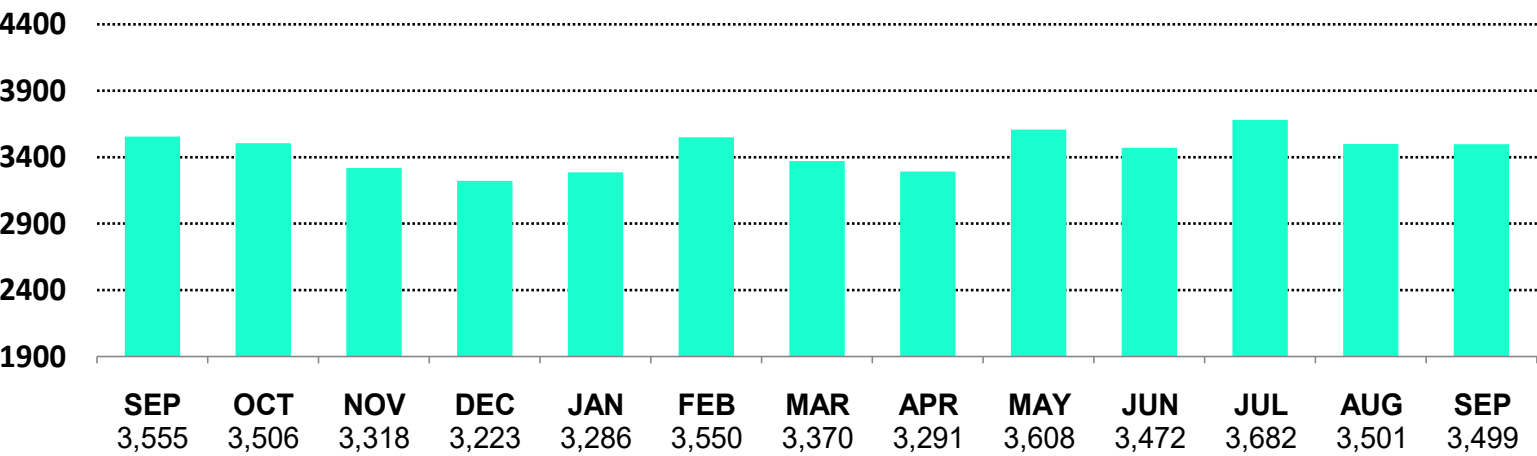
FOREST HILLS STUDIO PRICE TRENDS OVER 13 MONTHS



FOREST HILLS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



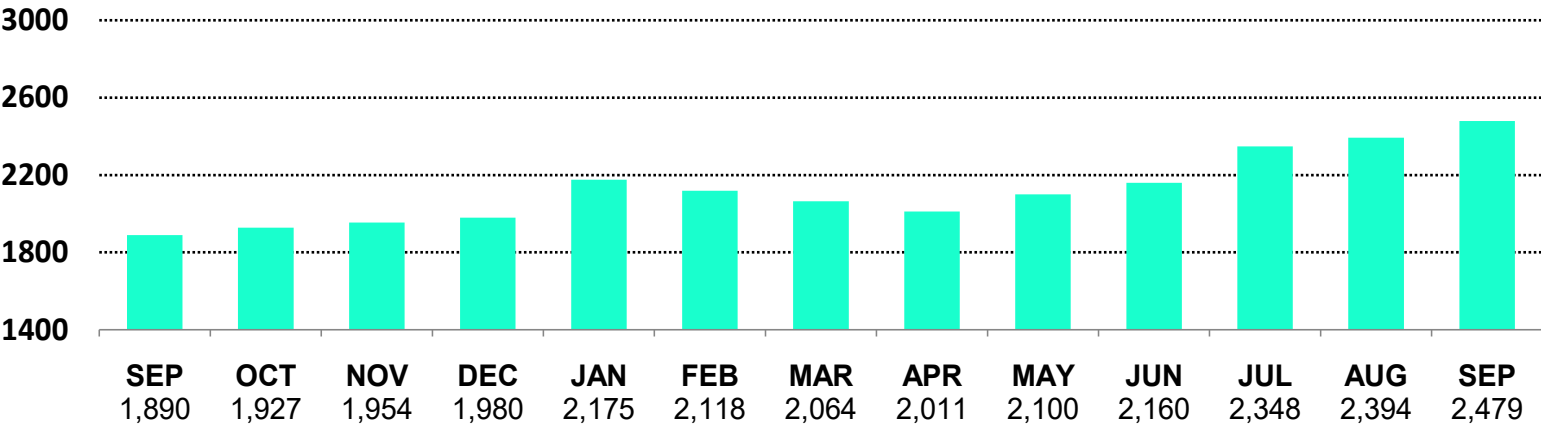
FOREST HILLS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



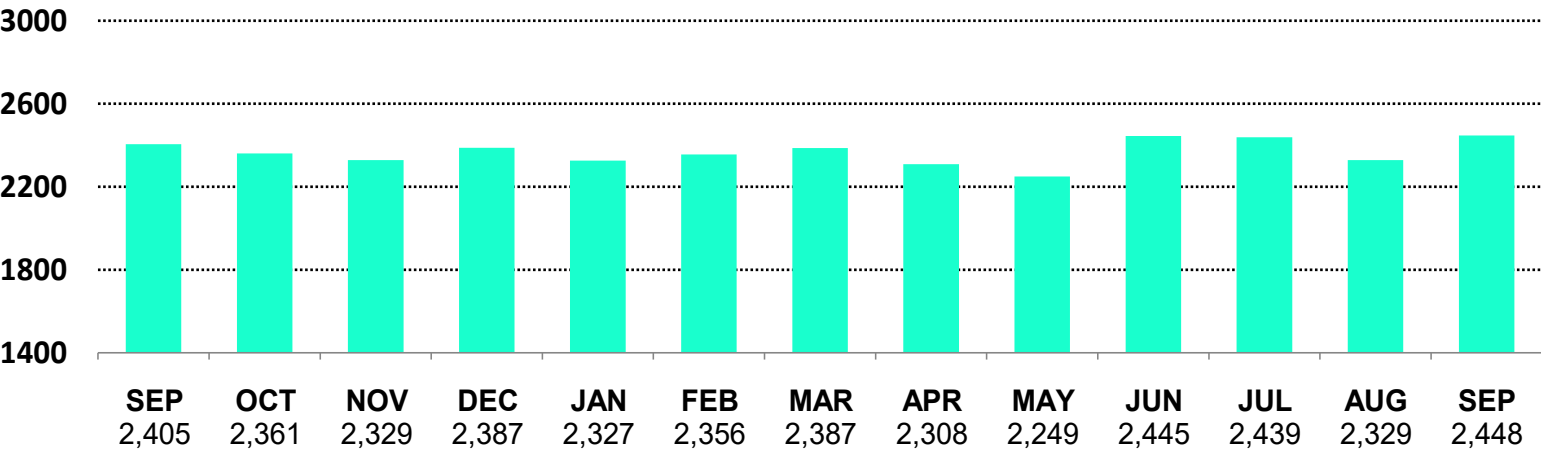
PRICE TRENDS: JACKSON HEIGHTS

THROUGH SEPTEMBER, THE AVERAGE RENTAL PRICE IN JACKSON HEIGHTS INCREASED BY 2.81%.

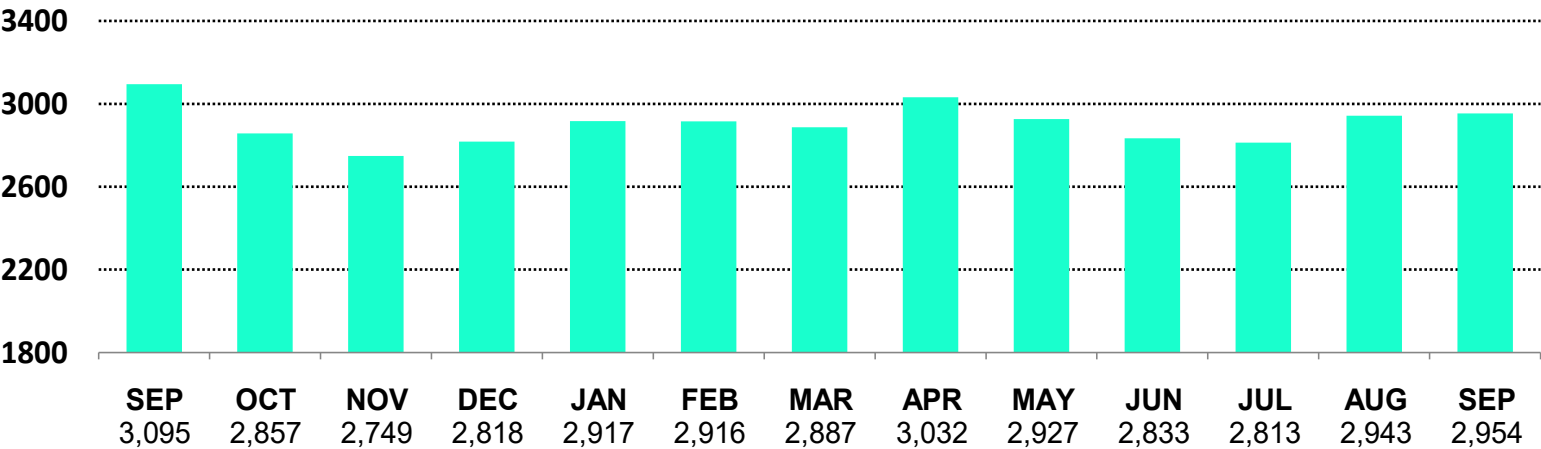
JACKSON HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



JACKSON HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



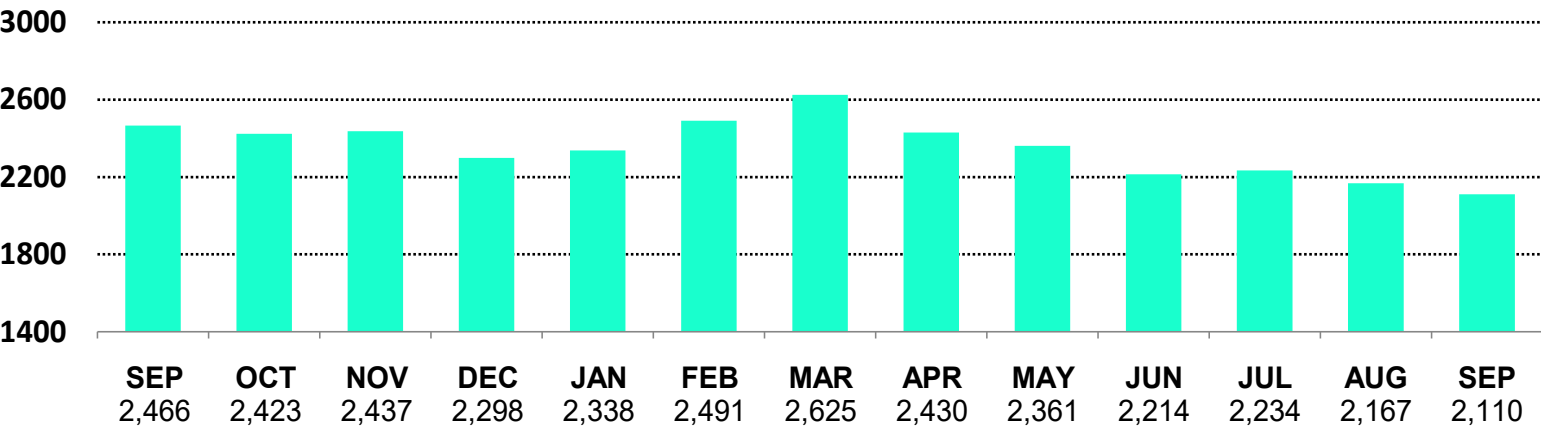
JACKSON HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



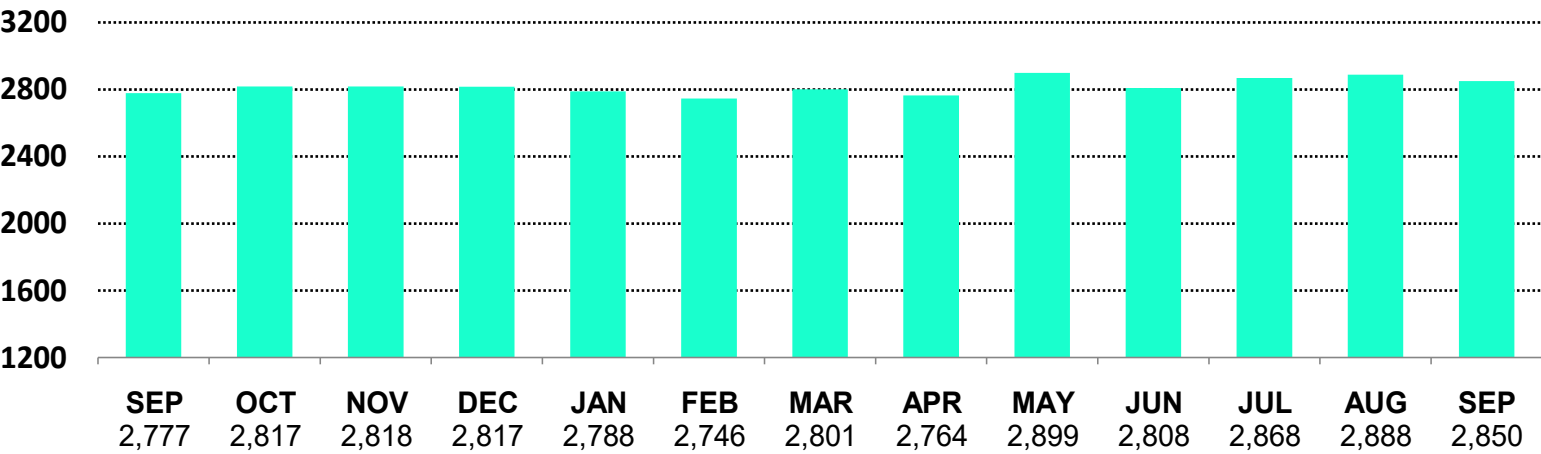
PRICE TRENDS: JAMAICA

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN JAMAICA DECREASED BY 2.67%.

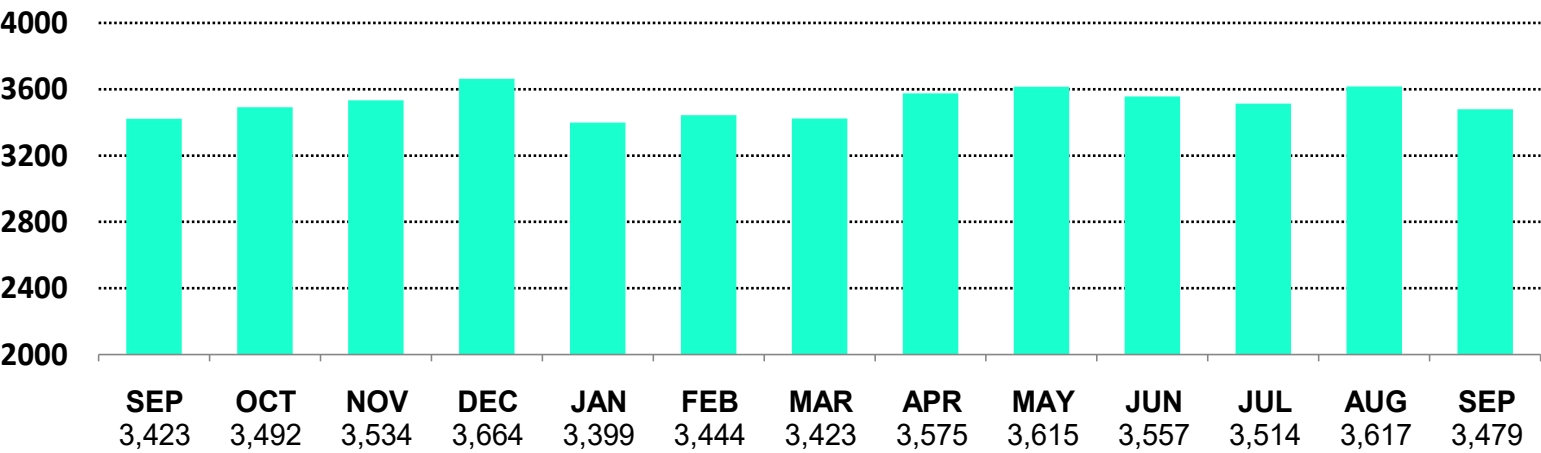
JAMAICA STUDIO PRICE TRENDS OVER 13 MONTHS



JAMAICA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



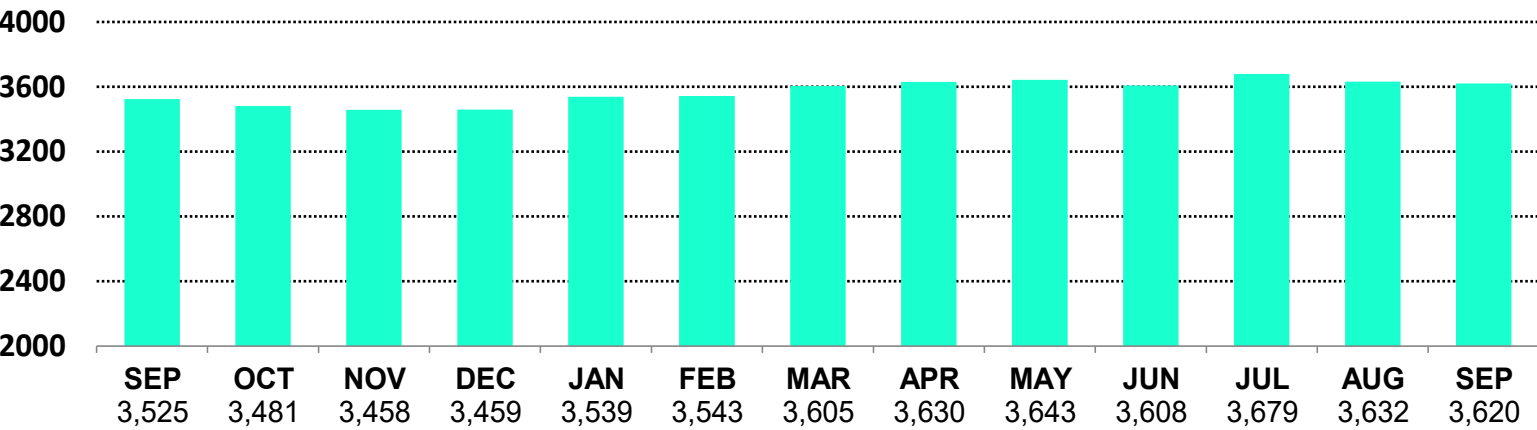
JAMAICA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



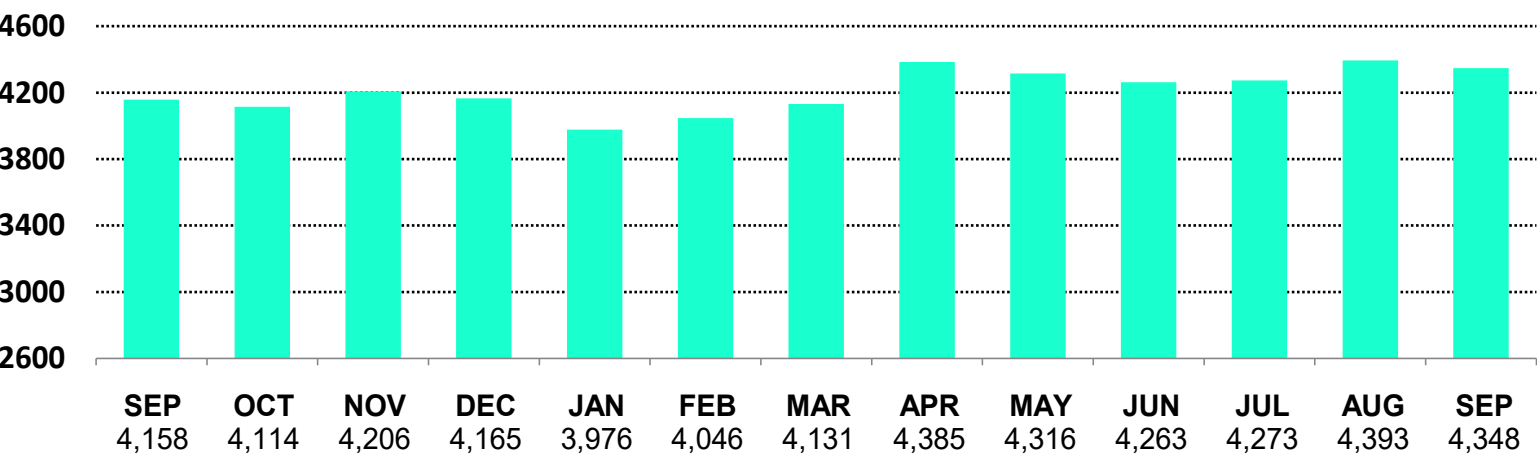
PRICE TRENDS: LONG ISLAND CITY

THE AVERAGE RENTAL PRICE IN LONG ISLAND CITY
DECREASED BY 3.35% SINCE LAST MONTH.

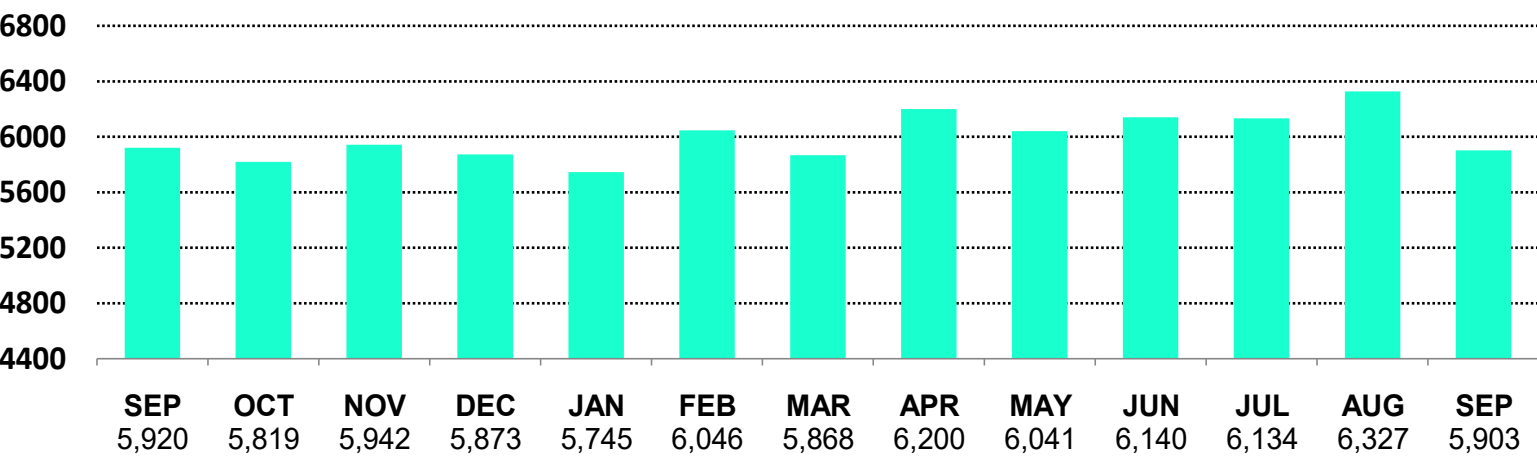
LONG ISLAND CITY STUDIO PRICE TRENDS OVER 13 MONTHS



LONG ISLAND CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



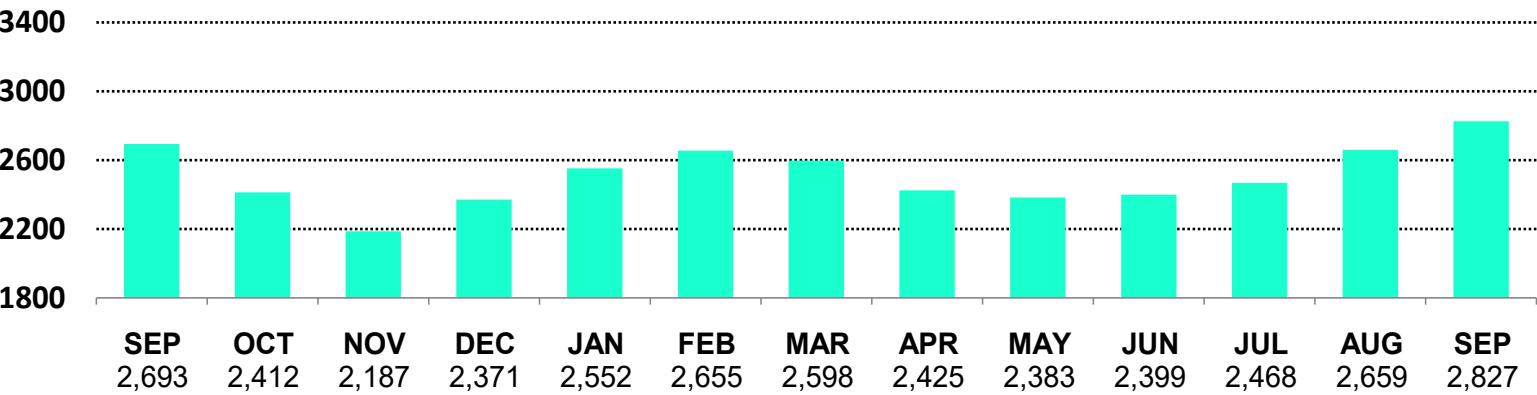
LONG ISLAND CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



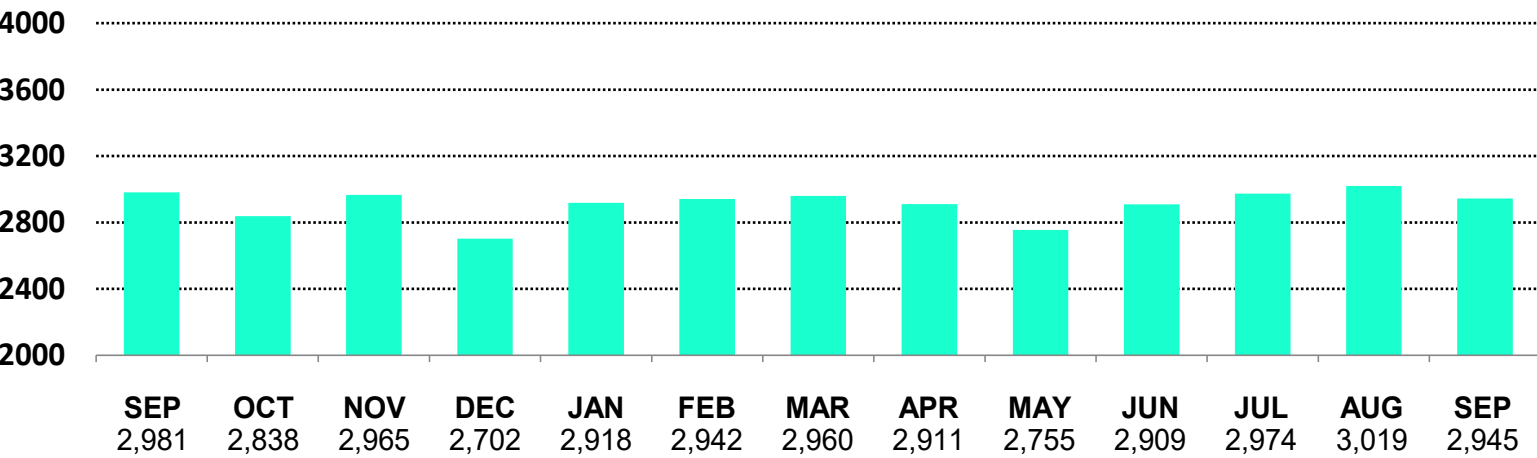
PRICE TRENDS: REGO PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN REGO PARK DECREASED BY 1.47%.

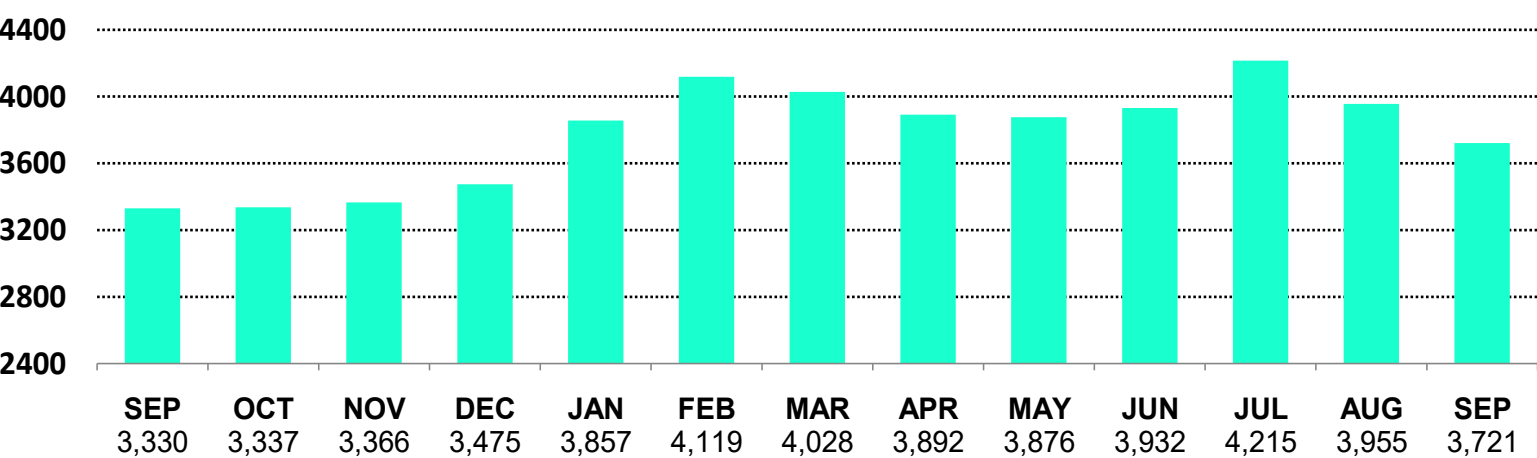
REGO PARK STUDIO PRICE TRENDS OVER 13 MONTHS



REGO PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



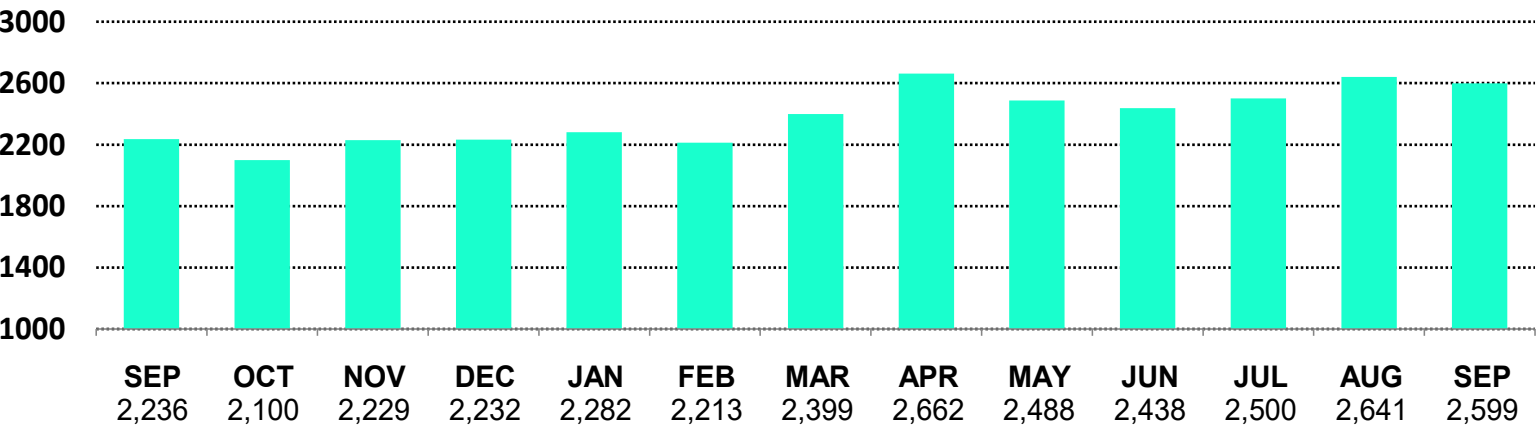
REGO PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



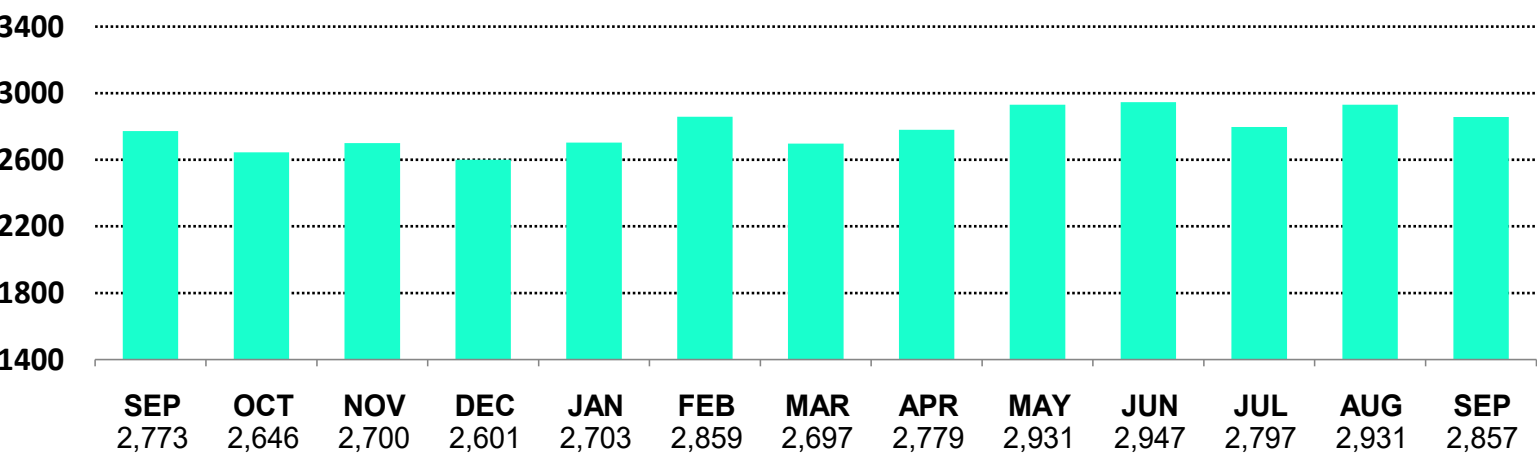
PRICE TRENDS: RIDGEWOOD

THE AVERAGE RENTAL PRICE IN RIDGEWOOD DECREASED BY 1.19% SINCE LAST MONTH.

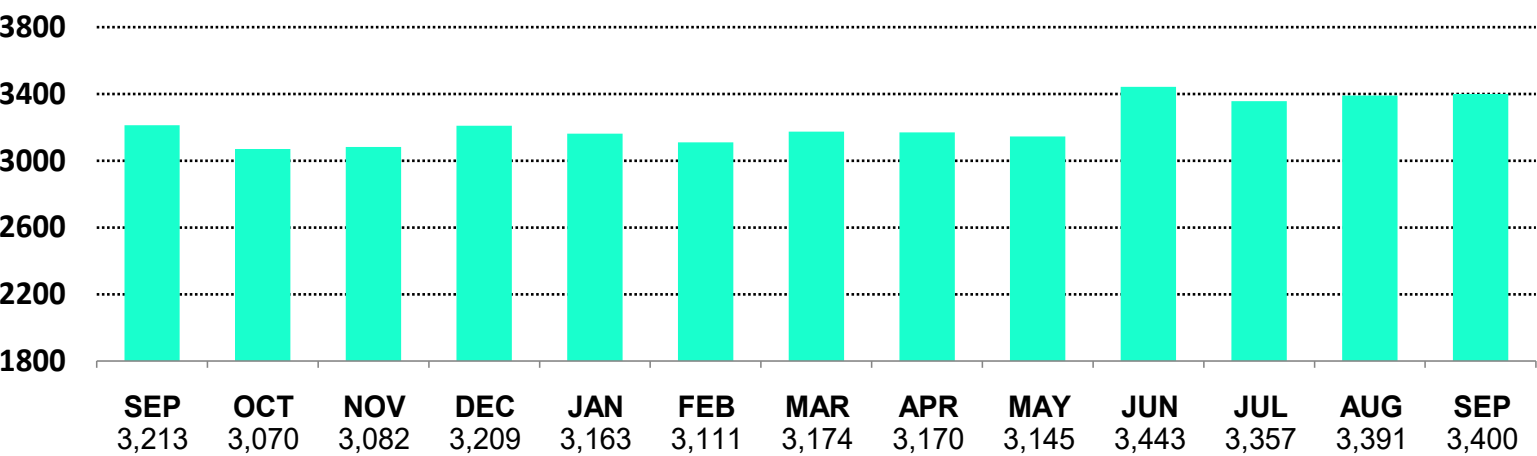
RIDGEWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



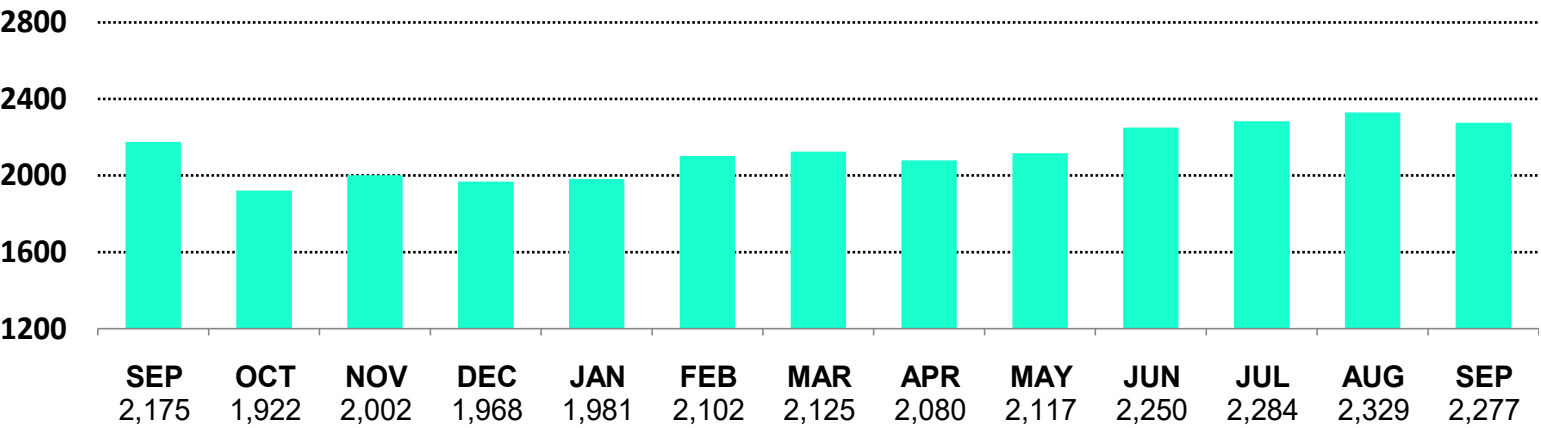
RIDGEWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



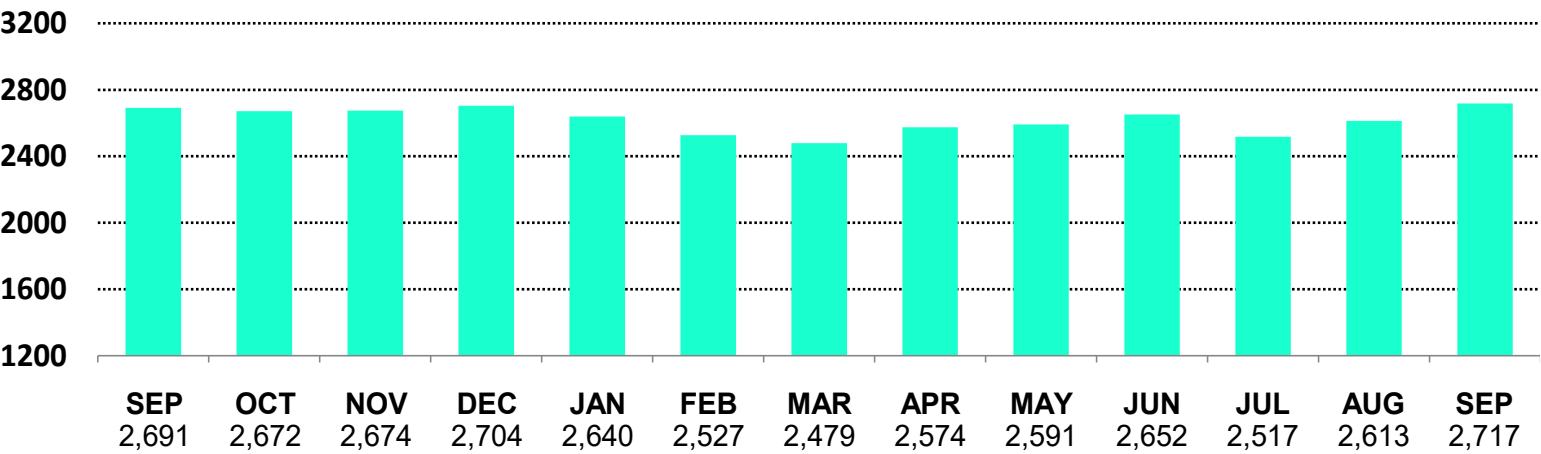
PRICE TRENDS: SUNNYSIDE

THROUGH SEPTEMBER, THE AVERAGE RENTAL PRICE IN
SUNNYSIDE INCREASED BY 4.49%.

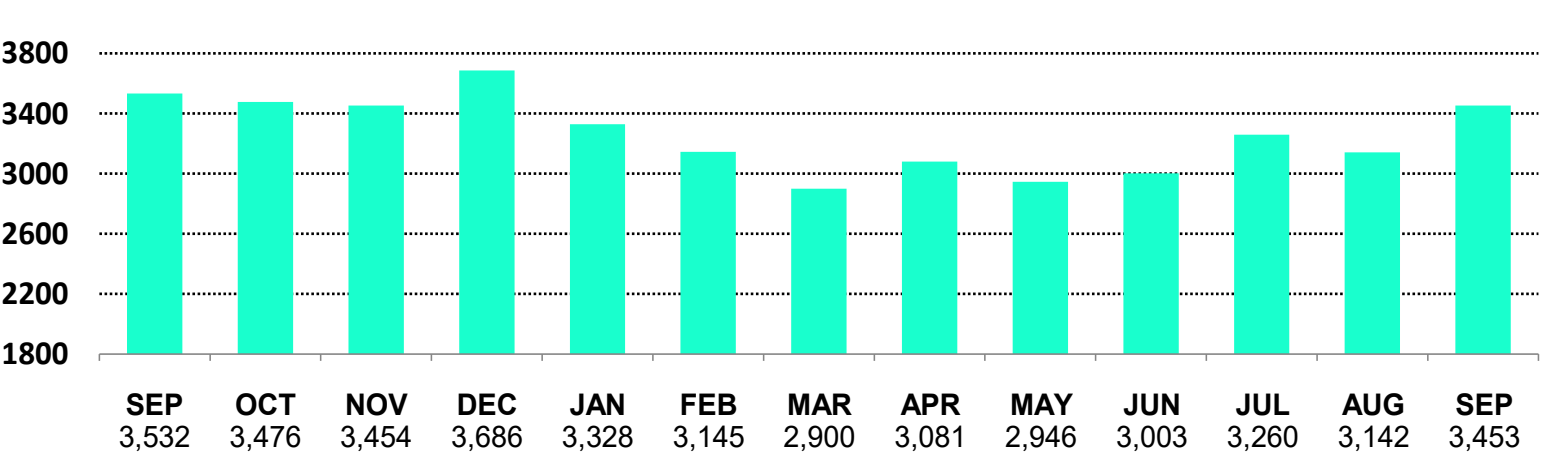
SUNNYSIDE STUDIO PRICE TRENDS OVER 13 MONTHS



SUNNYSIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



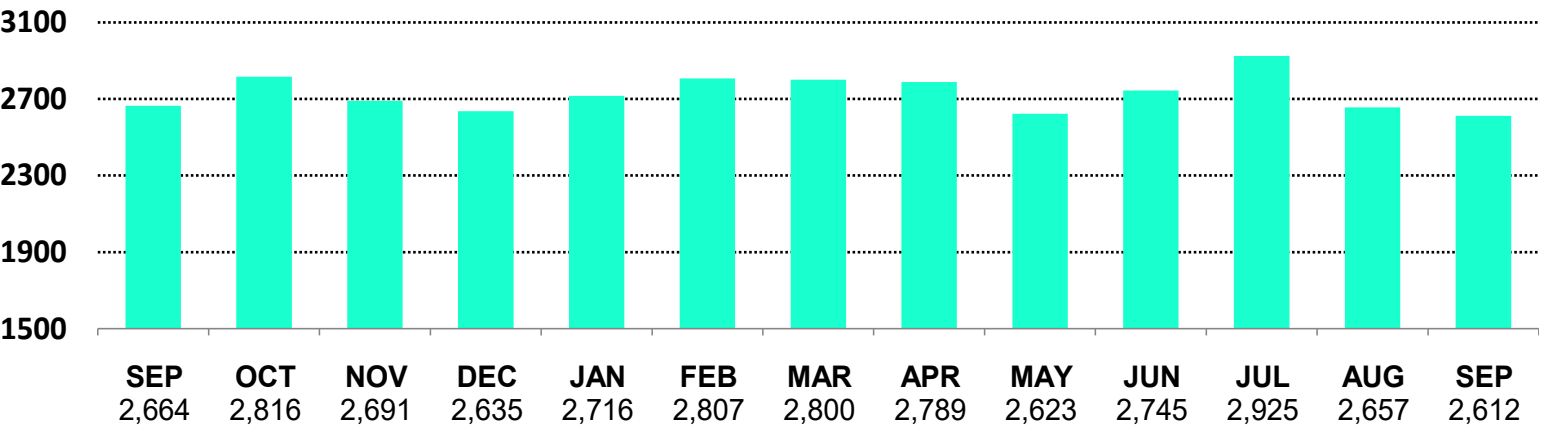
SUNNYSIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



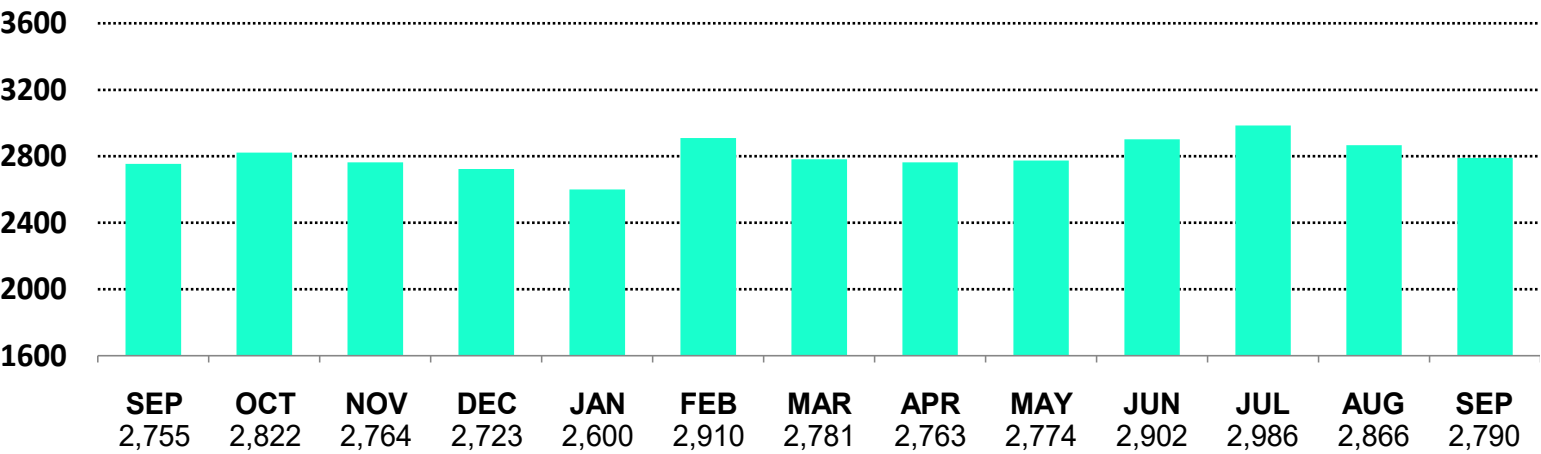
PRICE TRENDS: WOODSIDE/MASPETH

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN WOODSIDE / MASPETH SLIGHTLY INCREASED BY JUST 0.67%.

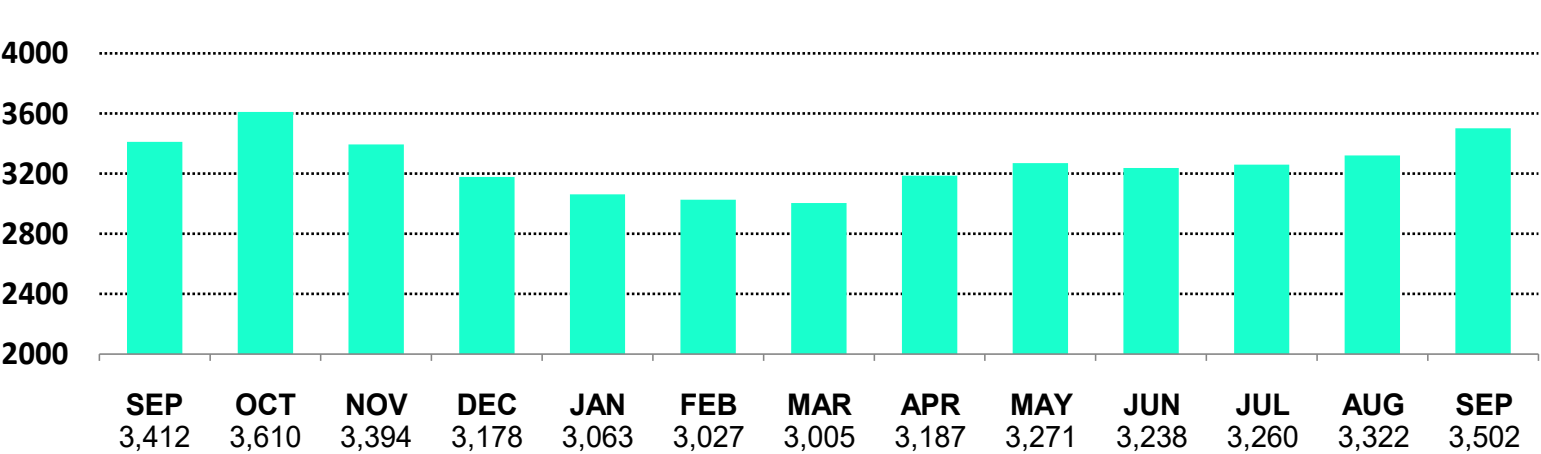
WOODSIDE / MASPETH STUDIO PRICE TRENDS OVER 13 MONTHS



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)



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