

Q3

2025

RESIDENTIAL MARKET REPORT

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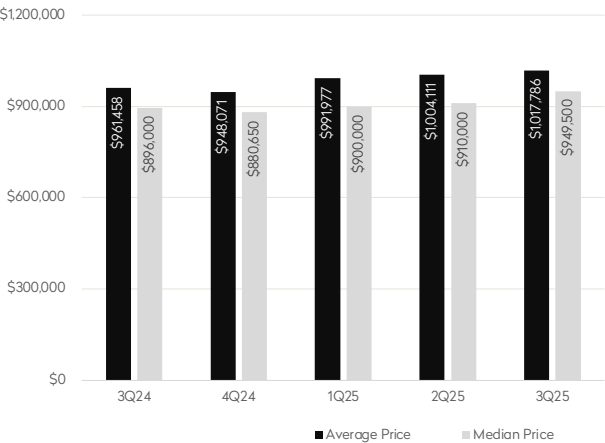
Brown Harris Stevens THE Craft OF Research

All Queens

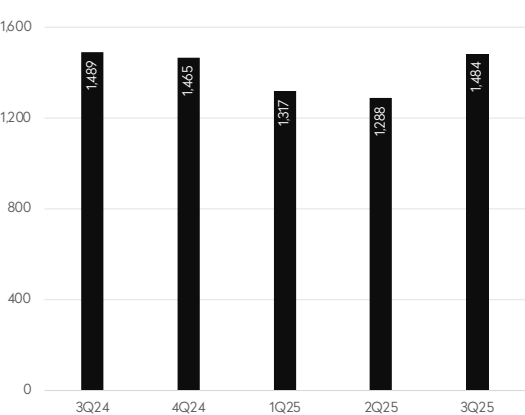
1-3 FAMILY HOMES

Both the average and median prices rose 6% over the past year, while the number of closings fell slightly.

Average and Median Sales Prices



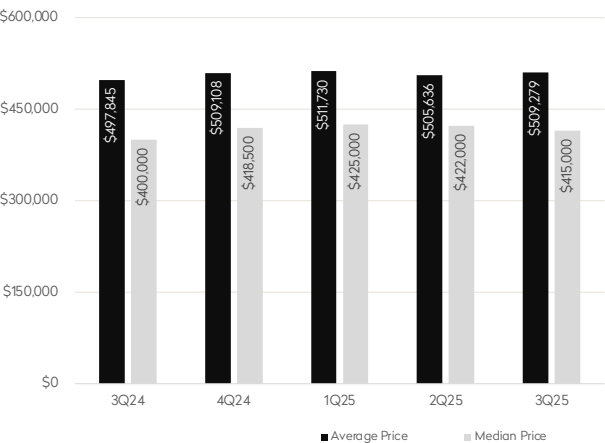
Number of Closings



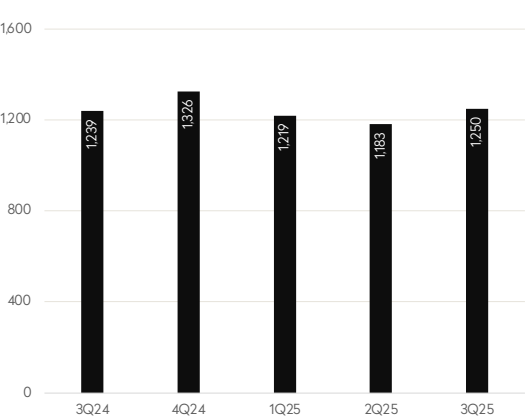
APARTMENTS

At \$509,279, the average price was 2% higher than a year ago while the median rose 4%.

Average and Median Sales Prices



Number of Closings



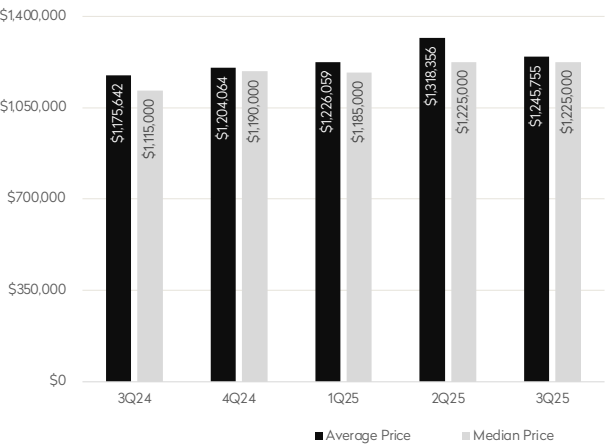
Northwest Queens

Astoria / Ditmars Steinway / East Elmhurst / Elmhurst / Hunters Point / Jackson Heights / Long Island City / Sunnyside / Woodside

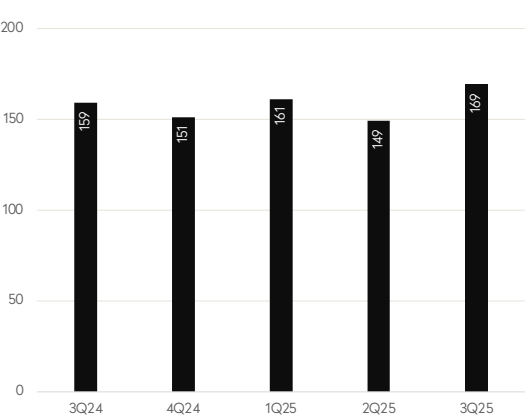
1-3 FAMILY HOMES

The average price of \$1,245,755 during the third quarter was a 6% improvement compared to a year ago. Closings were also 6% higher than 2024's third quarter.

Average and Median Sales Prices



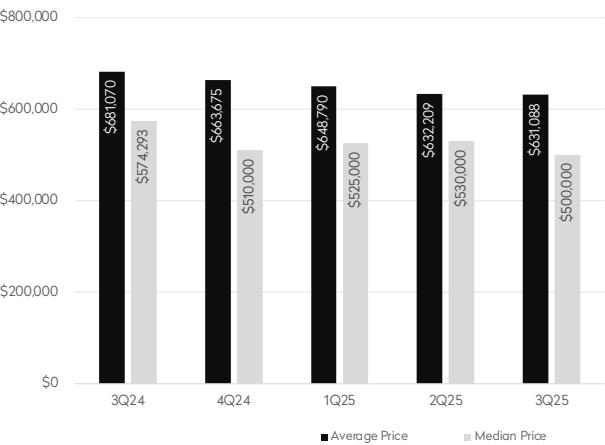
Number of Closings



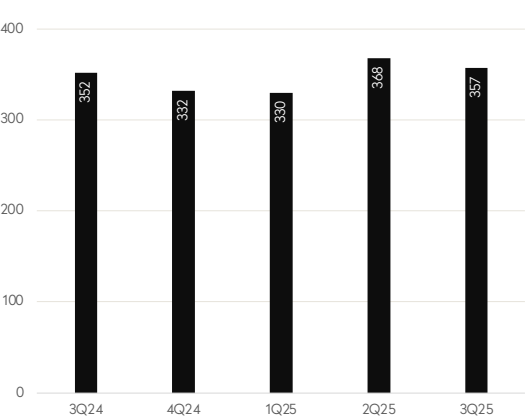
APARTMENTS

Despite a small uptick in closings, both the average and median apartment prices were lower than a year ago.

Average and Median Sales Prices



Number of Closings



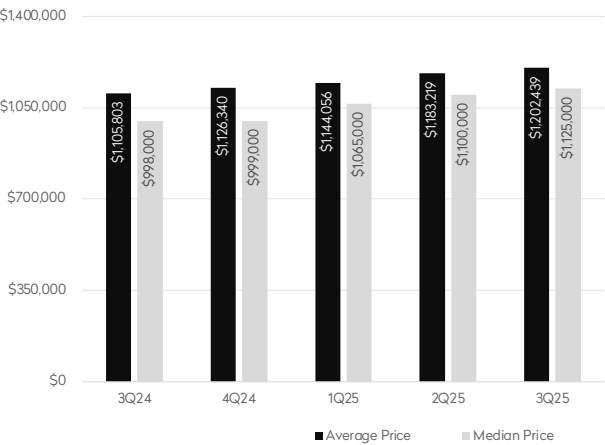
Northeast Queens

Bay Terrace / Bayside / Bellerose / College Point / Douglaston / Floral Park / Flushing / Little Neck / Whitestone

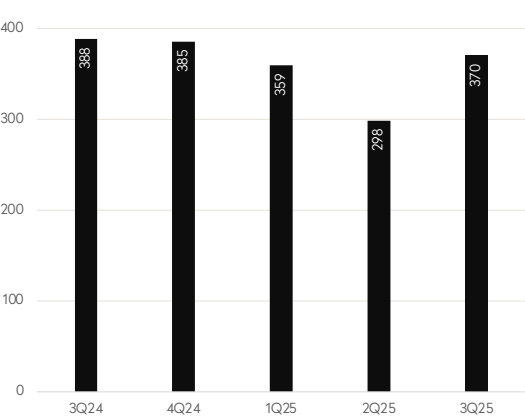
1-3 FAMILY HOMES

The average price rose 9% over the past year to \$1,202,439, while the number of closings fell 5%.

Average and Median Sales Prices



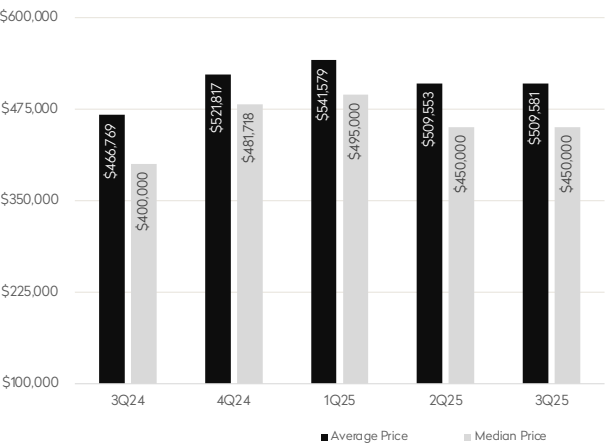
Number of Closings



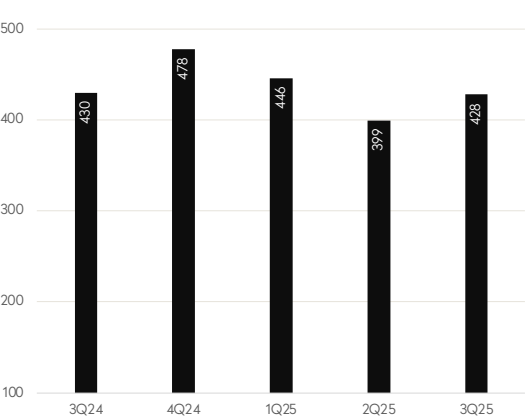
APARTMENTS

While virtually unchanged from the previous quarter, the average price was 9% higher than the third quarter of 2024.

Average and Median Sales Prices



Number of Closings



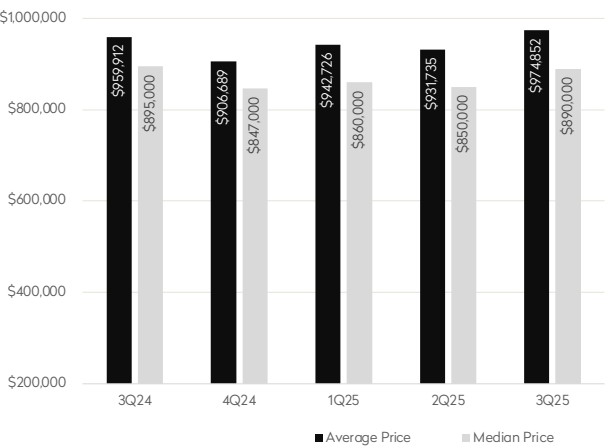
Central Queens

Briarwood / Corona / Forest Hills / Fresh Meadows / Glen Oaks / Jamaica / Jamaica Estates / Jamaica Hills / Kew Gardens / Kew Gardens Hills / Rego Park / Richmond Hill / Woodhaven

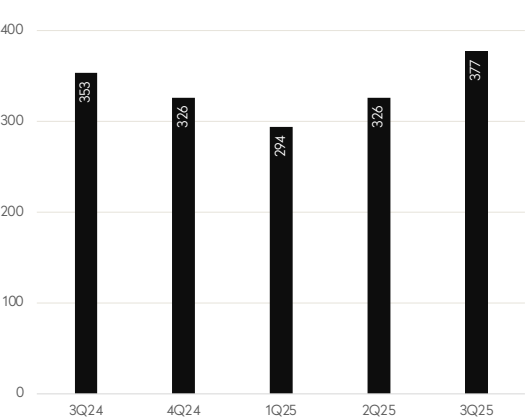
1-3 FAMILY HOMES

Prices for 1-3 family homes averaged \$974,852 in the third quarter, 2% more than a year ago.

Average and Median Sales Prices



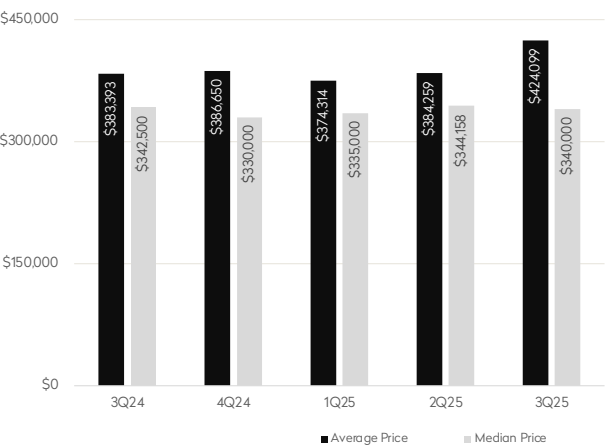
Number of Closings



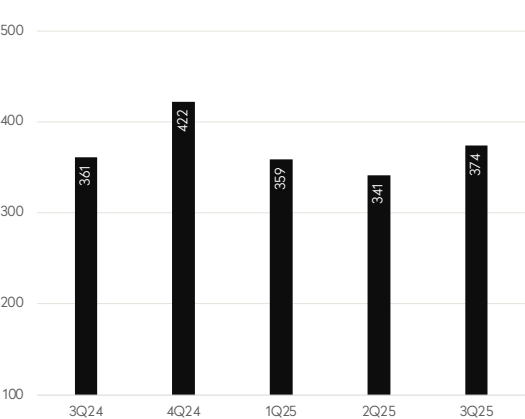
APARTMENTS

While the average price posted an 11% increase from a year ago, the median price—which measures the middle of the market—fell 1% to \$340,000.

Average and Median Sales Prices



Number of Closings



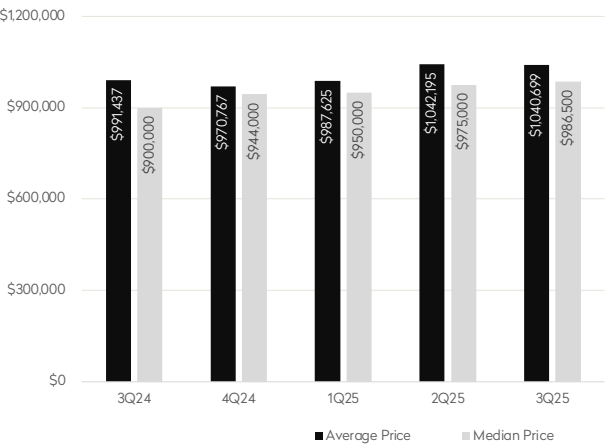
Southwest Queens

Forest Park / Glendale / Maspeth / Middle Village / Ridgewood

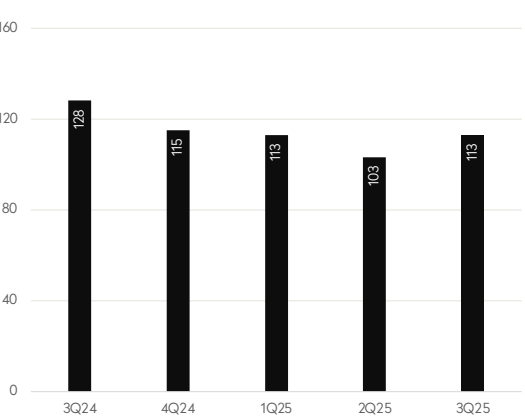
1-3 FAMILY HOMES

At \$1,040,699, the average price was 5% above last year's level.

Average and Median Sales Prices



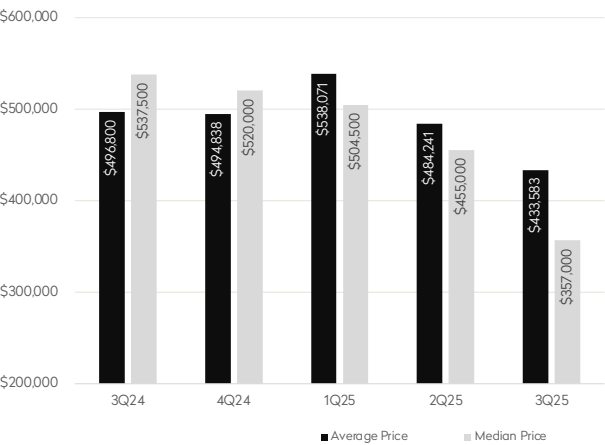
Number of Closings



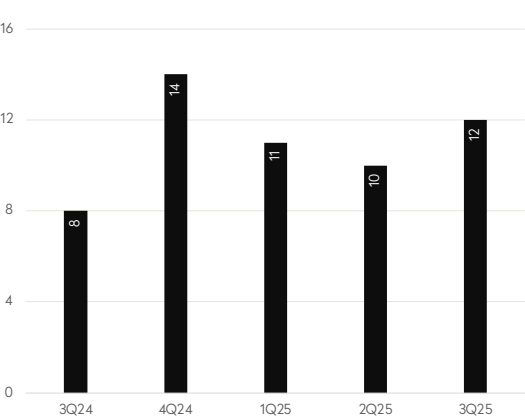
APARTMENTS

While large declines were posted in both the average and median prices, this is a small market where data can fluctuate greatly from quarter to quarter.

Average and Median Sales Prices



Number of Closings



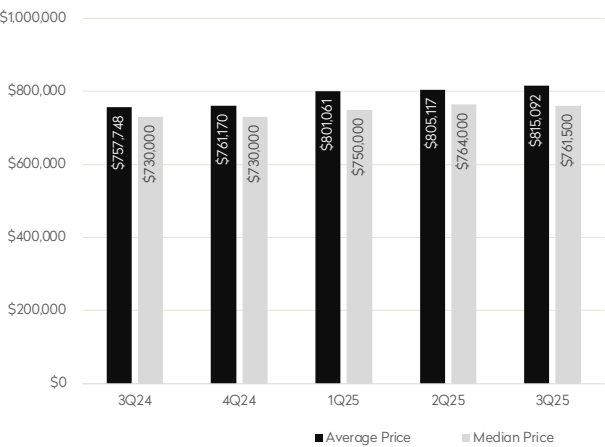
Southeast Queens

Arverne / Bayswater / Belle Harbor / Breezy Point / Broad Channel / Cambria Heights / Edgemere / Far Rockaway / Hollis / Hollis Hills / Holliswood / Howard Beach / Laurelton / Neponsit / Ozone Park / Queens Village / Rockaway / Rockaway Beach / Rockaway Park / Rosedale / South Ozone Park / Springfield Gardens / St. Albans

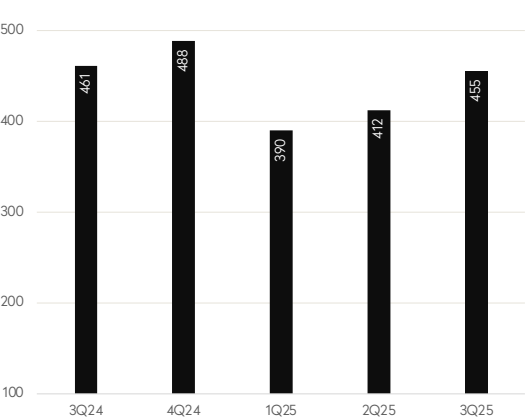
1-3 FAMILY HOMES

The median price rose 4% over the past year to \$761,500.

Average and Median Sales Prices



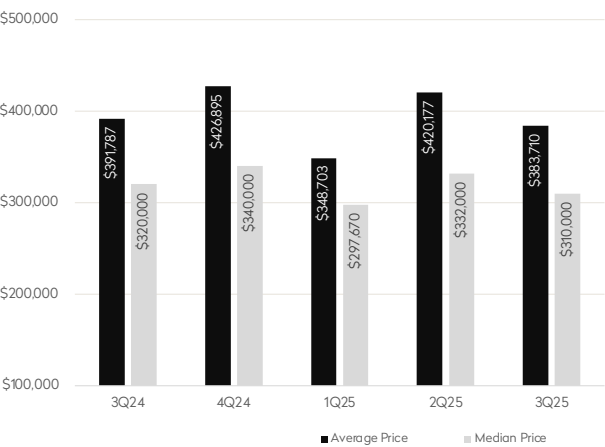
Number of Closings



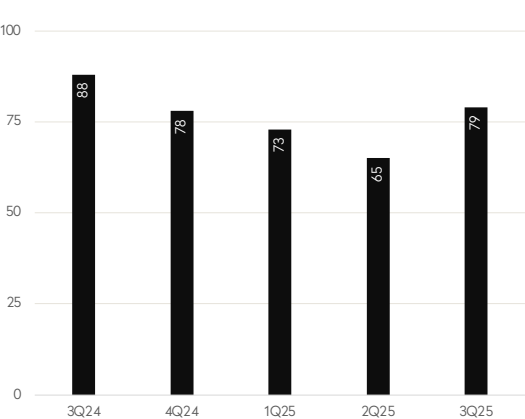
APARTMENTS

Both prices and the number of closings were lower than during 2024's third quarter.

Average and Median Sales Prices



Number of Closings



Contact Us

THIRD QUARTER 2025

Residential Market Report

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BHS THE Craft of Research

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

3Q25 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

To enable a fair comparison, only sales both closed and recorded during each quarter are included in the number of closings charts.

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