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2025
RESIDENTIAL
MARKET
REPORT

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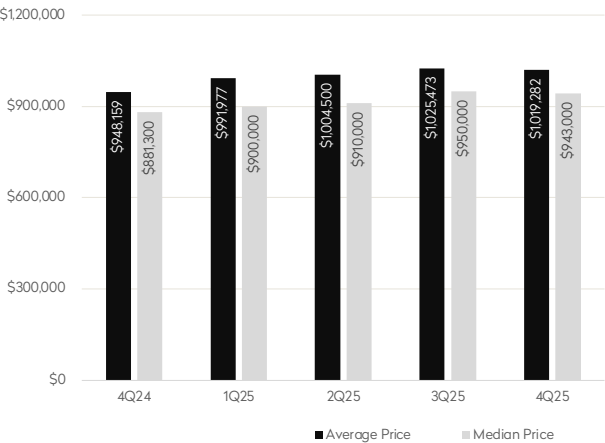
Brown Harris Stevens THE Craft of Research

All Queens

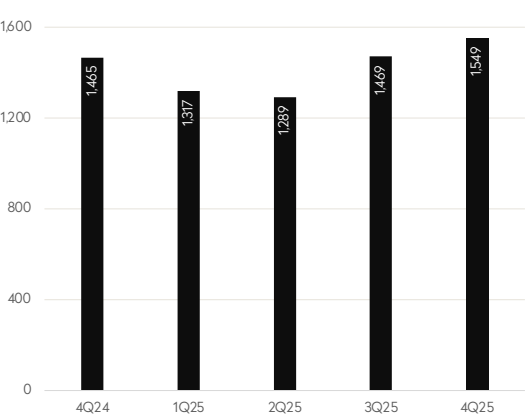
1-3 FAMILY HOMES

The average price of a 1-3 family home rose 8% over the past year to \$1,019,282. There were 6% more closings reported than in 2024's fourth quarter.

Average and Median Sales Prices



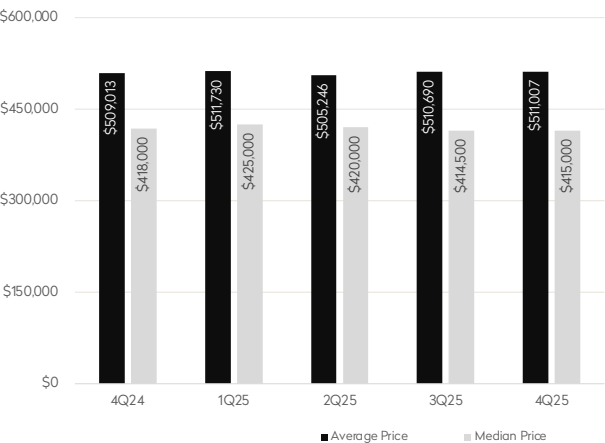
Number of Closings



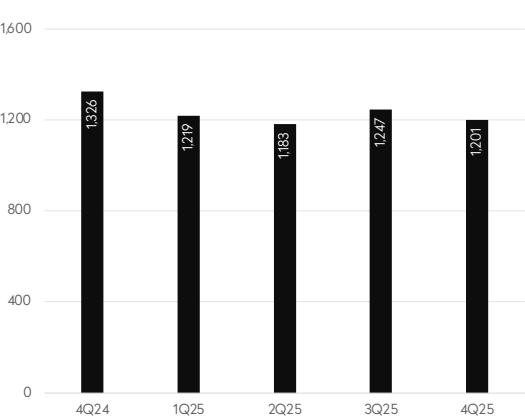
APARTMENTS

At \$511,007, the average apartment price was slightly above last year's level. Closings were down 9% compared to one year ago.

Average and Median Sales Prices



Number of Closings



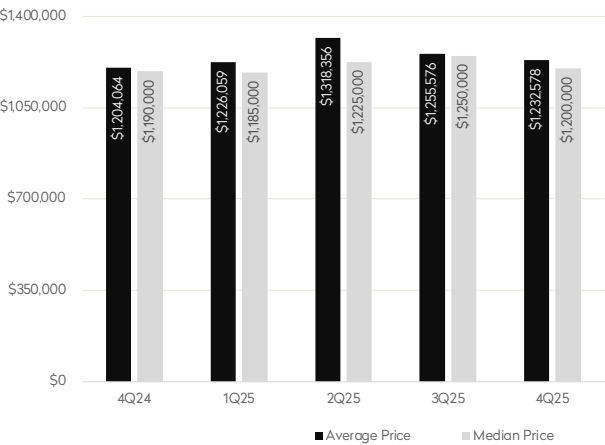
Northwest Queens

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

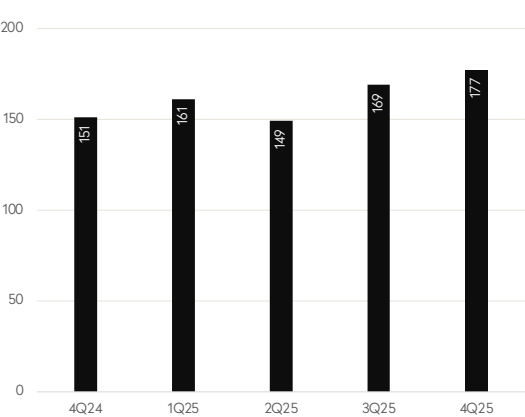
1-3 FAMILY HOMES

Prices averaged \$1,232,578 in the fourth quarter, a 2% improvement from the prior year. The number of closings rose 17% compared to the fourth quarter of 2024.

Average and Median Sales Prices



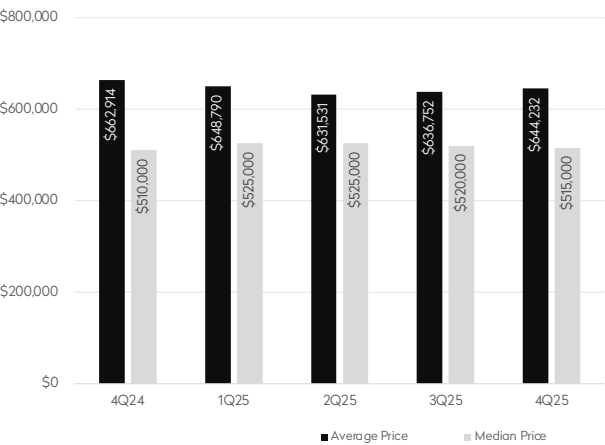
Number of Closings



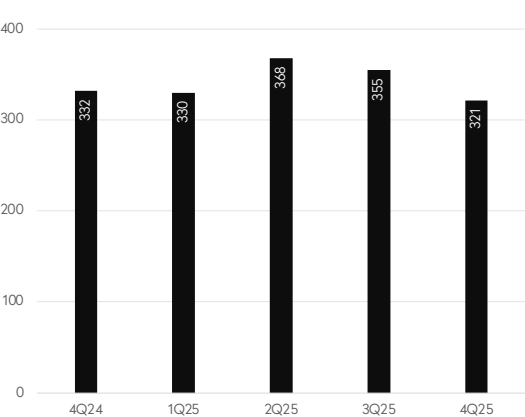
APARTMENTS

Both the average price and the number of closings were 3% lower than a year ago.

Average and Median Sales Prices



Number of Closings



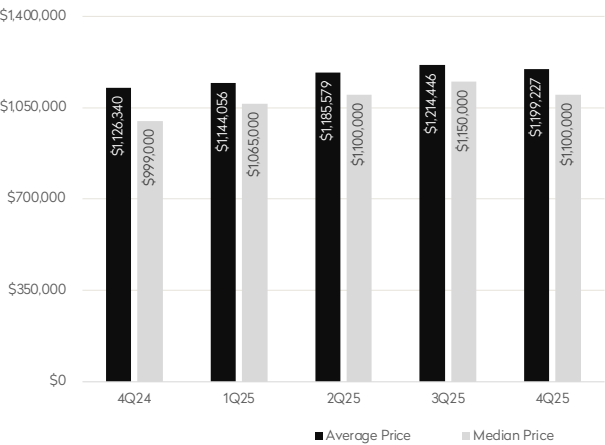
Northeast Queens

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

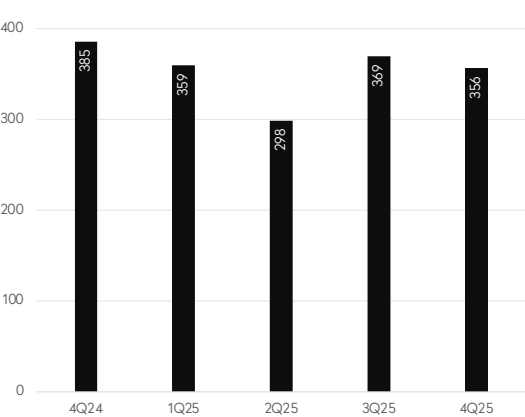
1-3 FAMILY HOMES

Despite an 8% decline in closings, the average price was 6% higher than 2024's fourth quarter.

Average and Median Sales Prices



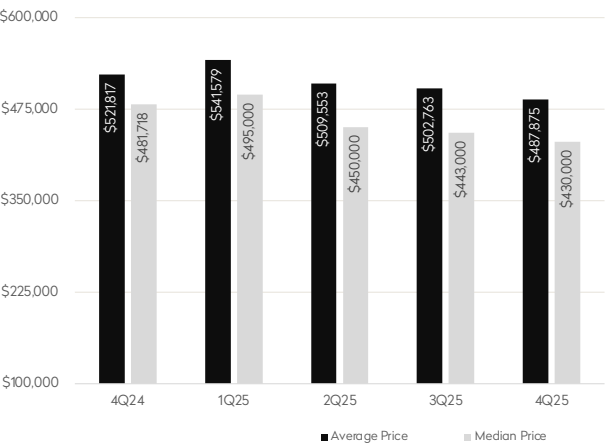
Number of Closings



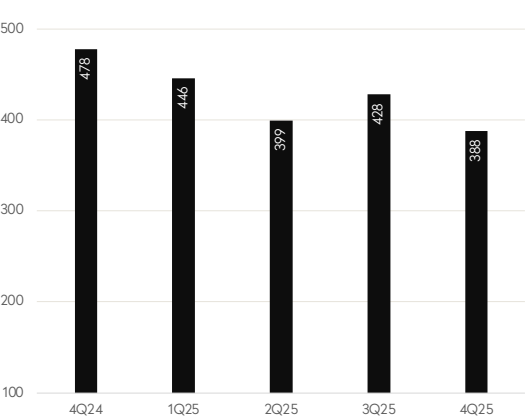
APARTMENTS

The average price fell to \$487,875 in the fourth quarter, 7% less than a year ago. The number of closings also posted a decline over the past year, falling 19% to 388.

Average and Median Sales Prices



Number of Closings



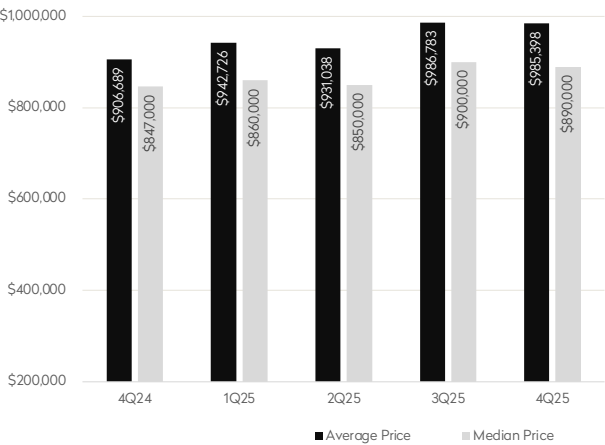
Central Queens

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

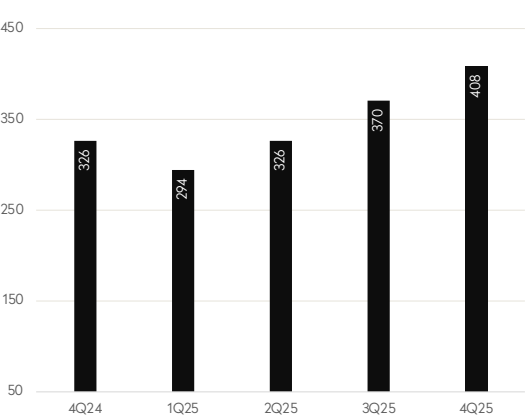
1-3 FAMILY HOMES

Closings rose 25% compared to the previous year, to 408. At \$985,398, the average price was 9% higher than 2024's fourth quarter.

Average and Median Sales Prices



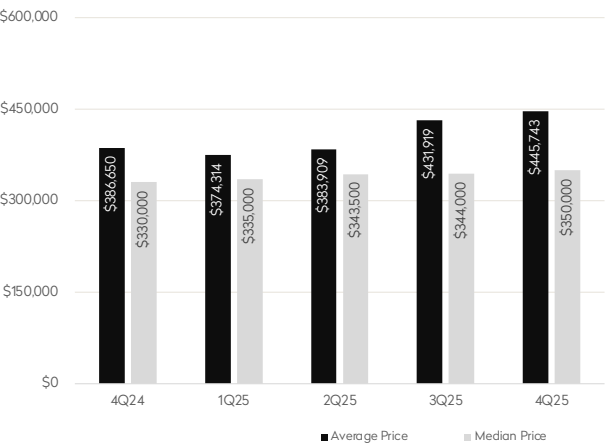
Number of Closings



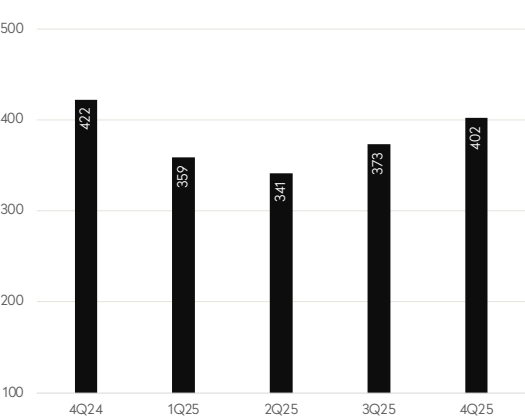
APARTMENTS

The median price—which measures the middle of the market—of \$350,000 was 6% above last year's level. There were 5% fewer closings than during the fourth quarter of 2024.

Average and Median Sales Prices



Number of Closings



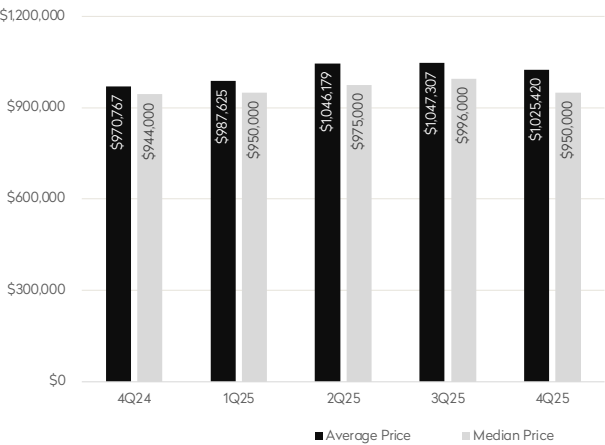
Southwest Queens

Forest Park / Glendale / Maspeth / Middle Village / Ridgewood

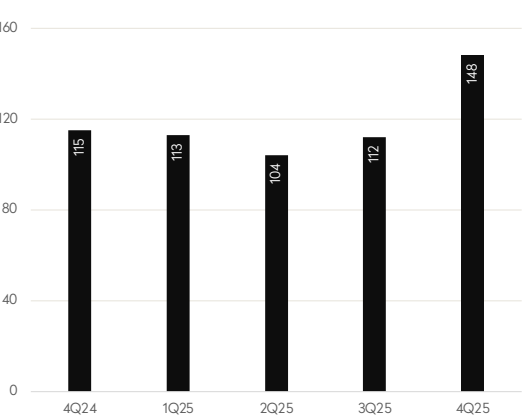
1-3 FAMILY HOMES

The average price of \$1,025,420 was a 6% improvement compared to a year ago, while closings rose by 29%.

Average and Median Sales Prices



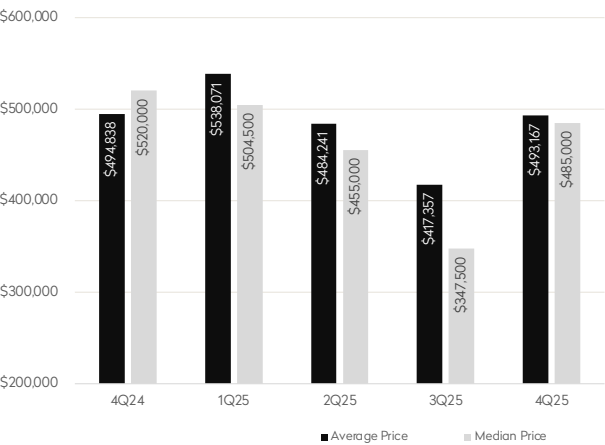
Number of Closings



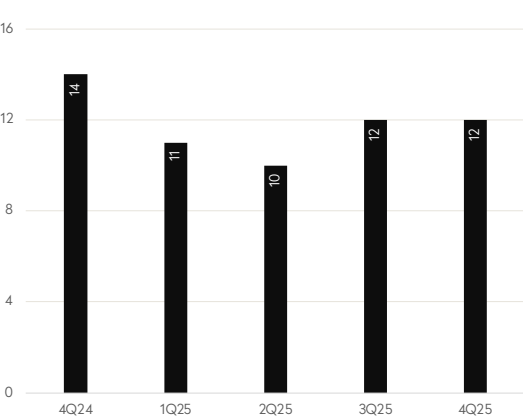
APARTMENTS

Prices averaged \$493,167, which was virtually unchanged from the fourth quarter of 2024.

Average and Median Sales Prices



Number of Closings



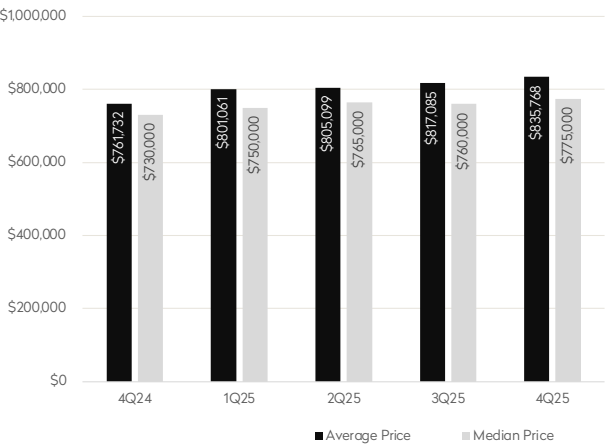
Southeast Queens

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

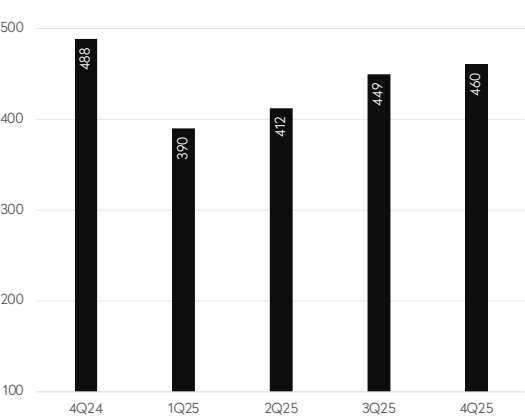
1-3 FAMILY HOMES

1-3 family home prices averaged \$835,768 in the fourth quarter, 10% more than the previous year. Closings were down 6% compared to 2024's fourth quarter.

Average and Median Sales Prices



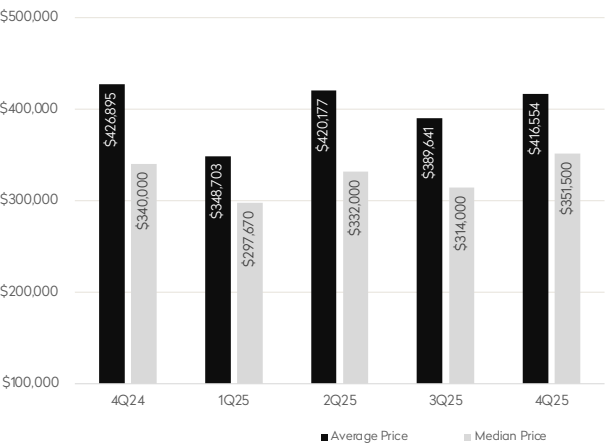
Number of Closings



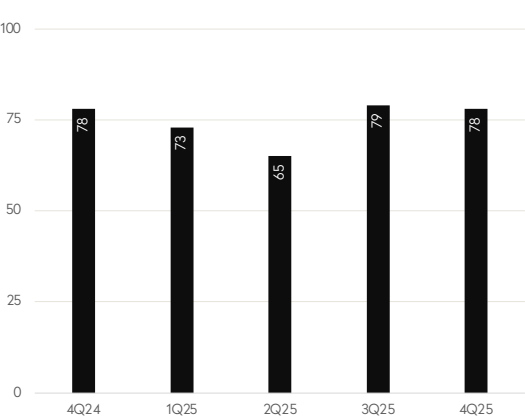
APARTMENTS

The average price fell 2% over the past year, while the number of closings was unchanged.

Average and Median Sales Prices



Number of Closings



Contact Us

FOURTH QUARTER 2025

Residential Market Report

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BHS THE Craft of Research

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

4Q25 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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