

Q1

2026
RESIDENTIAL
MARKET
REPORT

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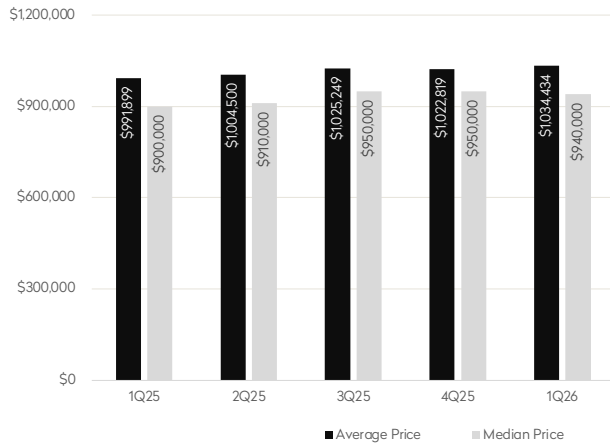
Brown Harris Stevens THE Craft OF Research

All Queens

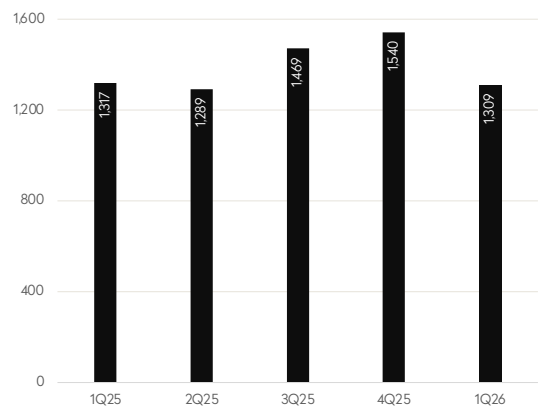
1-3 FAMILY HOMES

1-3 family home prices averaged \$1,034,434 in the first quarter, 4% more than a year ago. The number of reported closings dipped 1% from 2025's first quarter to 1,309.

Average and Median Sales Prices



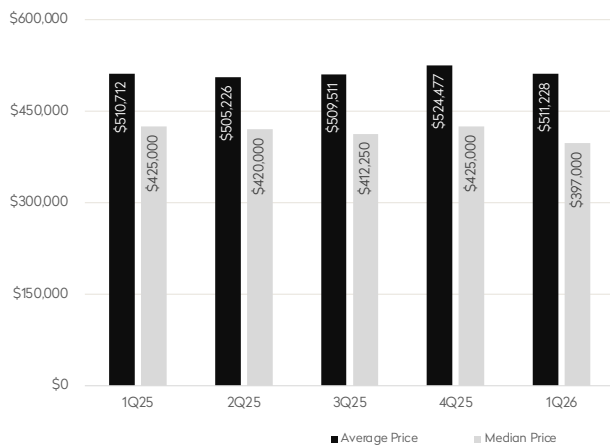
Number of Closings



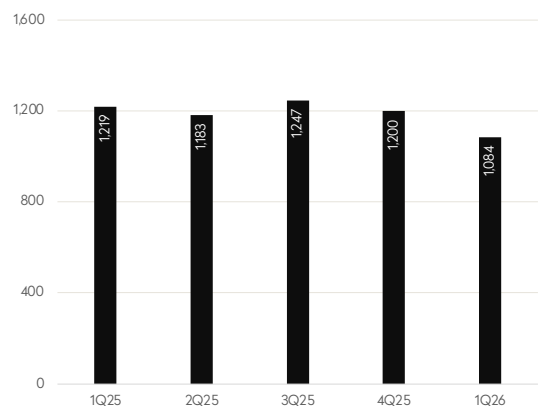
APARTMENTS

The average apartment price was virtually unchanged from a year ago at \$511,228. There were 11% fewer closings reported compared to 2025's comparable period.

Average and Median Sales Prices



Number of Closings



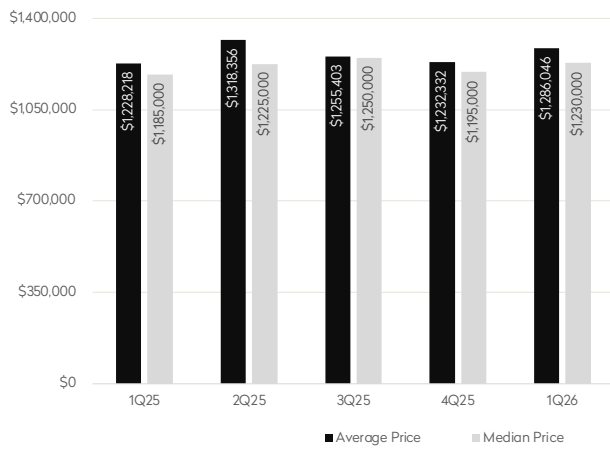
Northwest Queens

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

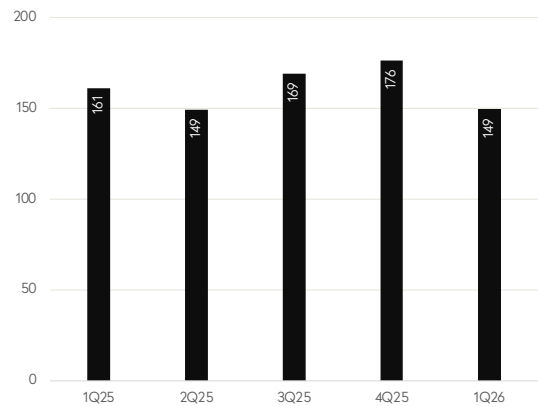
1-3 FAMILY HOMES

At \$1,286,046, the average price was 5% higher than the first quarter of 2025. The number of closings fell 7% from a year ago to 149.

Average and Median Sales Prices



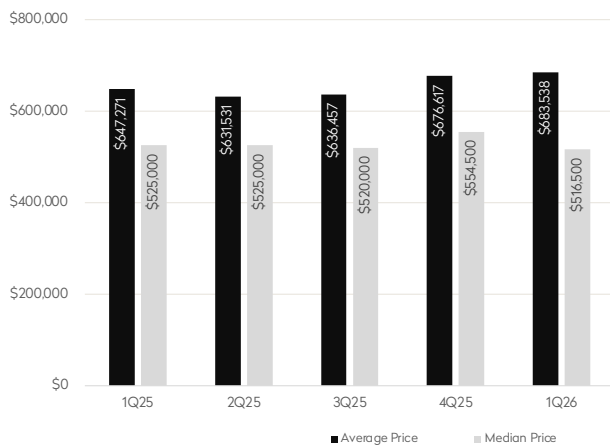
Number of Closings



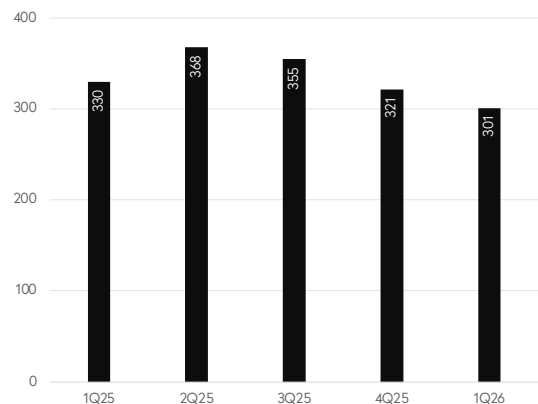
APARTMENTS

While the average price was 6% above last year's level, the median price—which measures the middle of the market—was down 2%. Closings were down 9% from 2025's first quarter.

Average and Median Sales Prices



Number of Closings



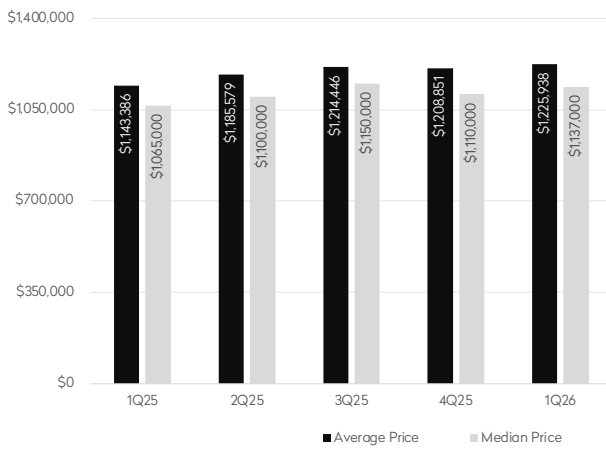
Northeast Queens

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

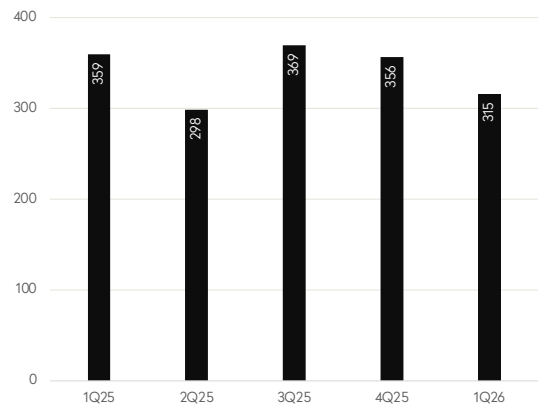
1-3 FAMILY HOMES

Both the average and median prices were 7% higher than one year ago.

Average and Median Sales Prices



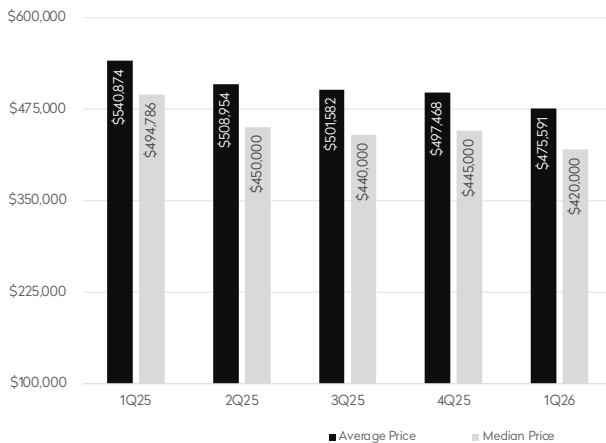
Number of Closings



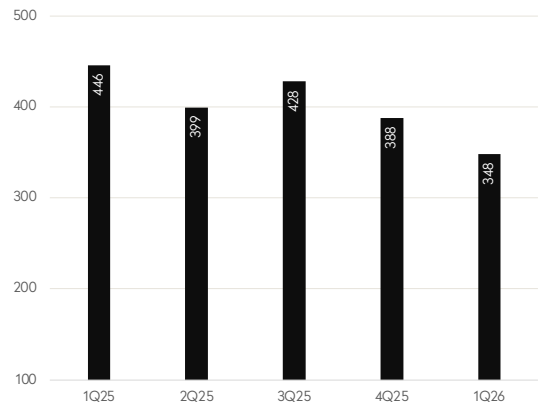
APARTMENTS

A sharp decline in new development closings helped bring both the average and median prices and the number of closings down compared to a year ago.

Average and Median Sales Prices



Number of Closings



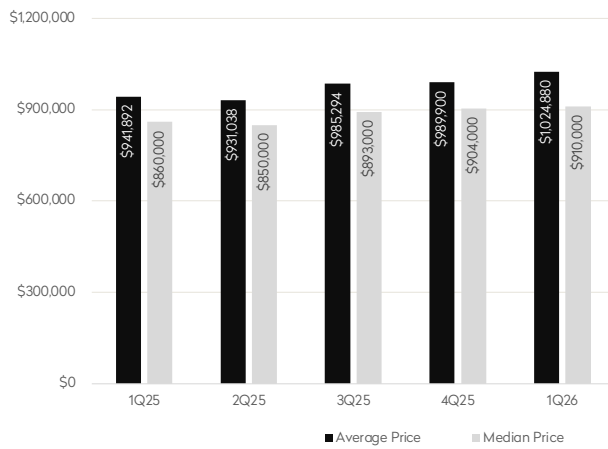
Central Queens

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

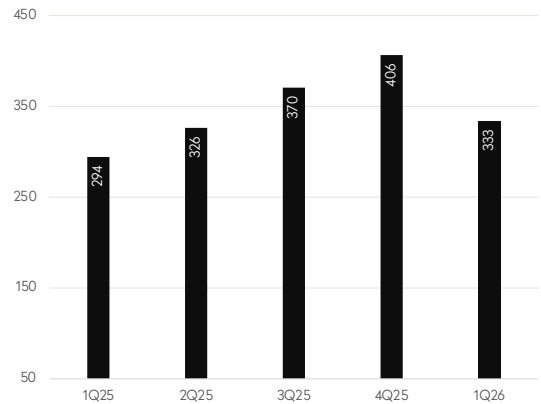
1-3 FAMILY HOMES

The number of closings was 13% higher than the first quarter of 2025, the largest increase of any market area. The average and median prices also posted strong gains over the past year.

Average and Median Sales Prices



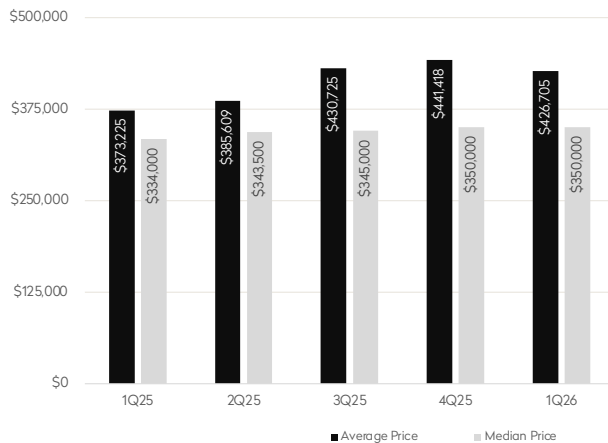
Number of Closings



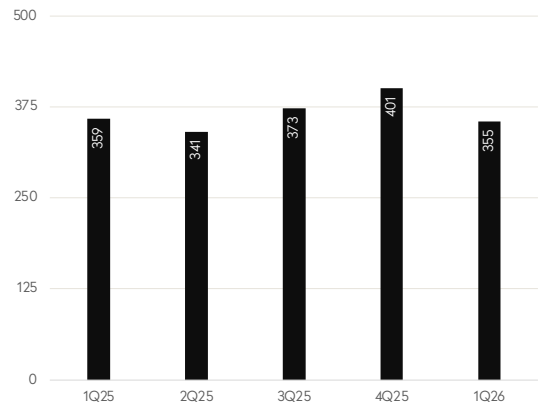
APARTMENTS

At \$350,000, the median price was 5% higher than a year ago. Closings ticked down 1% from 2025's first quarter to 355.

Average and Median Sales Prices



Number of Closings



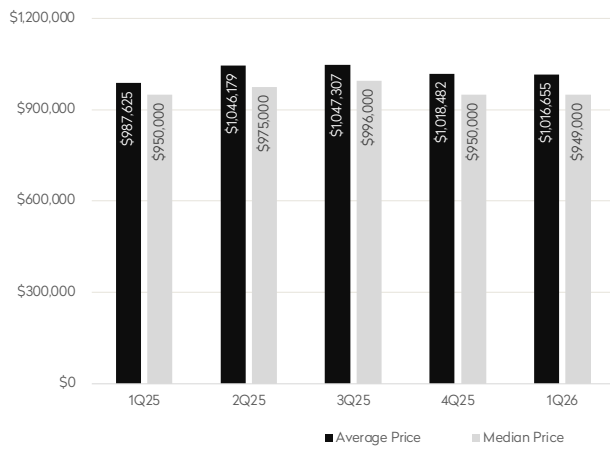
Southwest Queens

Forest Park / Glendale / Maspeth / Middle Village / Ridgewood

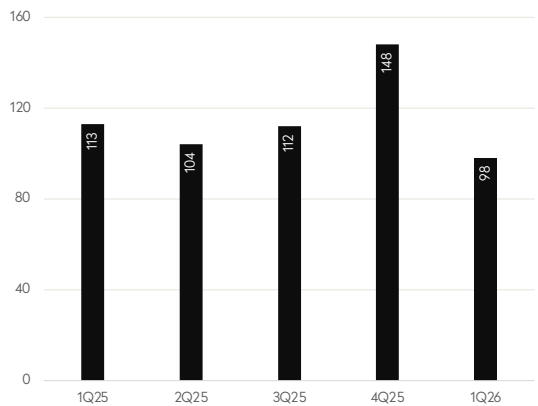
1-3 FAMILY HOMES

The average price rose 3% from the first quarter of 2025 to \$1,016,655. There were 13% fewer closings reported than a year ago.

Average and Median Sales Prices



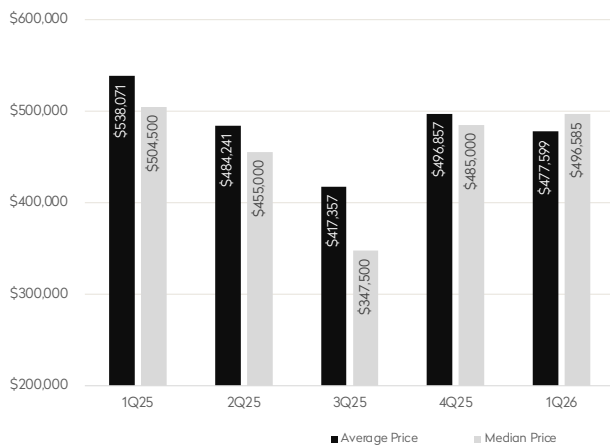
Number of Closings



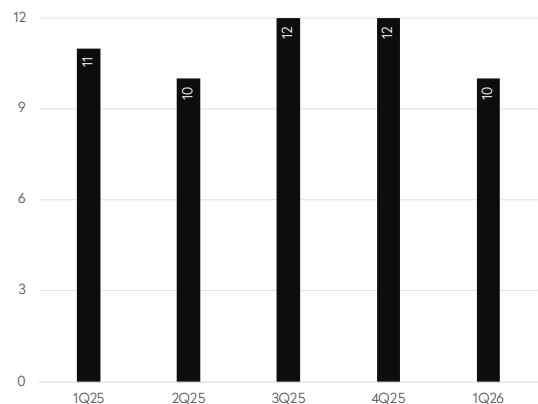
APARTMENTS

While both the average and median prices posted year-over-year declines, this is a small apartment market that can experience wide fluctuations in data.

Average and Median Sales Prices



Number of Closings



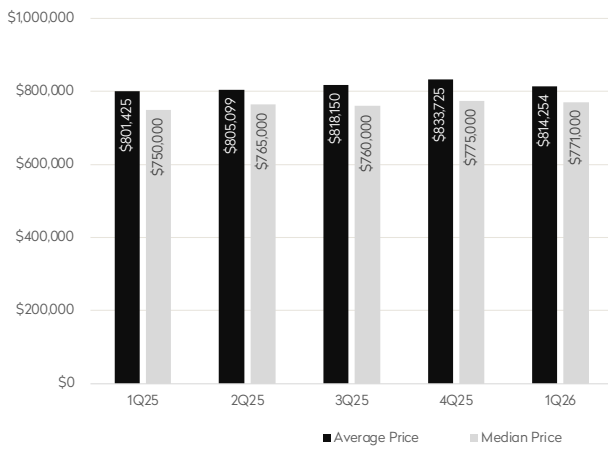
Southeast Queens

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

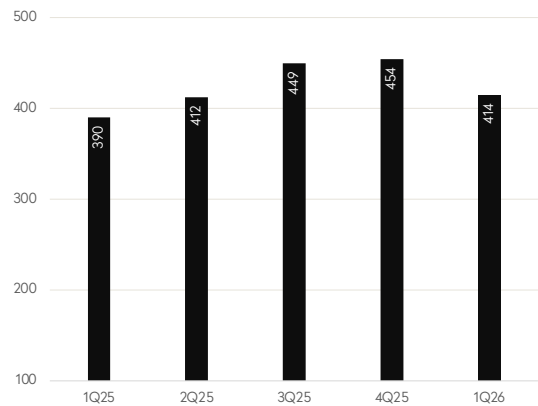
1-3 FAMILY HOMES

Prices in the first quarter averaged \$814,254, which was 2% higher than a year ago. With 414 reported closings, this market was 6% more active than 2025's first quarter.

Average and Median Sales Prices



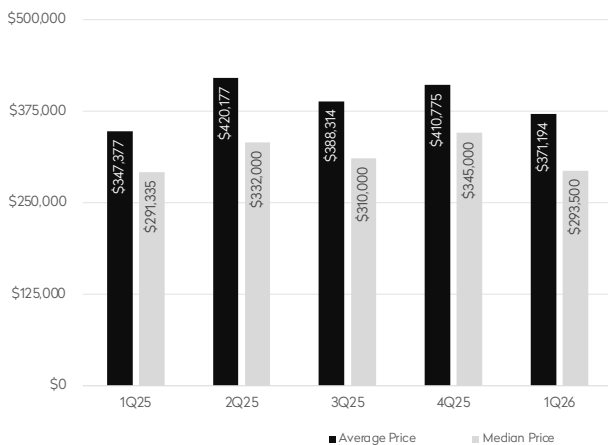
Number of Closings



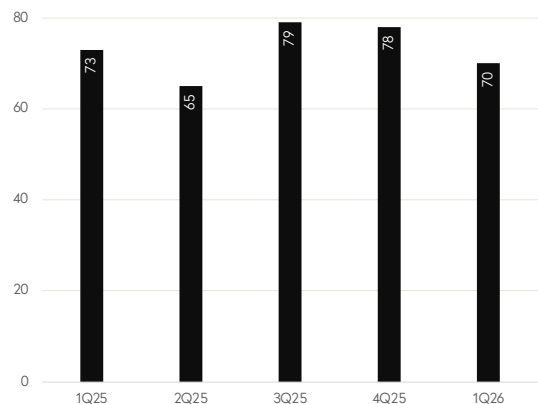
APARTMENTS

The median price ticked up 1% over the past year to \$293,500. The number of closings was down 4% compared to 2025's comparable period.

Average and Median Sales Prices



Number of Closings



Contact Us

FIRST QUARTER 2026

Residential Market Report

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BHS THE Craft OF Research

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

1Q26 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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