

Q2

2026 RESIDENTIAL MARKET REPORT

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Brown Harris Stevens THE Craft of Research

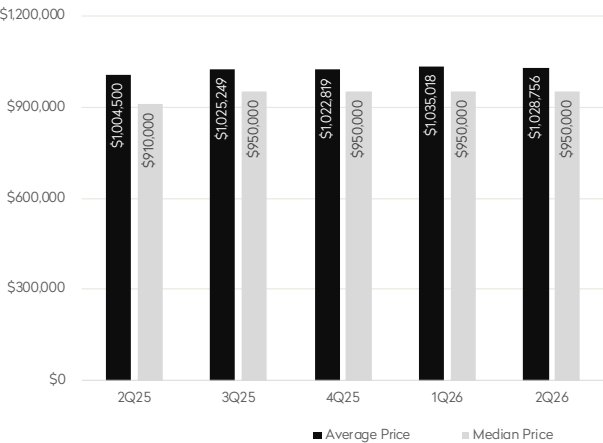
75-27 FURMANVILLE AVENUE

All Queens

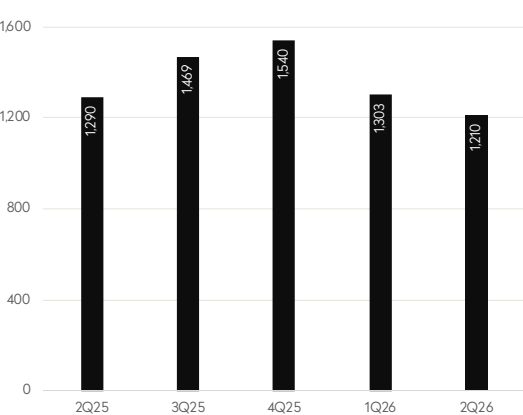
1-3 FAMILY HOMES

The average price of a 1-3 family home rose 2% over the past year to \$1,028,756. There were 6% fewer closings reported than during the second quarter of 2025.

Average and Median Sales Prices



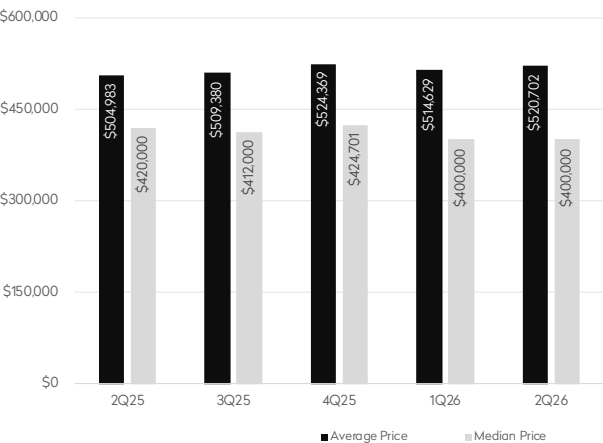
Number of Closings



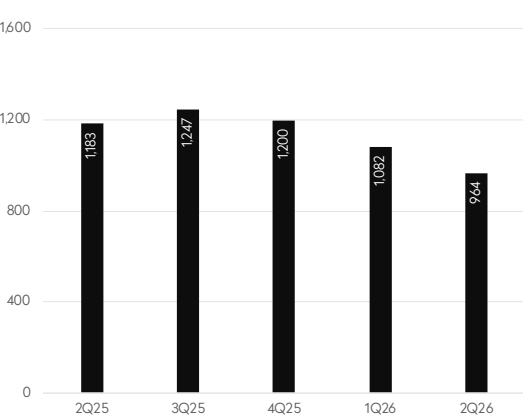
APARTMENTS

Apartment prices averaged \$520,702 in the second quarter, which was 3% higher than a year ago. The number of closings fell 19% from 2025's second quarter.

Average and Median Sales Prices



Number of Closings



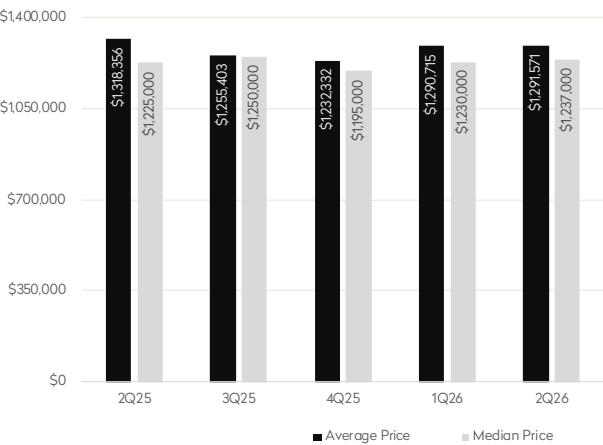
Northwest Queens

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

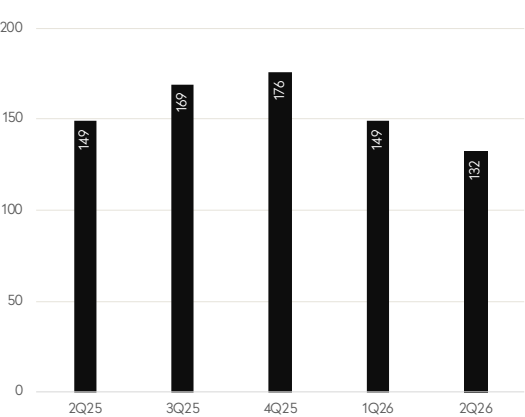
1-3 FAMILY HOMES

At \$1,291,571, the average price was 2% below last year's level. Closings were down 11% from the second quarter of 2025.

Average and Median Sales Prices



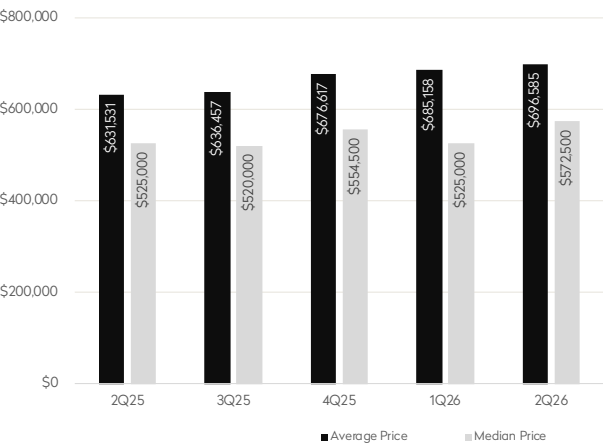
Number of Closings



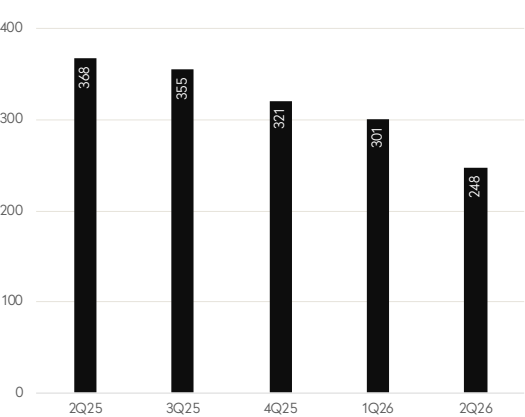
APARTMENTS

The median apartment price of \$572,500 was 9% higher than a year ago, while the number of closings fell sharply.

Average and Median Sales Prices



Number of Closings



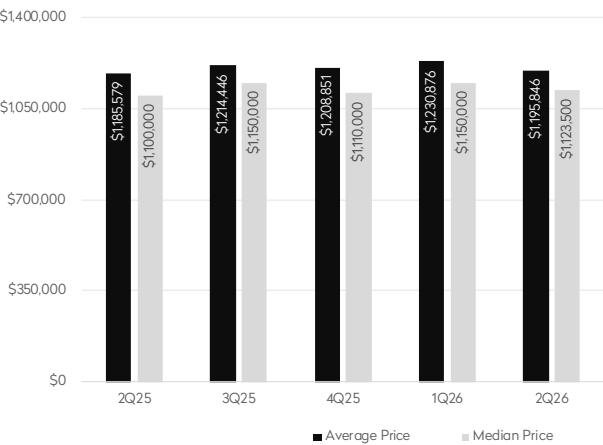
Northeast Queens

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

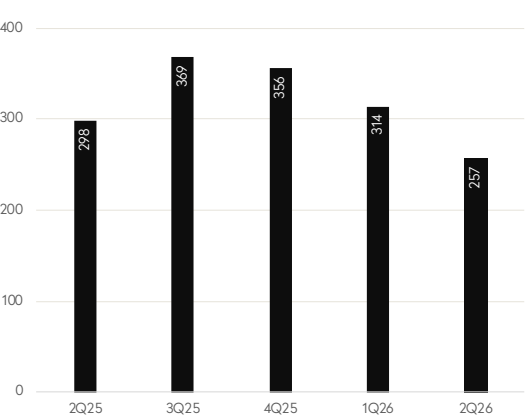
1-3 FAMILY HOMES

Both the average and median prices posted small gains compared to 2025's second quarter.

Average and Median Sales Prices



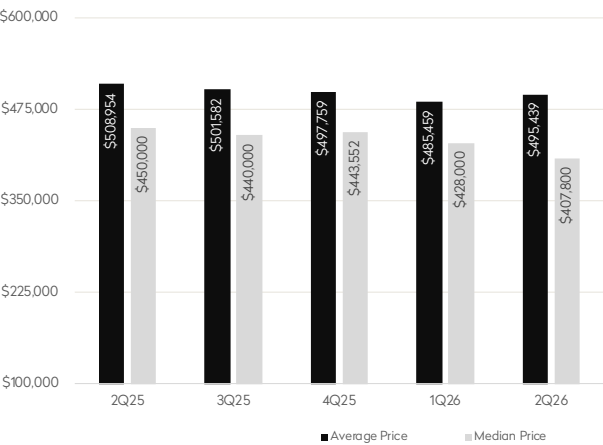
Number of Closings



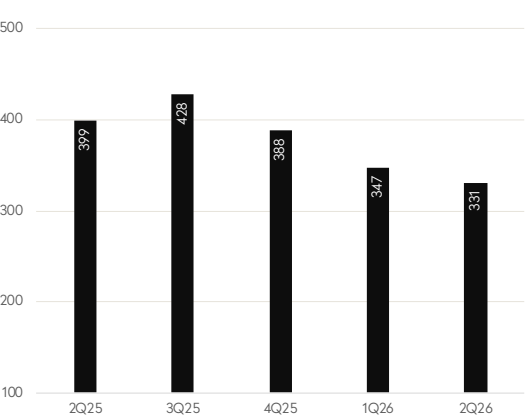
APARTMENTS

Apartment prices averaged \$495,439 in the second quarter, which was 3% less than one year ago.

Average and Median Sales Prices



Number of Closings



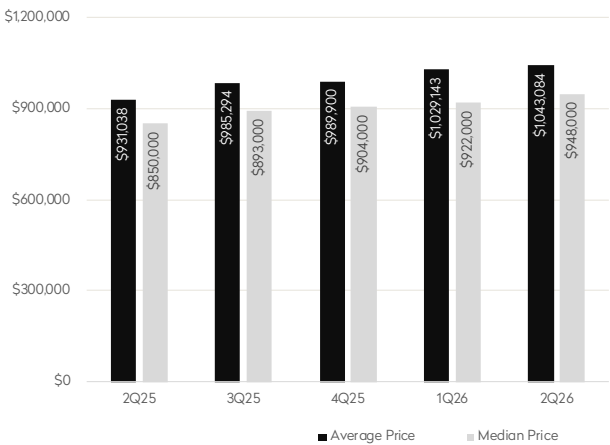
Central Queens

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

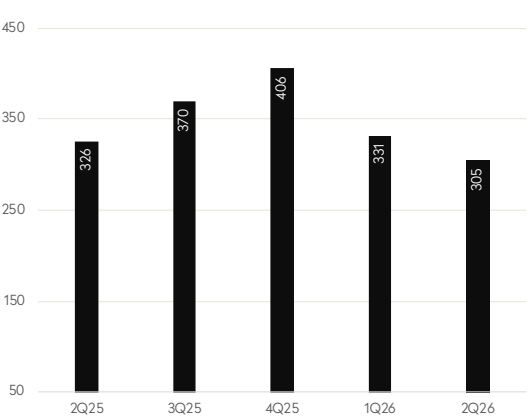
1-3 FAMILY HOMES

Prices continued to rise in the second quarter, with the average price up 12% from a year ago. Closings were down 6% over the past year.

Average and Median Sales Prices



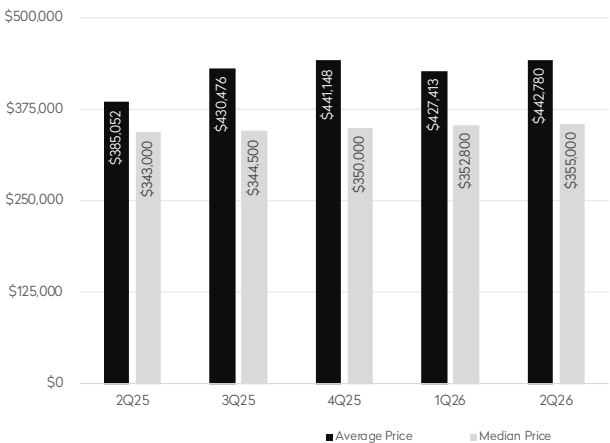
Number of Closings



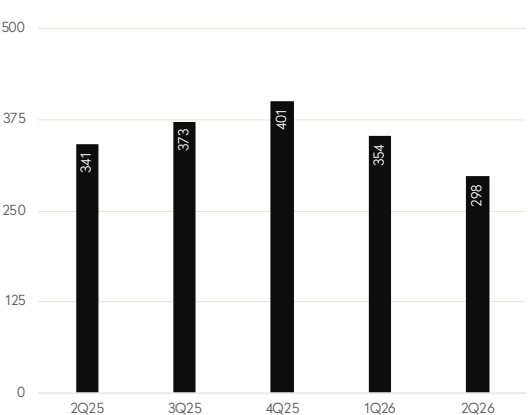
APARTMENTS

The median price of \$355,000 was 3% above last year's level, while closings declined by 13%.

Average and Median Sales Prices



Number of Closings



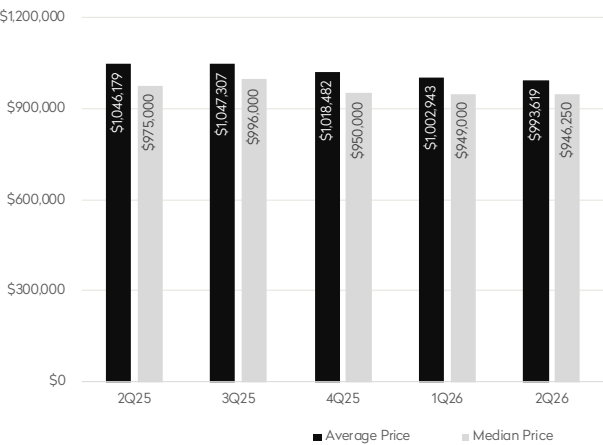
Southwest Queens

Forest Park / Glendale / Maspeth / Middle Village / Ridgewood

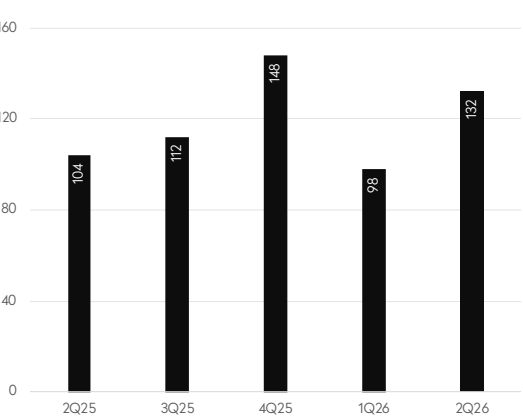
1-3 FAMILY HOMES

The average price of \$993,619 in the second quarter was 5% lower than a year ago. The number of closings was 27% higher than 2025's second quarter.

Average and Median Sales Prices



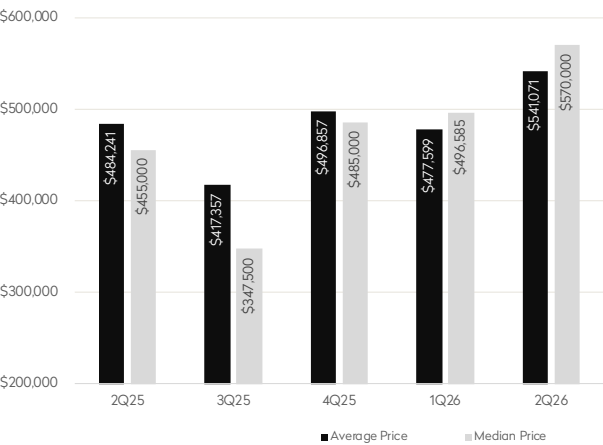
Number of Closings



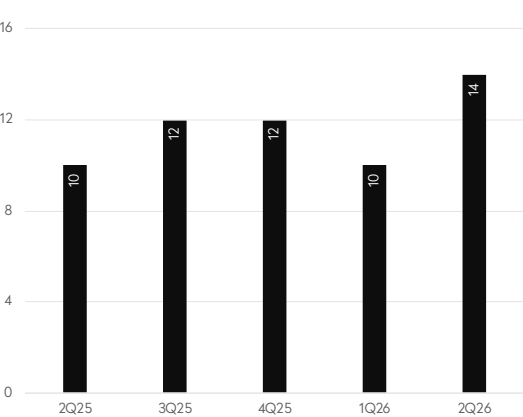
APARTMENTS

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

Average and Median Sales Prices



Number of Closings



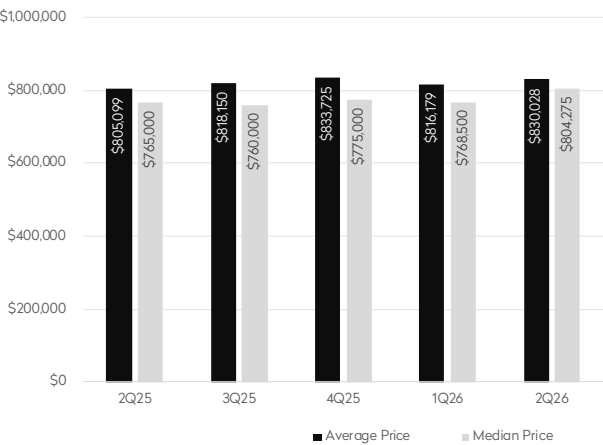
Southeast Queens

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

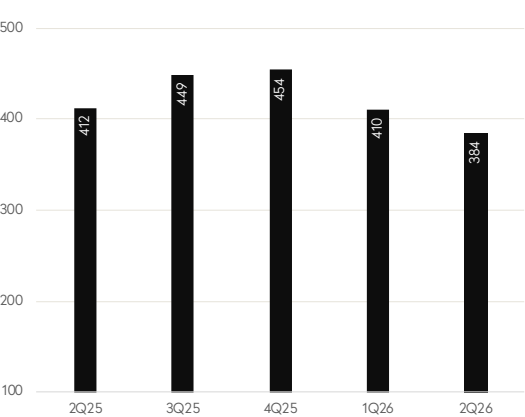
1-3 FAMILY HOMES

Prices in the second quarter averaged \$830,028, which was 3% higher than a year ago. With 384 reported closings, this market was 7% less active than 2025's second quarter.

Average and Median Sales Prices



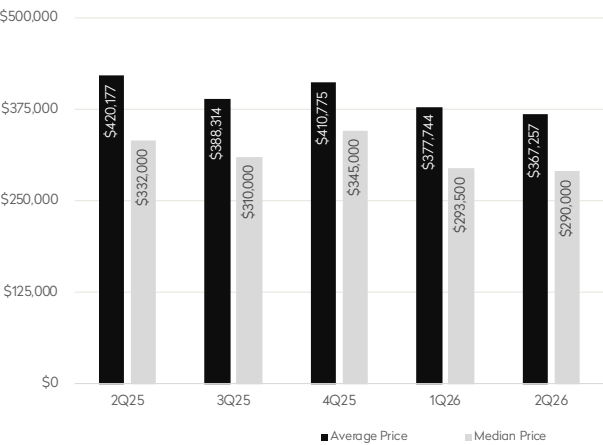
Number of Closings



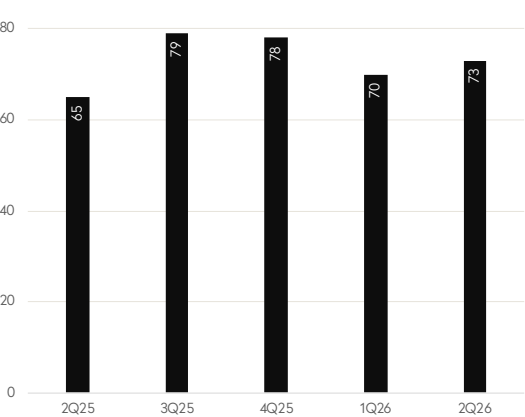
APARTMENTS

The median price dropped 13% over the past year to \$290,000. The number of closings climbed 12% compared to 2025's comparable period.

Average and Median Sales Prices



Number of Closings



Contact Us

SECOND QUARTER 2026

Residential Market Report

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BHS THE Craft of Research

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

2Q26 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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