

Q3

2026 RESIDENTIAL MARKET REPORT

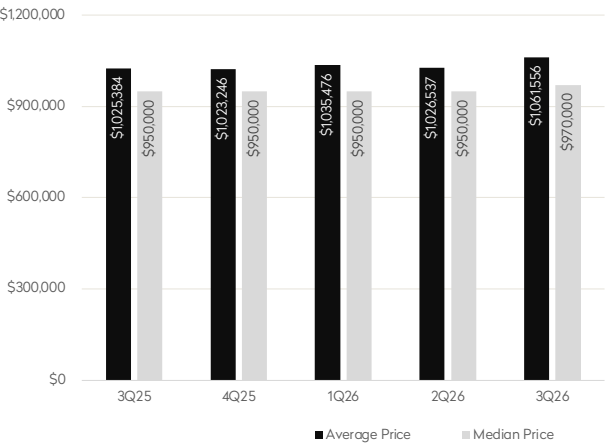
S
Z
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Q

All Queens

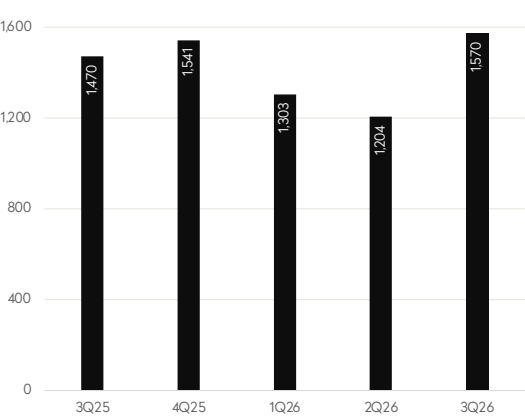
1-3 FAMILY HOMES

The average price rose 4% over the past year to \$1,061,556. There were 7% more closings reported than in the third quarter of 2025.

Average and Median Sales Prices



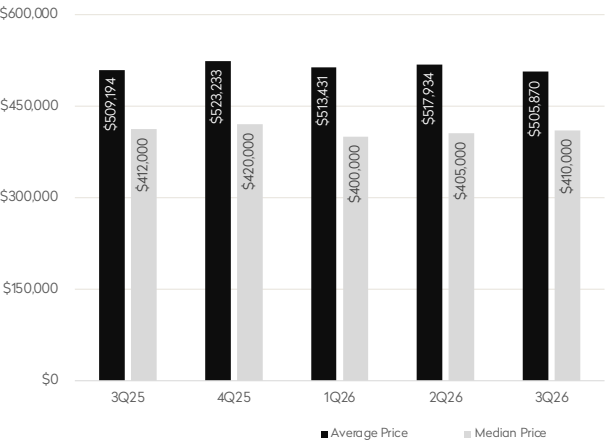
Number of Closings



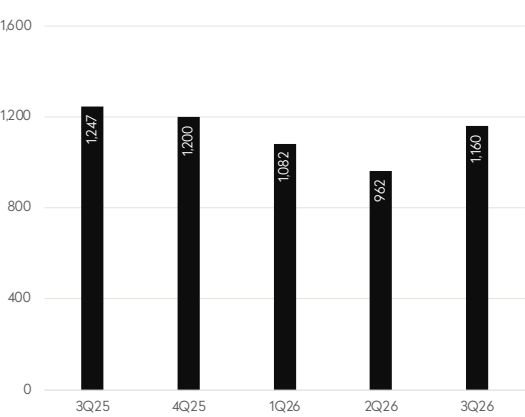
APARTMENTS

Apartment prices averaged \$505,870 in the third quarter of 2026, slightly less than 2025's comparable period. The number of closings fell 7% over the past year to 1,160.

Average and Median Sales Prices



Number of Closings



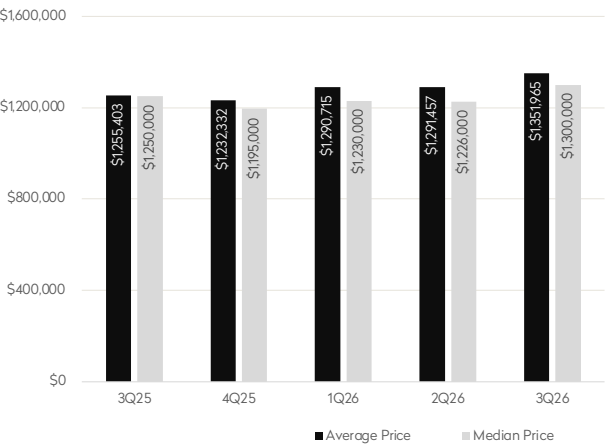
Northwest Queens

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

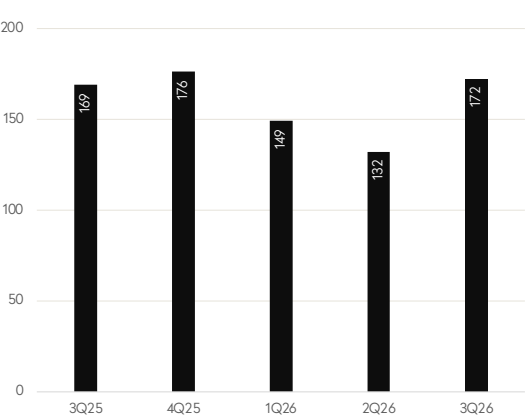
1-3 FAMILY HOMES

At \$1,300,000, the median sales price was 4% higher than 2025's third quarter. Closings ticked up 2% compared to a year ago.

Average and Median Sales Prices



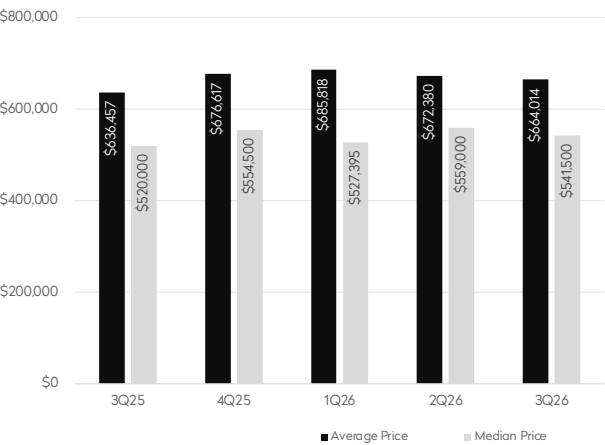
Number of Closings



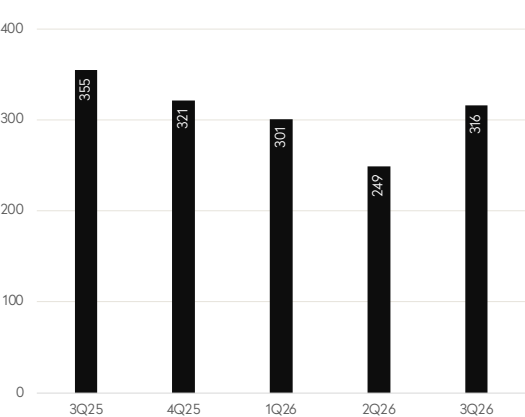
APARTMENTS

Both the average and median sales prices rose by 4% over the past year. The market was 11% less active than in the third quarter of 2025.

Average and Median Sales Prices



Number of Closings



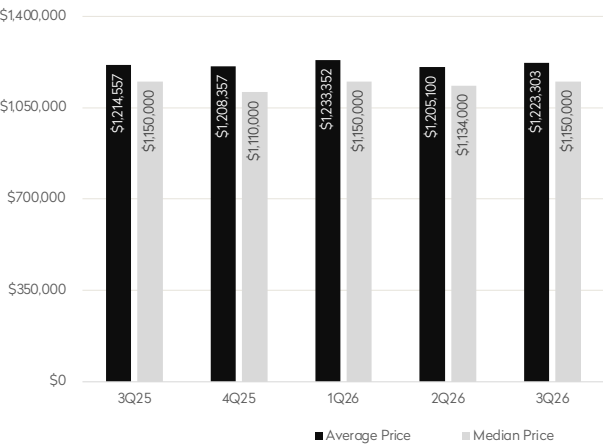
Northeast Queens

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

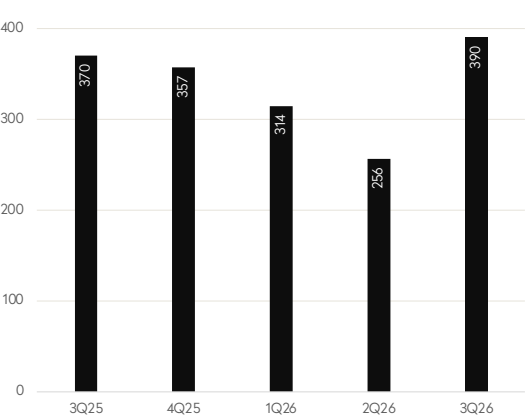
1-3 FAMILY HOMES

The average price ticked up 1% over the past year to \$1,223,303. There were 5% more closings reported than 2025's third quarter.

Average and Median Sales Prices



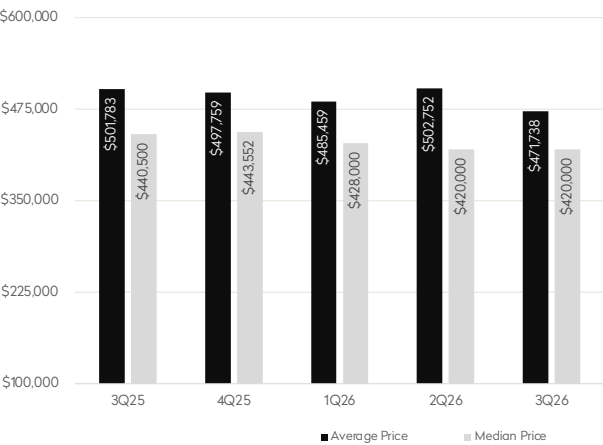
Number of Closings



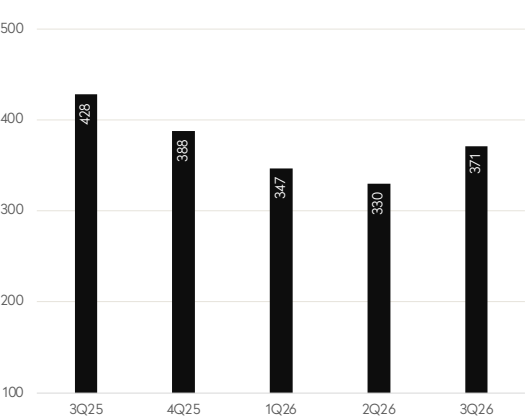
APARTMENTS

The median apartment price fell 5% compared to 2025's third quarter. The 371 closings reported during the third quarter of 2026 were 13% fewer than a year ago.

Average and Median Sales Prices



Number of Closings



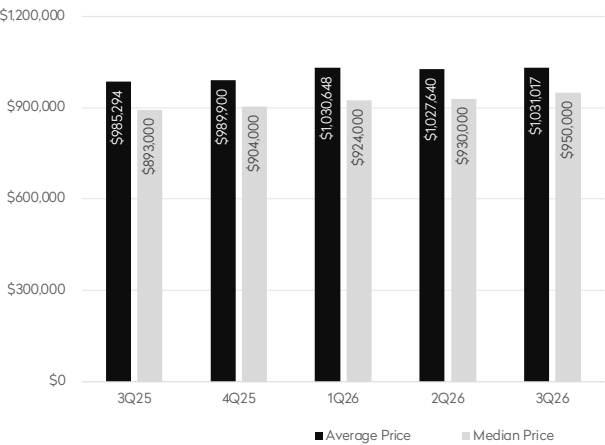
Central Queens

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

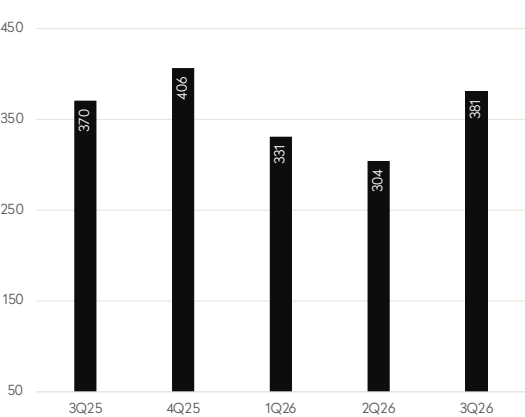
1-3 FAMILY HOMES

Prices averaged \$1,031,017 in 2026's third quarter, a 5% improvement from the previous year. The number of closings reached 381, which was 3% above last year's level.

Average and Median Sales Prices



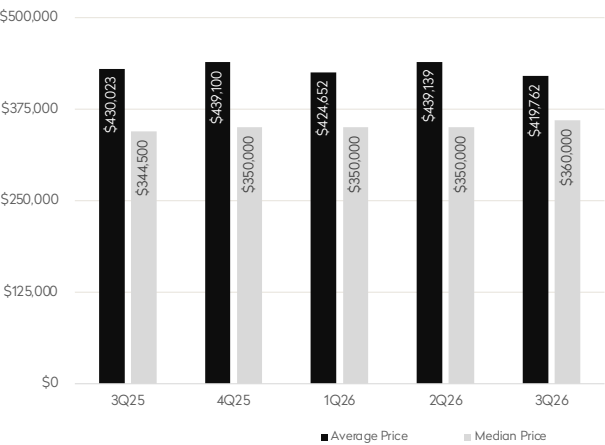
Number of Closings



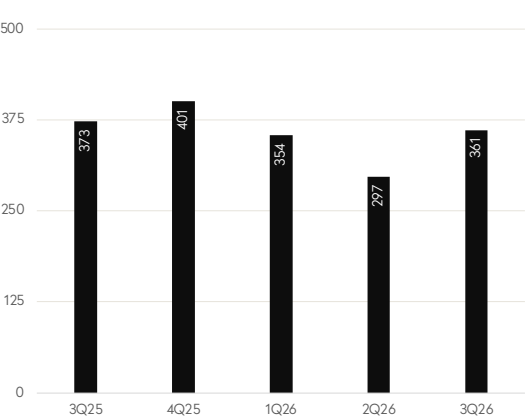
APARTMENTS

At \$419,762, the average apartment price was 2% below the third quarter of 2025. Closings fell 3% compared to a year ago.

Average and Median Sales Prices



Number of Closings



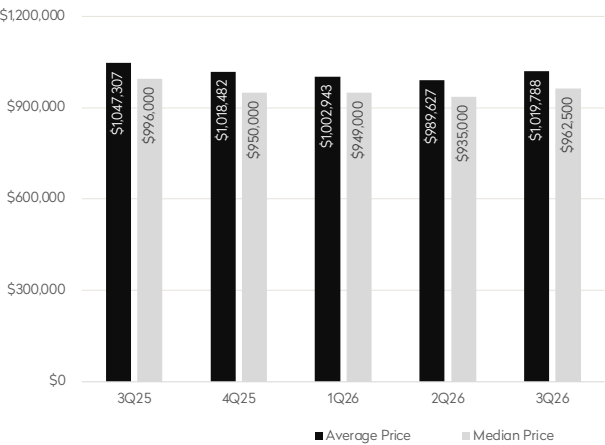
Southwest Queens

Forest Park / Glendale / Maspeth / Middle Village / Ridgewood

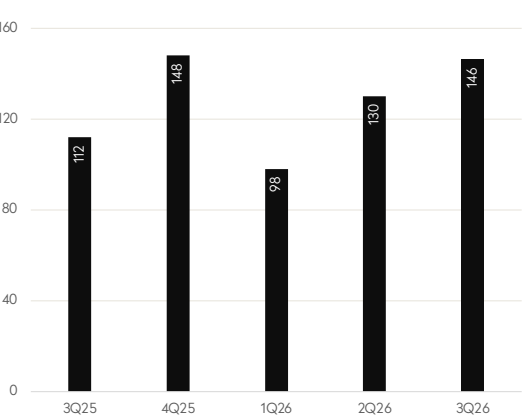
1-3 FAMILY HOMES

The median price of \$962,500 was down 3% from a year ago. Closings rose sharply compared to the third quarter of 2025.

Average and Median Sales Prices



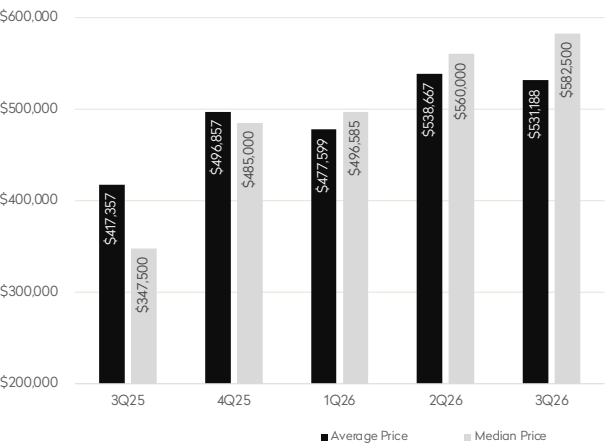
Number of Closings



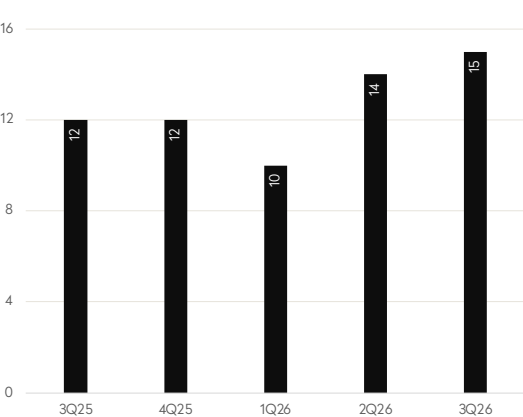
APARTMENTS

While both prices and the number of closings rose sharply compared to a year ago, this is a very small market where data can fluctuate greatly from quarter to quarter.

Average and Median Sales Prices



Number of Closings



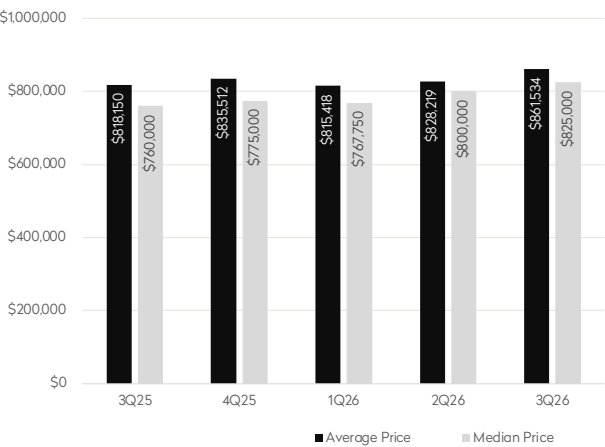
Southeast Queens

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

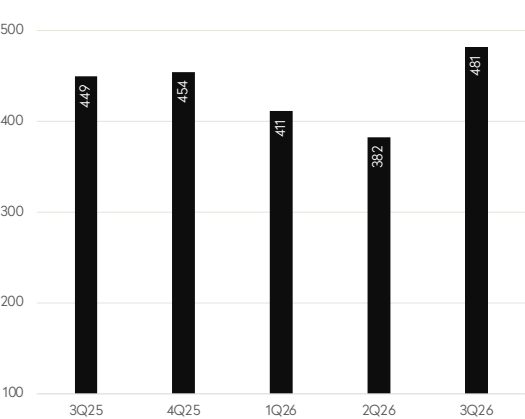
1-3 FAMILY HOMES

Closing prices averaged 5% more than in 2025's third quarter. There were 481 reported closings, 7% above last year's level.

Average and Median Sales Prices



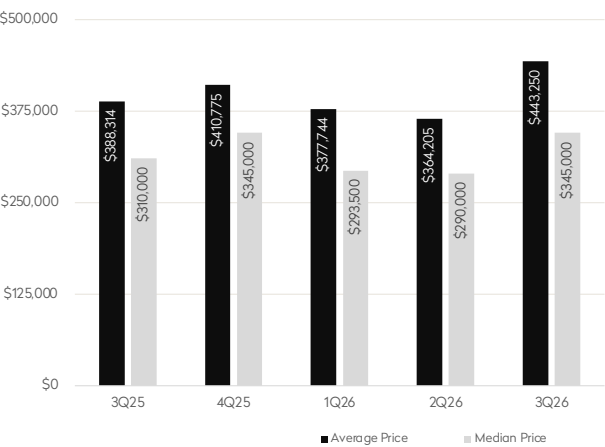
Number of Closings



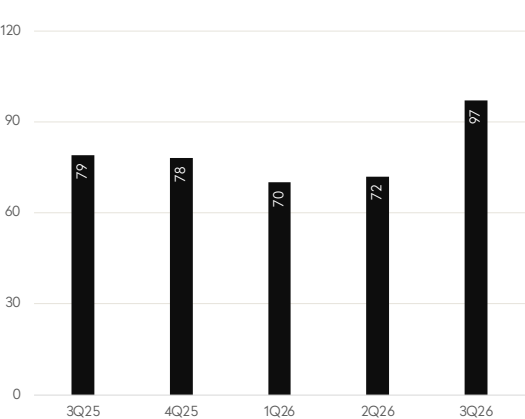
APARTMENTS

Double-digit gains were posted for both prices and closings compared to a year ago.

Average and Median Sales Prices



Number of Closings



Contact Us

THIRD QUARTER 2026

Residential Market Report

QUEENS

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BHS THE Craft of Research

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

3Q26 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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