

**M.N.S**  
REAL ESTATE  
NYC

**QUEENS**  
YEAR END REPORT



# CONTENTS

- INTRODUCTION ..... 4
- NOTABLE TRENDS ..... 5
- MEAN RENTAL PRICES ..... 6
- QUEENS PRICE TRENDS ..... 7
  - ASTORIA..... 9
  - FLUSHING ..... 9
  - FOREST HILLS..... 9
  - JACKSON HEIGHTS.....10
  - JAMAICA.....10
  - LONG ISLAND CITY..... 11
  - REGO PARK..... 11
  - RIDGEWOOD.....12
  - AVERAGE PRICES OVER THE YEAR ..... 12
- THE REPORT EXPLAINED ..... 13

# INTRODUCTION

WE ARE PROUD TO PRESENT MNS' NINTH ANNUAL  
YEAR END REPORT

# QUEENS

MNS is proud to present our ninth annual Year End Report for Queens, the summation of a year's worth of data collected from our monthly Queens Rental Market Reports. We hope you find this report useful in determining the rental trends present in Queens' major neighborhoods, as well as the overall climate of the Queens rental market.

Compared to last year, the average rental prices in Queens for 2024 increased by 5.95%, from \$2,747 in 2023 to \$2,910 this past year. Studio rental prices are up by 7.04% year-over-year, from \$2,192 to \$2,346. The average rental price for one-bedroom units are up by 5.29%, from \$2,671 in 2023 to \$2,812 in 2024. The average rental price for two-bedroom units increased by 5.76%, from \$3,378 to \$3,572.

## Growth and Borough Trends

Rego Park saw their average rents increase the most this past year, at 13.27%. Not far behind was Flushing at 9.33%, and Sunnyside with an increase of 10.11%.

# NOTABLE TRENDS

## QUEENS RENTS: 2023 VS. 2024

TYPE	2023*	2024	CHANGE
Studios	\$2,192	\$2,346	↑ 7.04%
One bedrooms	\$2,671	\$2,812	↑ 5.29%
Two bedrooms	\$3,378	\$3,572	↑ 5.76%

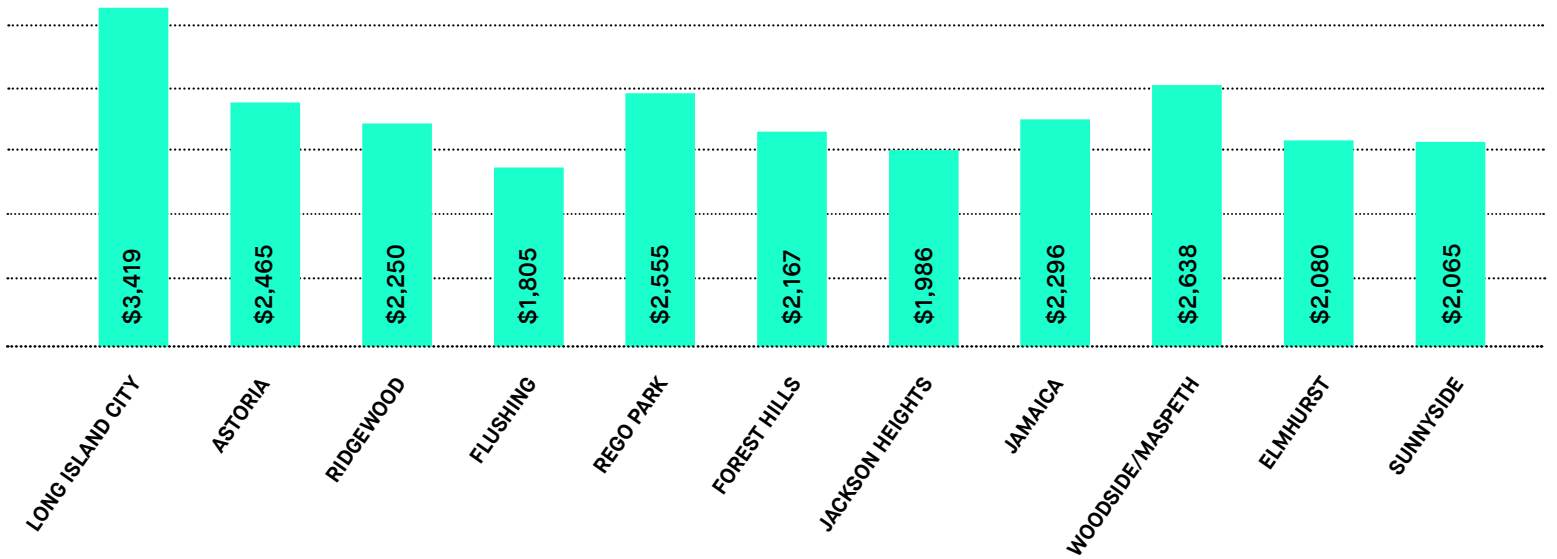
\*2023 average adjusted from previous report to include newly covered areas: Elmhurst, Sunnyside, Woodside/Maspeth

# MEAN RENTAL PRICES

## 2024 MEAN QUEENS RENTAL PRICES

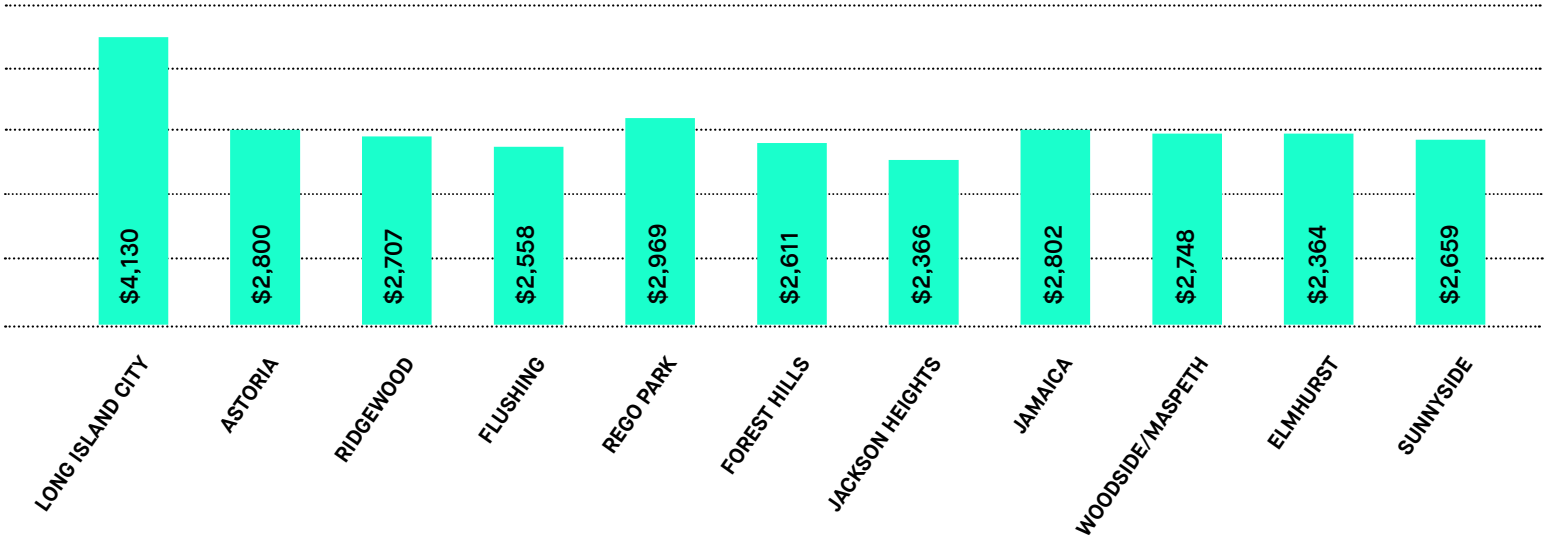
TYPE	PRICE
Studios	\$2,346
One bedrooms	\$2,812
Two bedrooms	\$3,572

## 2024 MEAN STUDIO RENTAL PRICES

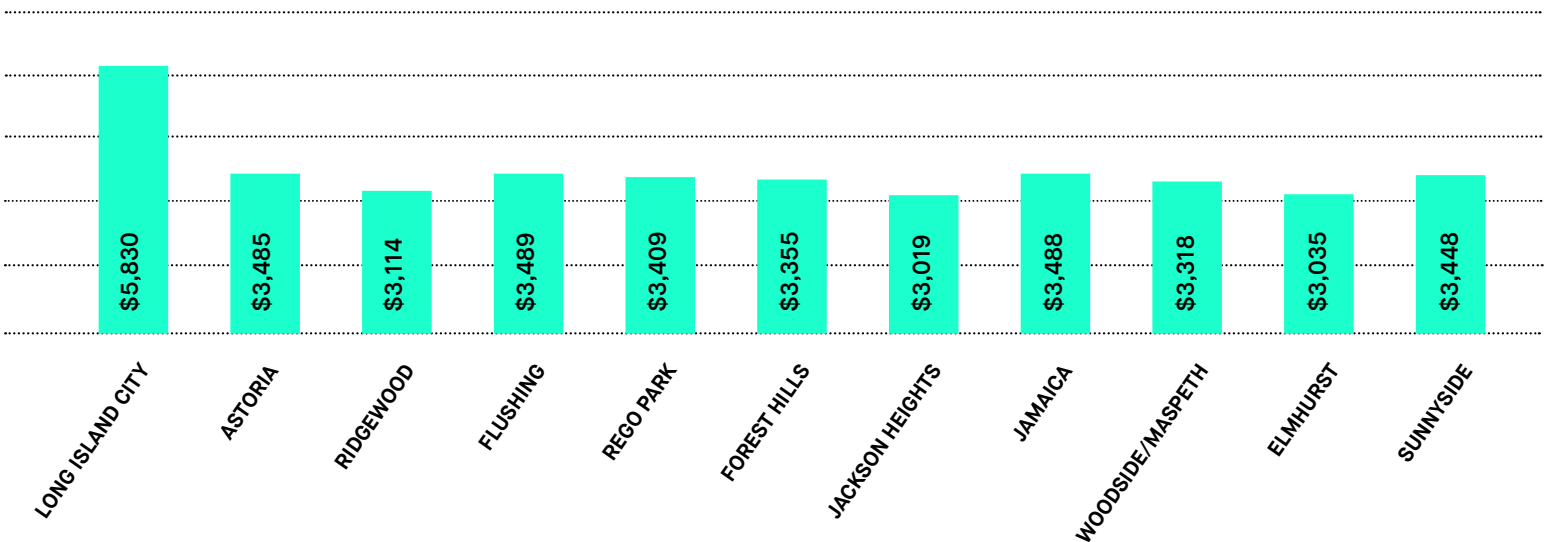


# MEAN RENTAL PRICES

2024 MEAN ONE BEDROOM RENTAL PRICES



2024 MEAN 2 BEDROOM RENTAL PRICES



# QUEENS PRICE TRENDS

# PRICE CHANGES

### ASTORIA

Price changes of 2024\*

#### TYPE

---

Studios	↑ 9.1%
One bedrooms	↑ 2.0%
Two bedrooms	↑ 5.5%

---

### FLUSHING

Price changes of 2024\*

#### TYPE

---

Studios	↑ 4.5%
One bedrooms	↑ 8.8%
Two bedrooms	↑ 12.5%

---

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.



# QUEENS PRICE TRENDS

# PRICE CHANGES

### FOREST HILLS

Price changes of 2024\*

#### TYPE

---

Studios	↑ 9.2%
One bedrooms	↑ 2.8%
Two bedrooms	↑ 7.4%

---

### JACKSON HEIGHTS

Price changes of 2024\*

#### TYPE

---

Studios	↑ 1.9%
One bedrooms	↑ 5.7%
Two bedrooms	↑ 3.5%

---

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# QUEENS PRICE TRENDS

# PRICE CHANGES

### JAMAICA

Price changes of 2024\*

#### TYPE

---

Studios	↑ 10.0%
One bedrooms	↑ 4.3%
Two bedrooms	↑ 1.0%

---

### LONG ISLAND CITY

Price changes of 2024\*

#### TYPE

---

Studios	↑ 2.7%
One bedrooms	↑ 1.6%
Two bedrooms	↑ 2.1%

---

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# QUEENS PRICE TRENDS

# PRICE CHANGES

**REGO PARK** Price changes of 2024\*

TYPE	
Studios	↑ 16.9%
One bedrooms	↑ 15.4%
Two bedrooms	↑ 9.0%

**RIDGEWOOD** Price changes of 2024\*

TYPE	
Studios	↑ 0.7%
One bedrooms	↑ 2.2%
Two bedrooms	↑ 2.4%

\*This figure represents the percentage change in the total average pricing from 2023 to 2024 for each unit type.

# QUEENS PRICE TRENDS

# PRICE CHANGES

**ELMHURST** Price changes of 2023-2024\*

**TYPE**

---

Studios	↑ 14.15%
One bedrooms	↑ 7.30%
Two bedrooms	↑ 5.41%

---

**SUNNYSIDE** Price changes of 2023-2024\*

**TYPE**

---

Studios	↑ 5.28%
One bedrooms	↑ 9.66%
Two bedrooms	↑ 20.74%

---

\*Note: Newly added areas compare the May-Dec 2023 vs 2024 price change. The 2025 annual report will include the full calendar year.

# QUEENS PRICE TRENDS

# PRICE CHANGES

WOODSIDE/MASPETH

Price changes of 2023-2024\*

TYPE

---

Studios	↑ 7.87%
One bedrooms	↑ 3.03%
Two bedrooms	↑ 1.73%

---

\*Note: Newly added areas compare the May-Dec 2023 vs 2024 price change. The 2025 annual report will include the full calendar year.

# QUEENS PRICE TRENDS

## AVERAGE PRICES

### AVERAGE PRICES OVER THE YEAR

ASTORIA	\$2,916	JACKSON HEIGHTS	\$2,457	RIDGEWOOD	\$2,691
ELMHURST	\$2,493	JAMAICA	\$2,862	SUNNYSIDE	\$2,724
FLUSHING	\$2,617	LONG ISLAND CITY	\$4,460	WOODSIDE/MASPETH	\$2,902
FOREST HILLS	\$2,711	REGO PARK	\$2,978		

# THE REPORT EXPLAINED

**THE QUEENS RENTAL MARKET REPORT IS THE ONLY REPORT THAT COMPARES FLUCTUATION IN THE CITY'S RENTAL DATA ON A MONTHLY BASIS. IT IS AN ESSENTIAL TOOL FOR POTENTIAL RENTERS SEEKING TRANSPARENCY IN THE NYC APARTMENT MARKET AND A BENCHMARK FOR LANDLORDS TO EFFICIENTLY AND FAIRLY ADJUST INDIVIDUAL PROPERTY RENTS IN QUEENS.**

The Queens Rental Market Report is based on data cross-sectioned from over 10,000 currently available listings priced under \$10,000, with ultra-luxury property omitted to obtain a true monthly rental average. Our data is aggregated from the MNS proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR.com) and R.O.L.E.X. (Real Plus).

Author MNS has been helping Queens landlords and renters navigate the rental market since 1999. From large companies to individuals, MNS tailors services to meet your needs. Contact us today to see how we can help. Contact Us Now at 718.222.0211

Note All market data is collected and compiled by MNS' marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it may be subject to errors, omissions, changes or withdrawal without notice. If you would like to republish this report on the web, please be sure to source it as the "Queens Rental Market Report" with a link back to its original location.

[HTTP://WWW.MNS.COM/QUEENS\\_YEAR\\_END\\_MARKET\\_REPORT\\_2024](http://www.mns.com/queens_year_end_market_report_2024)

THANK YOU

**WILLIAMSBURG**  
40 N 6th St  
Brooklyn, NY 11249