

M.N.S
REAL ESTATE
NYC

QUEENS RENTAL MARKET REPORT

FEBRUARY 2025



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AVERAGE RENT

THE AVERAGE RENT IN QUEENS HAS INCREASED THIS MONTH.

QUEENS

↑0.92%
CHANGE

\$2,902
JANUARY 2025

\$2,929
FEBRUARY 2025

A QUICK LOOK

QUEENS

Through February, the average rental price in Queens increased by 0.92%, from \$2,902 to \$2,929. The average rental price for a studio increased by 0.50%, from \$2,389 to \$2,401. The average rental price for a one-bedroom unit increased by 1.55%, from \$2,787 to \$2,831. The average rental price for a two-bedroom unit increased by 0.69%, from \$3,531 to \$3,555.

Out of the eleven neighborhoods tracked by this report, seven saw their average rental prices increase month-over-month. The remaining areas decreased this month.

Long Island City: +2.83%
Astoria: +2.15%
Ridgewood: +0.44%
Flushing: -5.23%
Rego Park: +4.16%
Forest Hills: +2.09%

Jackson Heights: -0.39%
Jamaica: +1.82%
Woodside/Maspeth: +4.35%
Elmhurst: -2.48%
Sunnyside: -2.20%

The most expensive studio, one-bedroom and two-bedroom units by average price were all in Long Island City, while the most affordable studio units were in Flushing. The most affordable one and two-bedroom units were in Elmhurst.

Year-over-year, studio, one-bedroom and two-bedroom rental prices are up by 4.33%, 4.70%, and 4.74%, respectively, with an overall increase of 4.62%.

NOTABLE TRENDS

QUEENS

TYPE	MOST EXPENSIVE	LEAST EXPENSIVE
Studios	Long Island City \$3,543	Flushing \$1,712
One bedrooms	Long Island City \$4,046	Elmhurst \$2,290
Two bedrooms	Long Island City \$6,046	Elmhurst \$2,828

WHERE PRICES DECREASED



ASTORIA
Two-Bedroom -0.6%

RIDGEWOOD
Studios -3.0%
Two-Bedroom -1.6%

FLUSHING
Studios -9.6%
One-Bedroom -4.0%
Two-Bedroom -3.8%

FOREST HILLS
Studios -4.5%

JACKSON HEIGHTS
Studios -2.6%

JAMAICA
One-Bedroom -1.5%

WOODSIDE / MASPETH
Two-Bedroom -1.2%

ELMHURST
Studios -0.4%
Two-Bedroom -5.7%

SUNNYSIDE
One-Bedroom -4.3%
Two-Bedroom -5.5%

WHERE PRICES INCREASED



LONG ISLAND CITY

Studios	0.1%
One-Bedroom	1.8%
Two-Bedroom	5.2%

ASTORIA

Studios	3.4%
One-Bedroom	4.4%

RIDGEWOOD

One-Bedroom	5.8%
-------------	------

REGO PARK

Studios	4.0%
One-Bedroom	0.8%
Two-Bedroom	6.8%

FOREST HILLS

One-Bedroom	0.7%
Two-Bedroom	8.0%

JACKSON HEIGHTS

One-Bedroom	1.3%
Two-Bedroom	0.0%

JAMAICA

Studios	6.6%
Two-Bedroom	1.3%

WOODSIDE / MASPETH

Studios	3.4%
One-Bedroom	11.9%

ELMHURST

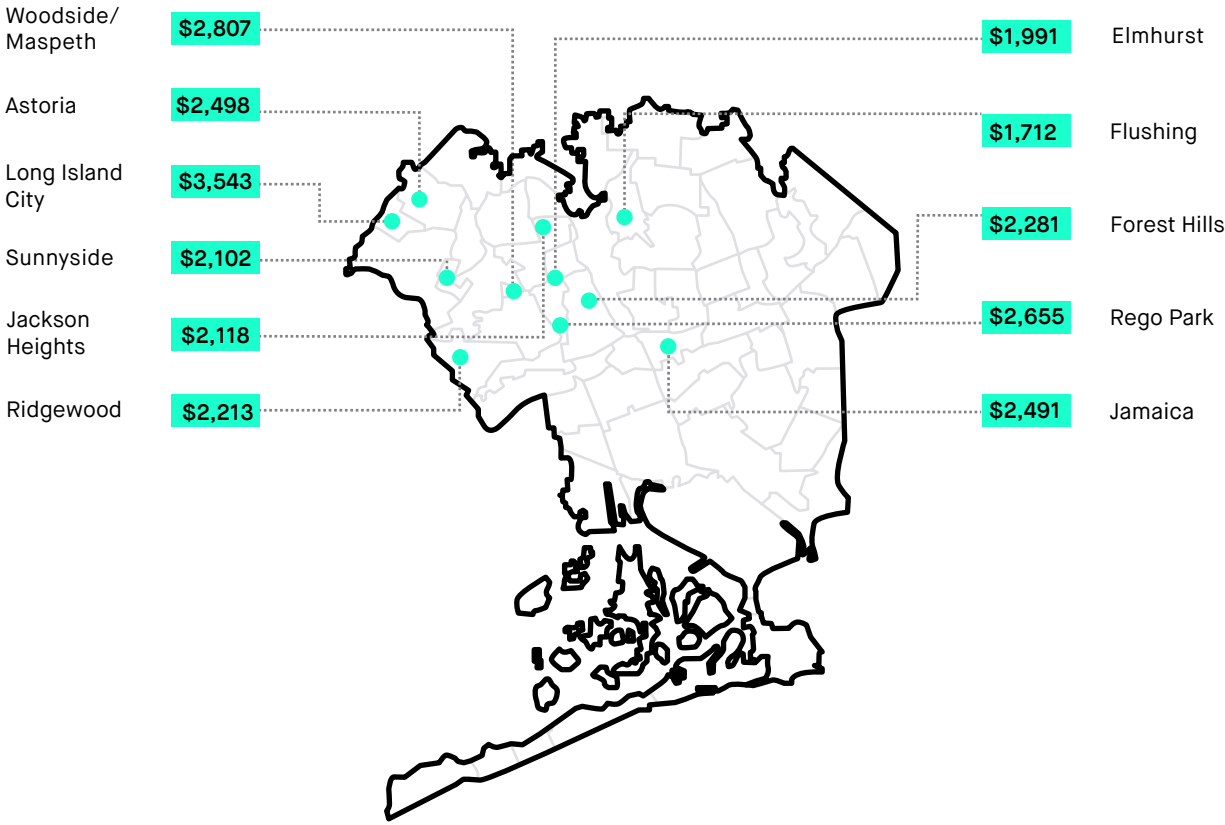
One-Bedroom	0.0%
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SUNNYSIDE

Studios	6.1%
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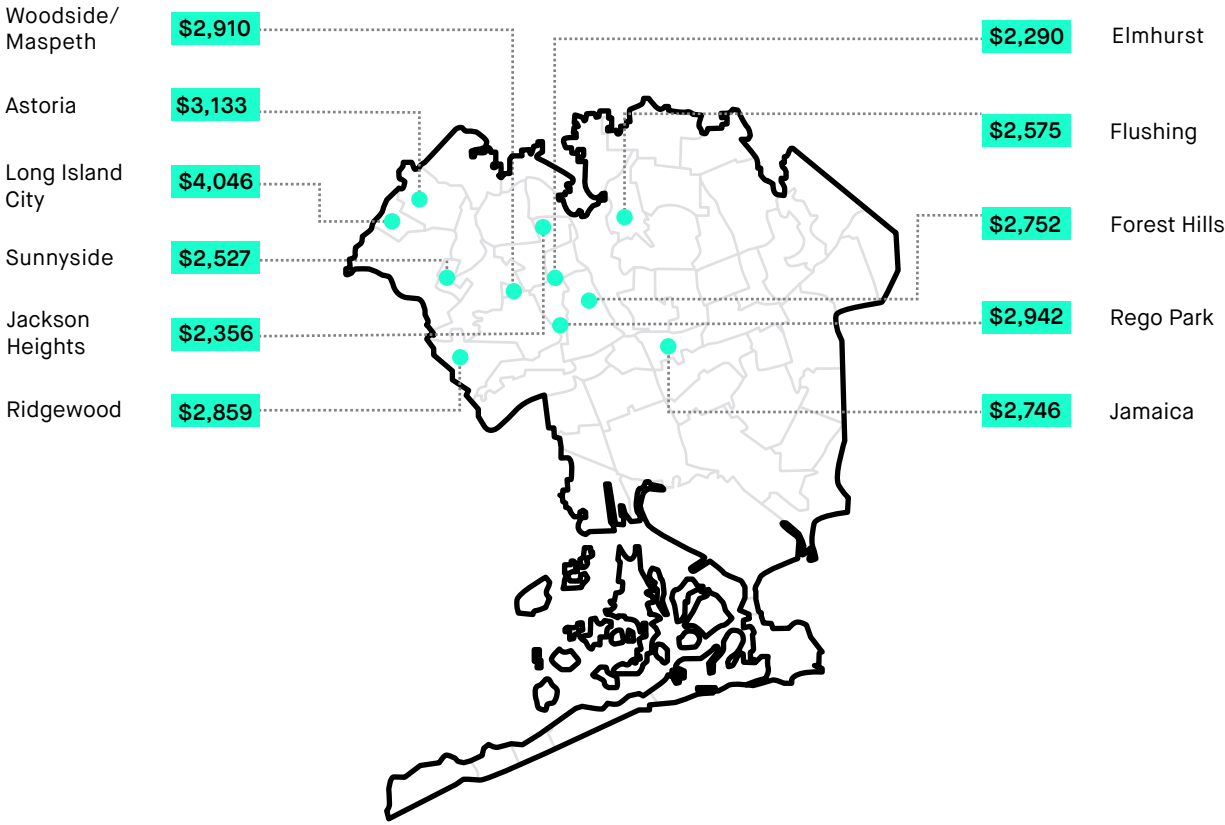
QUEENS AVERAGE PRICE

STUDIOS



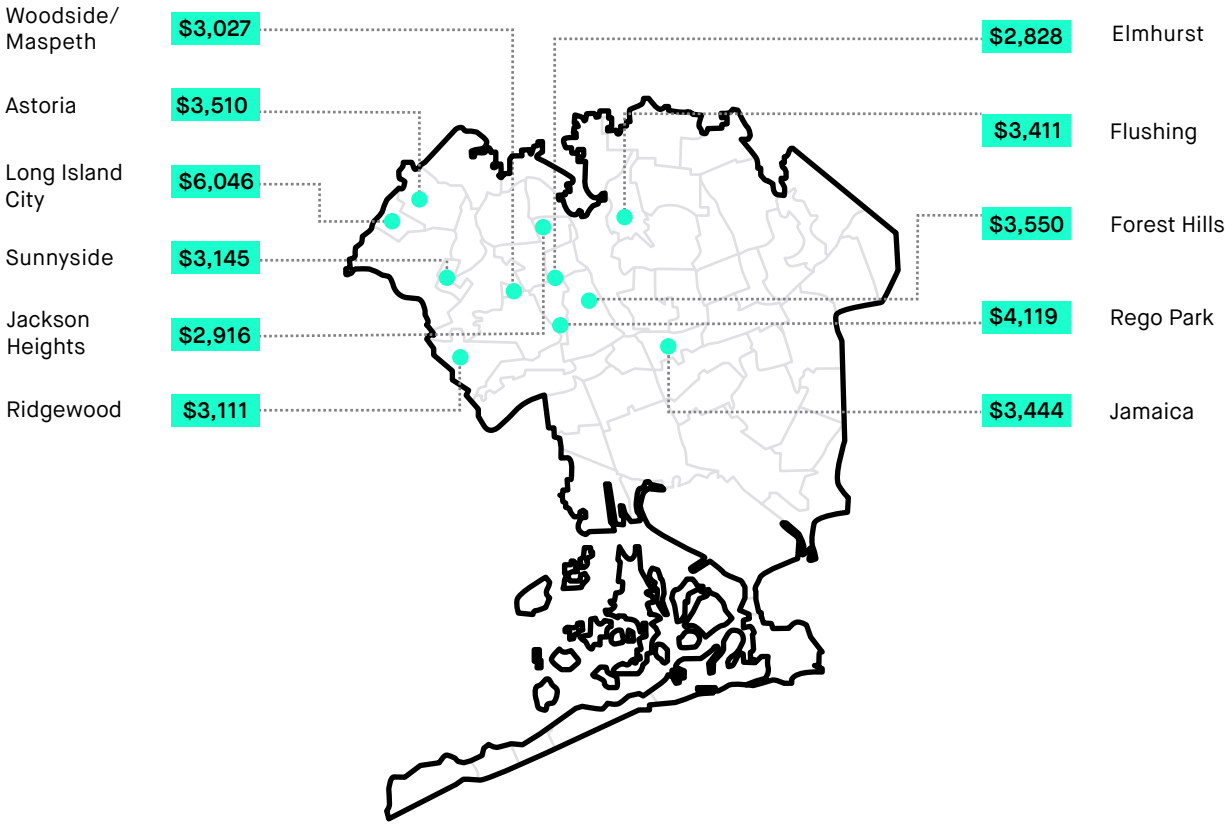
QUEENS AVERAGE PRICE

1 BEDROOM



QUEENS AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

ASTORIA	↑ 6.07%	JACKSON HEIGHTS	↑ 0.63%	RIDGEWOOD	↑ 0.03%
ELMHURST	↑ 6.0%	JAMAICA	↑ 1.11%	SUNNYSIDE	↑ 7.4%
FLUSHING	↑ 3.32%	LONG ISLAND CITY	↑ 4.34%	WOODSIDE/MASPETH	↑ 7.7%
FOREST HILLS	↑ 10.79%	REGO PARK	↑ 4.14%		

PRICE CHANGES

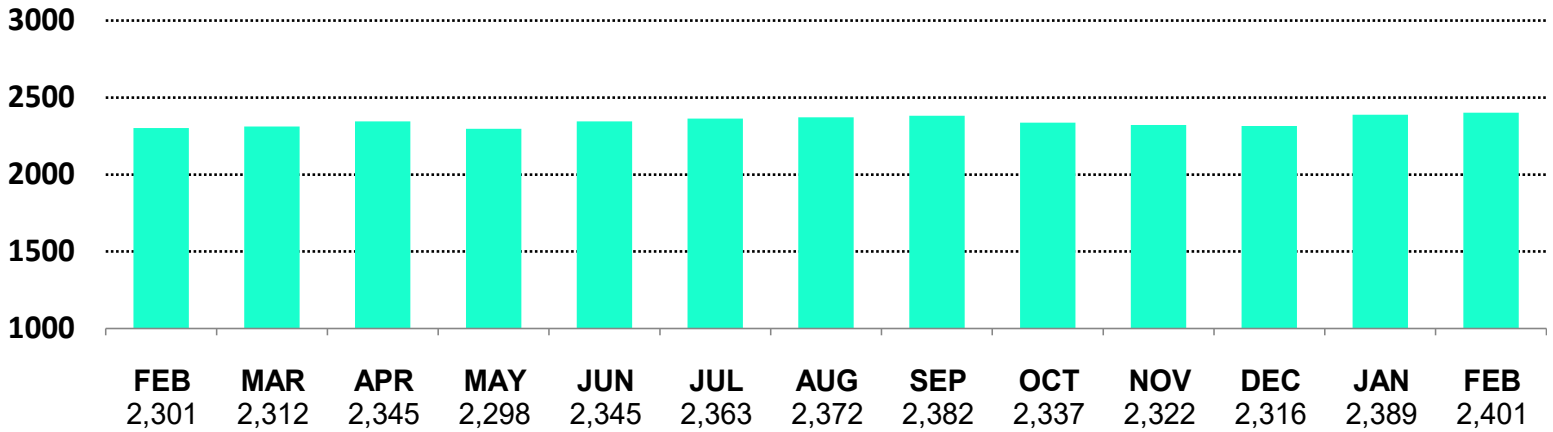
QUEENS RENTS:
FEBRUARY 2024 VS. FEBRUARY 2025

PRICE CHANGES

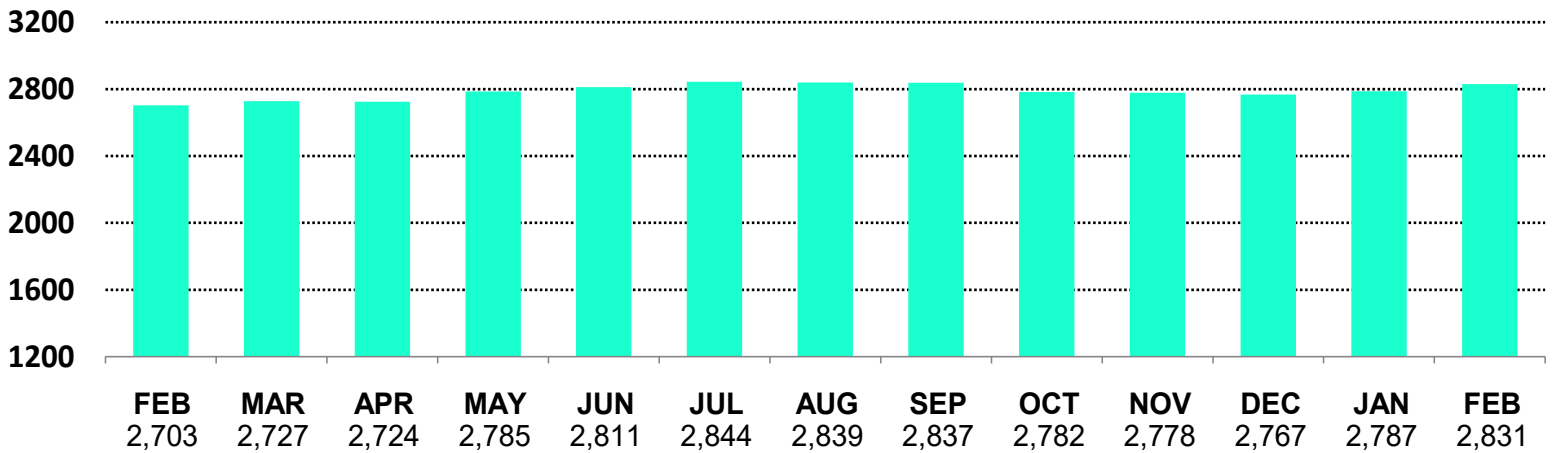
TYPE	FEBRUARY 2024	FEBRUARY 2025	CHANGE
Studios	\$2,301	\$2,401	↑ 4.33%
One bedrooms	\$2,703	\$2,831	↑ 4.70%
Two bedrooms	\$3,394	\$3,555	↑ 4.74%

PRICE TRENDS: QUEENS

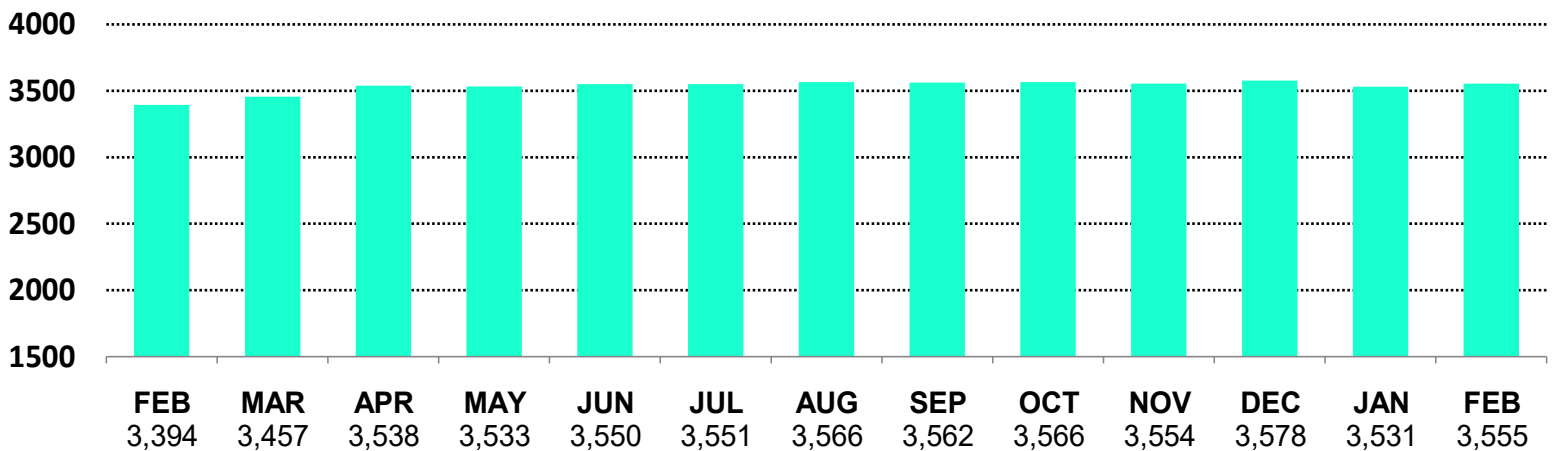
QUEENS STUDIO PRICE TRENDS OVER 13 MONTHS



QUEENS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



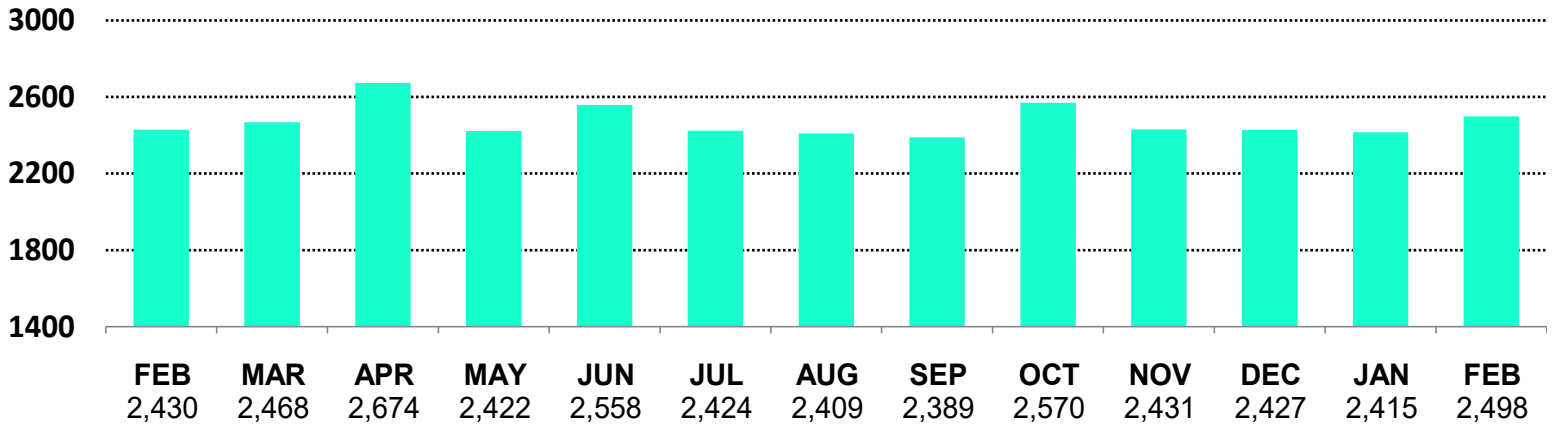
QUEENS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



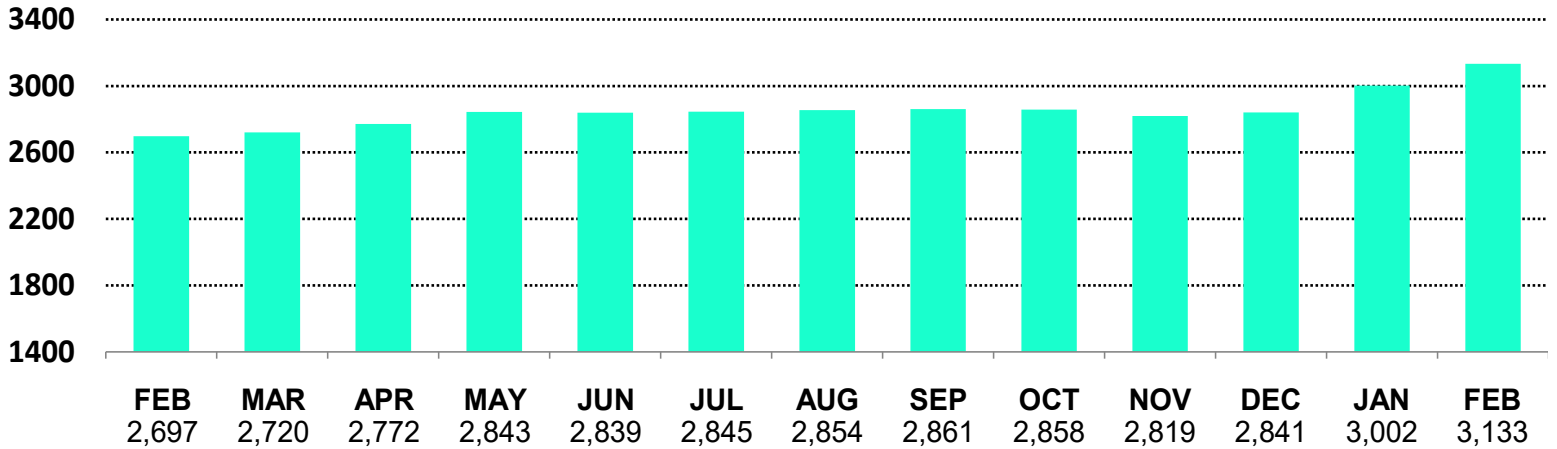
PRICE TRENDS: ASTORIA

THROUGH FEBRUARY, THE AVERAGE RENTAL PRICE IN ASTORIA INCREASED BY 2.15%.

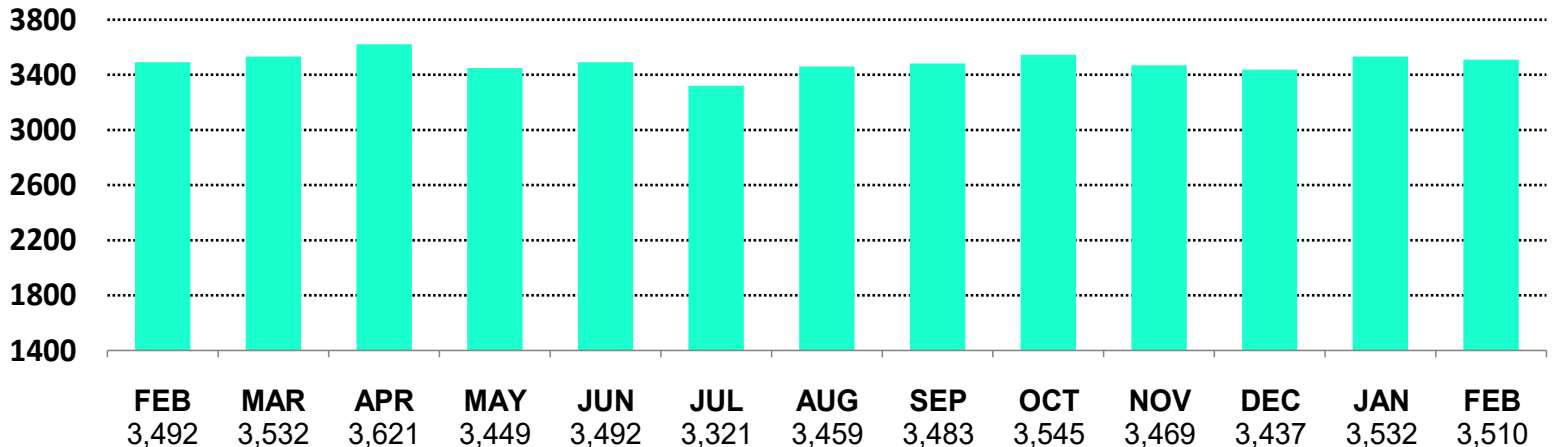
ASTORIA STUDIO PRICE TRENDS OVER 13 MONTHS



ASTORIA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



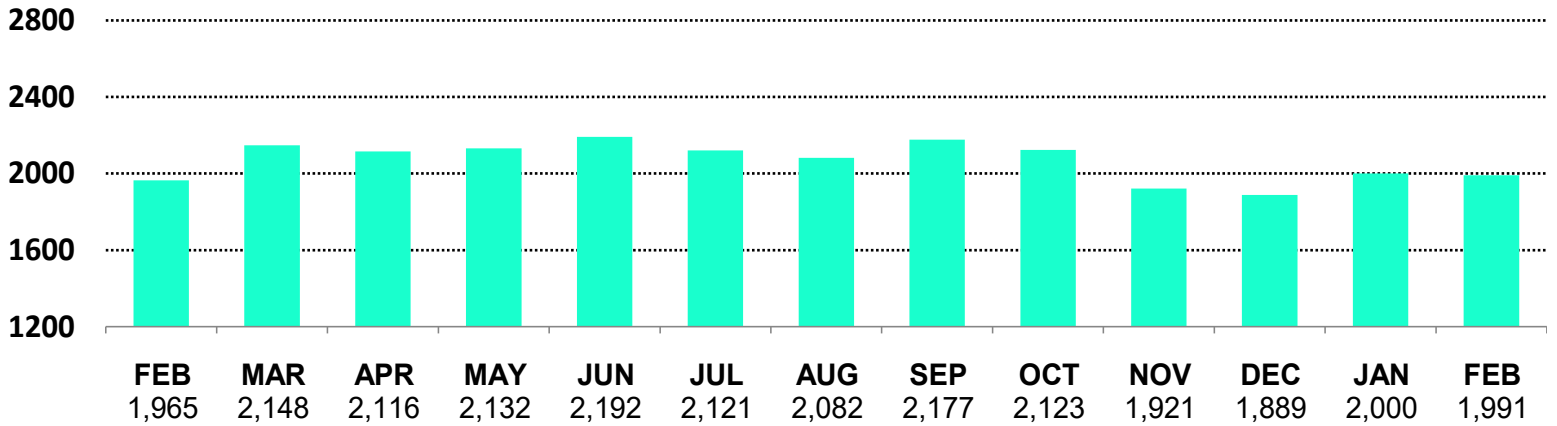
ASTORIA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



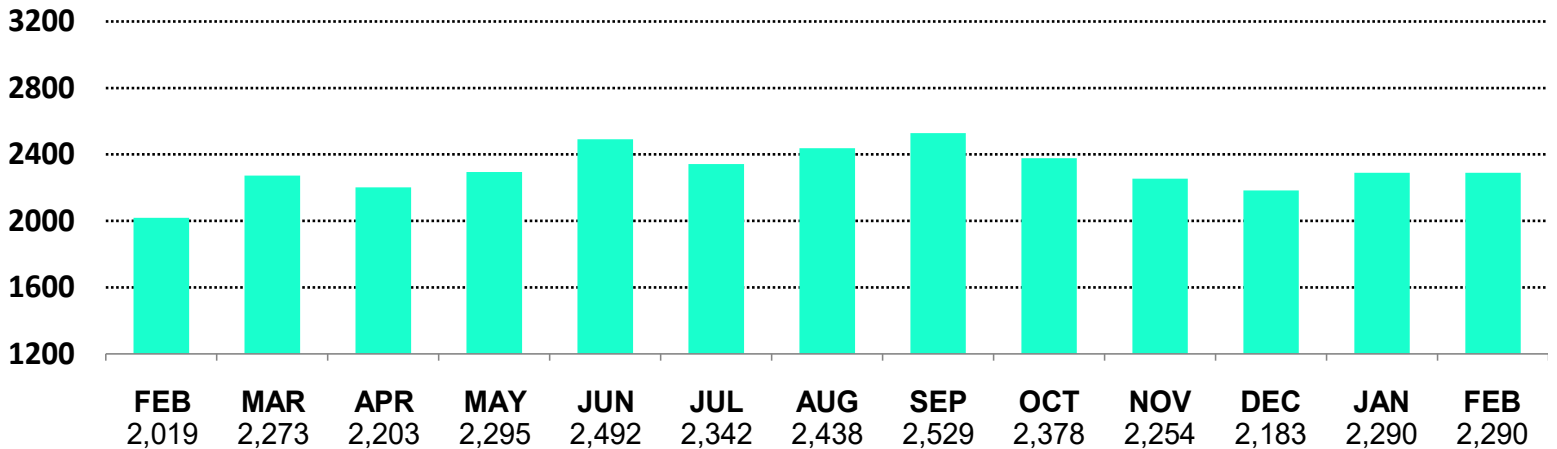
PRICE TRENDS: ELMHURST

THE AVERAGE RENTAL PRICE IN ELMHURST DECREASED BY 2.48% SINCE LAST MONTH.

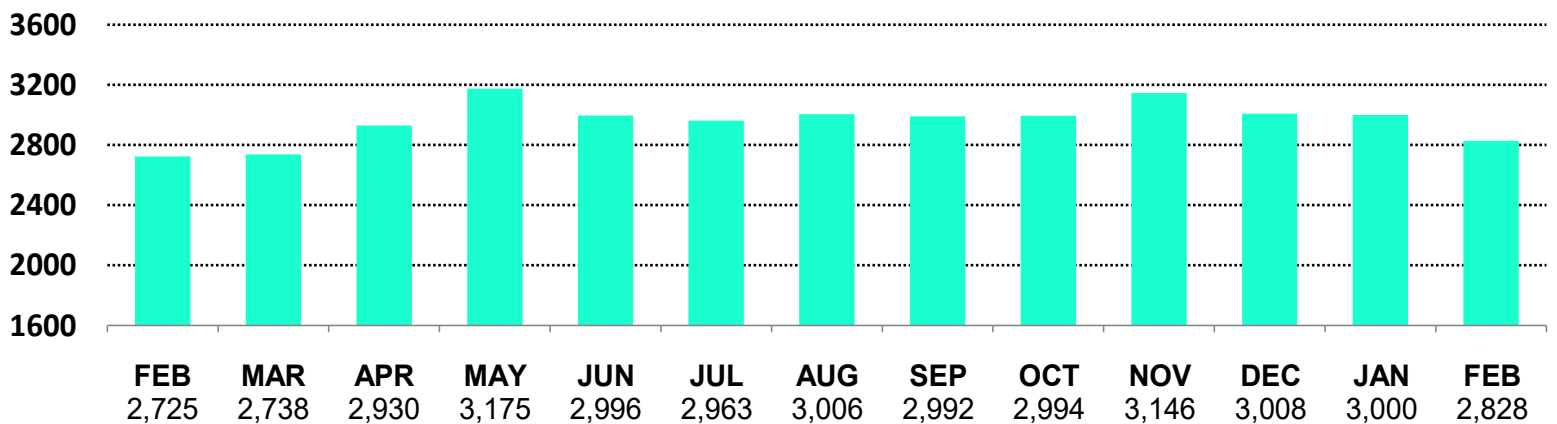
ELMHURST STUDIO PRICE TRENDS OVER 13 MONTHS



ELMHURST ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



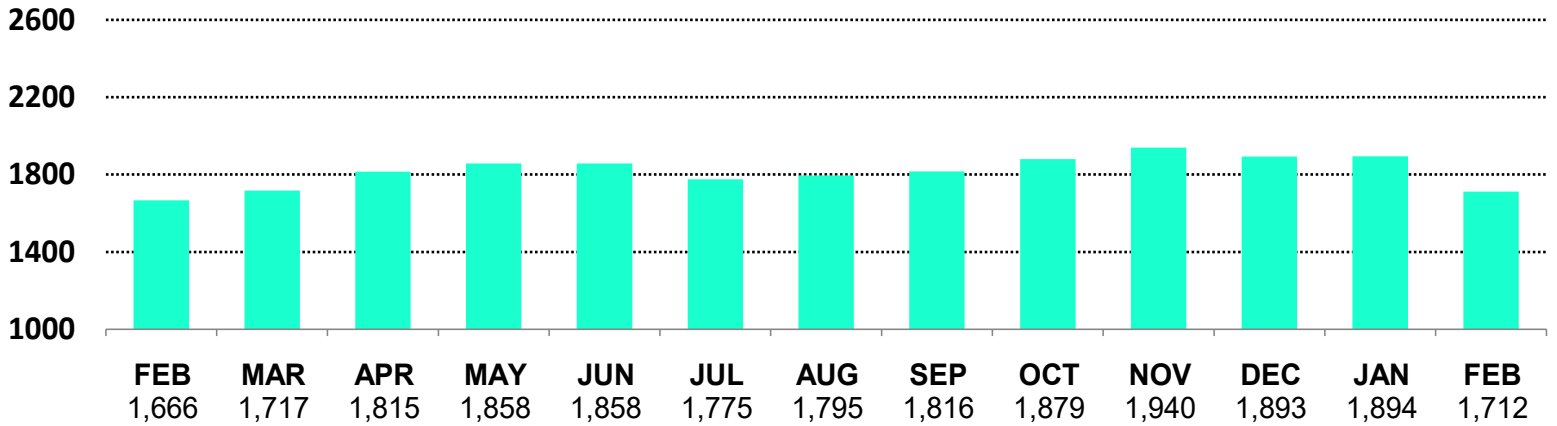
ELMHURST TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



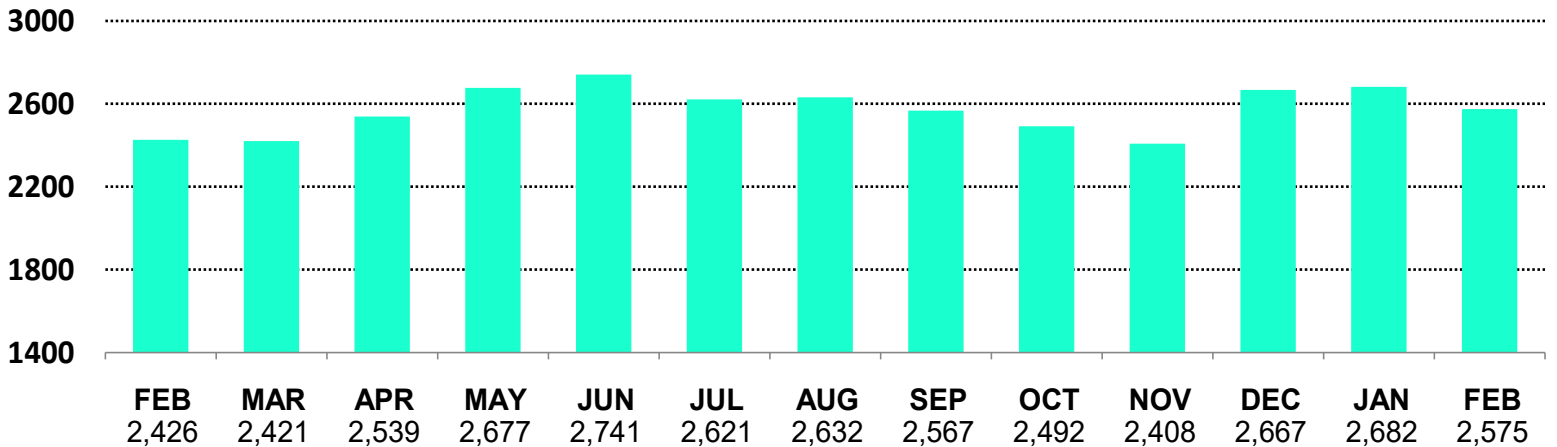
PRICE TRENDS: FLUSHING

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FLUSHING DECREASED BY 5.23%.

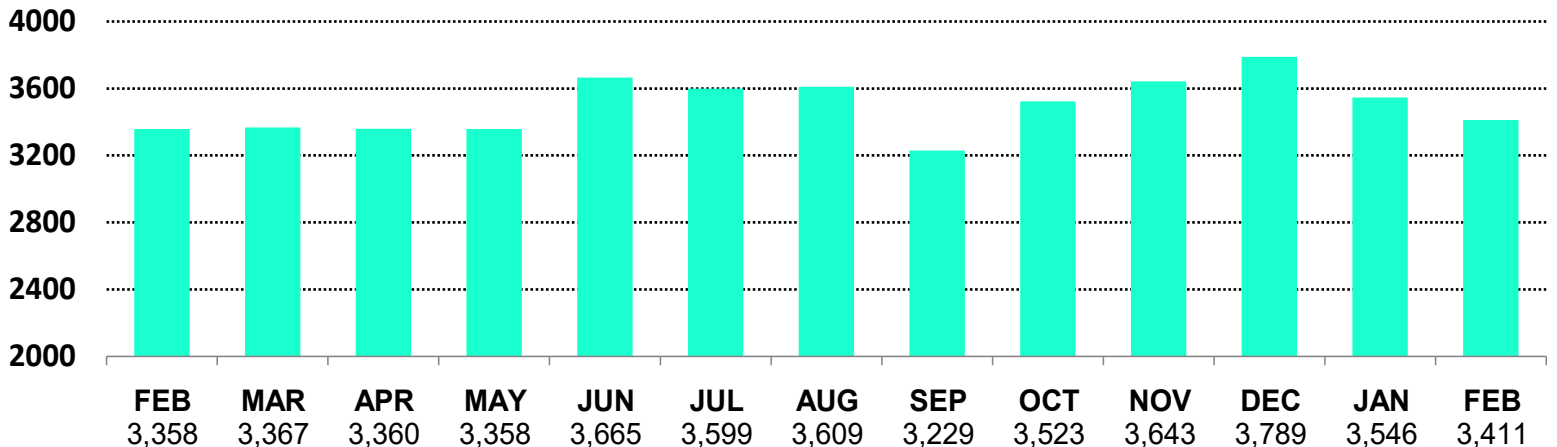
FLUSHING STUDIO PRICE TRENDS OVER 13 MONTHS



FLUSHING ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



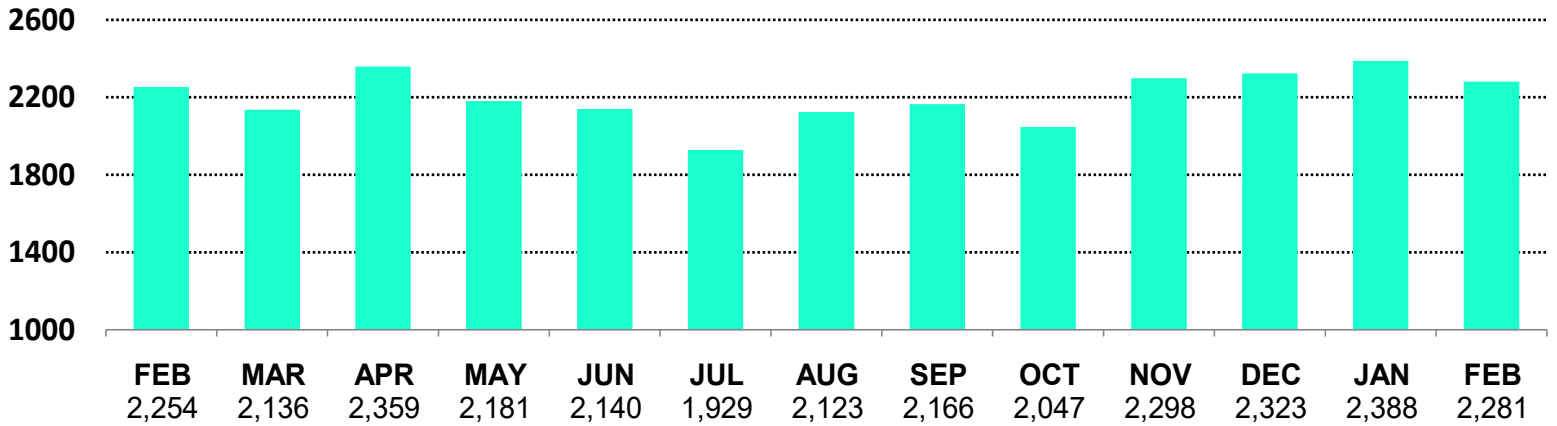
FLUSHING TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



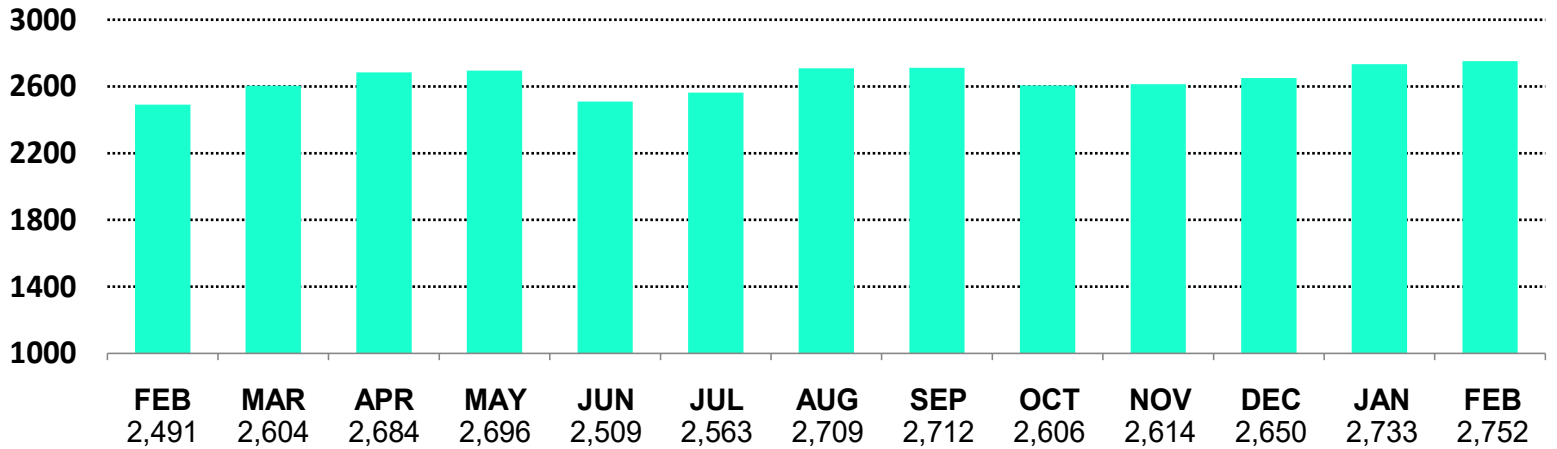
PRICE TRENDS: FOREST HILLS

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN FOREST HILLS INCREASED BY 2.09%.

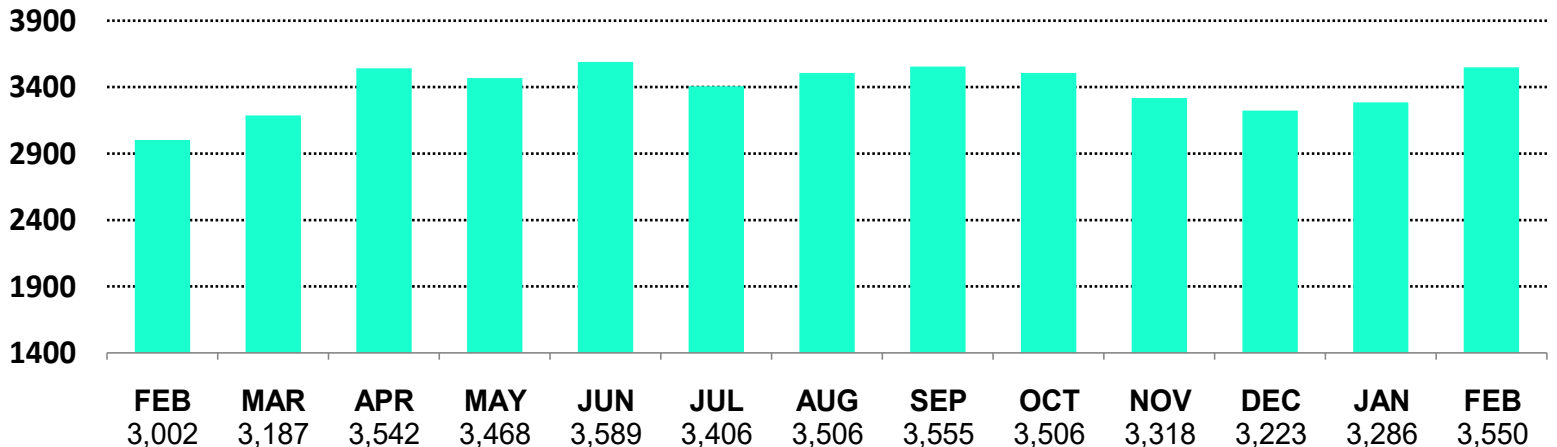
FOREST HILLS STUDIO PRICE TRENDS OVER 13 MONTHS



FOREST HILLS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



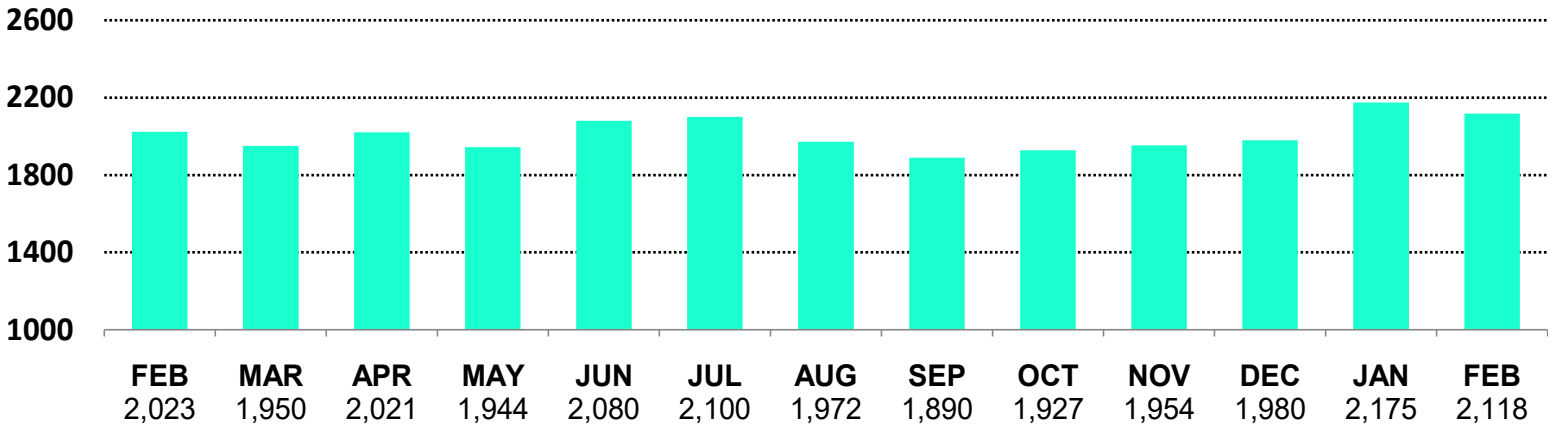
FOREST HILLS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



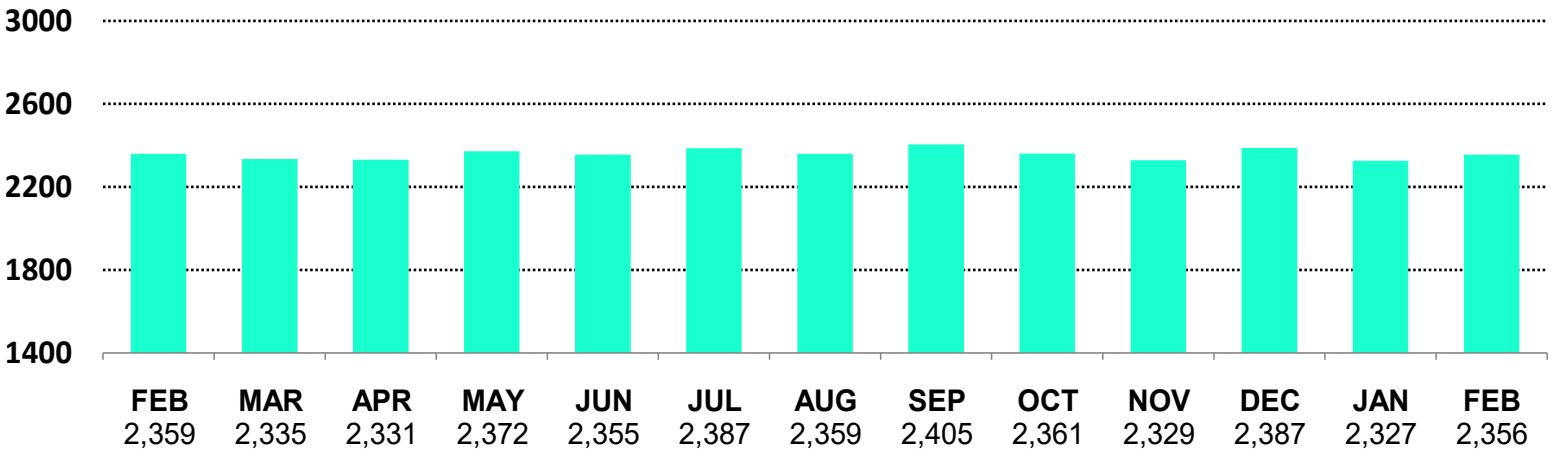
PRICE TRENDS: JACKSON HEIGHTS

THROUGH FEBRUARY, THE AVERAGE RENTAL PRICE IN JACKSON HEIGHTS SLIGHTLY DECREASED BY JUST 0.39%.

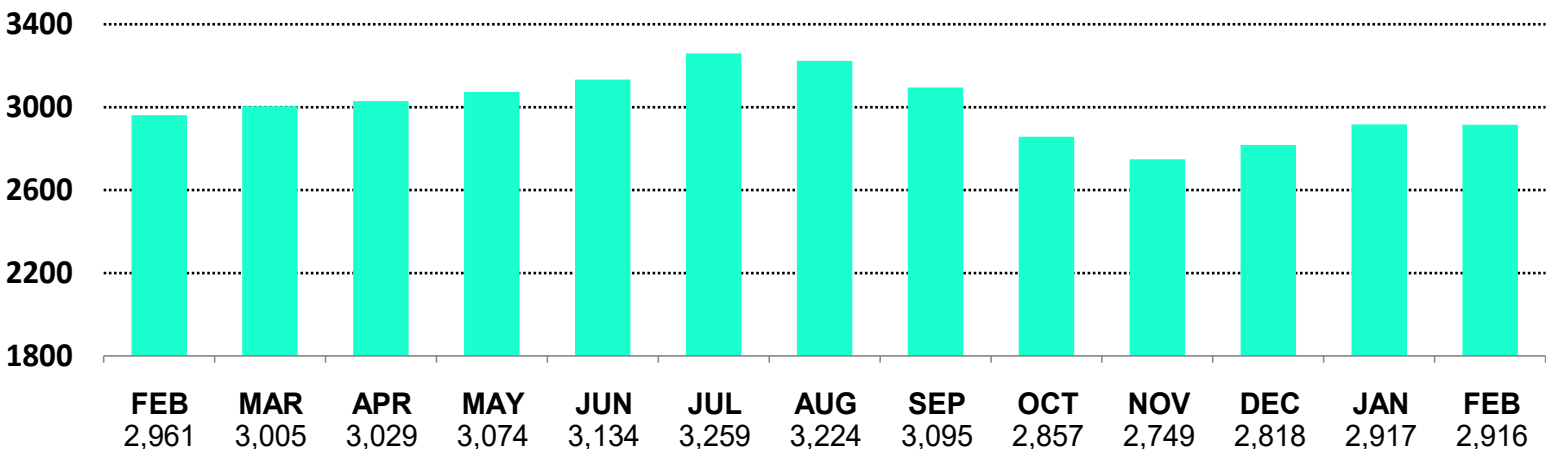
JACKSON HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



JACKSON HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



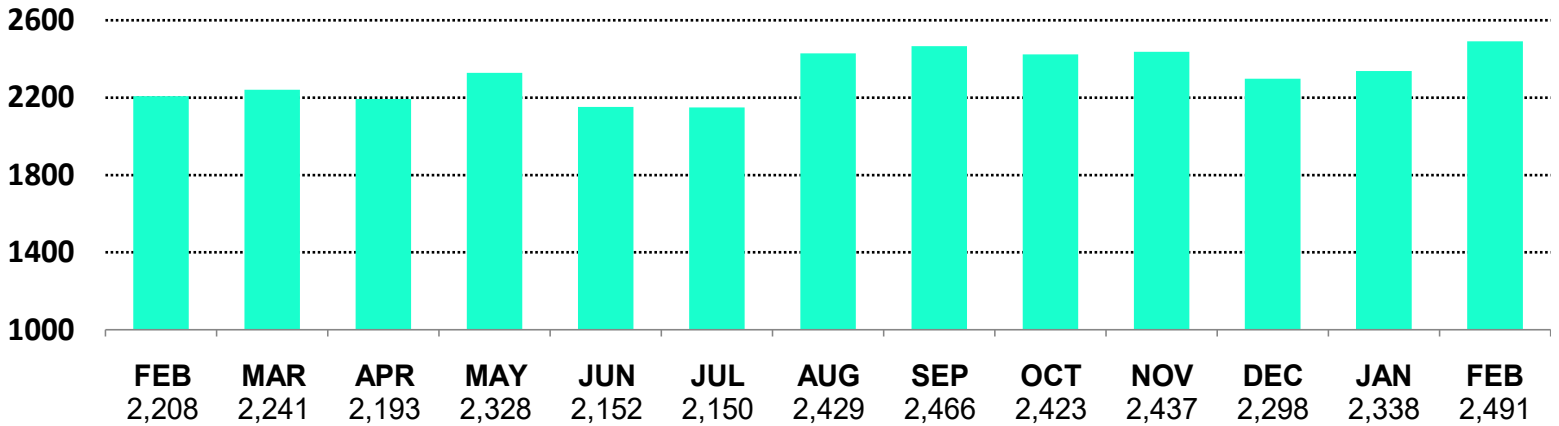
JACKSON HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



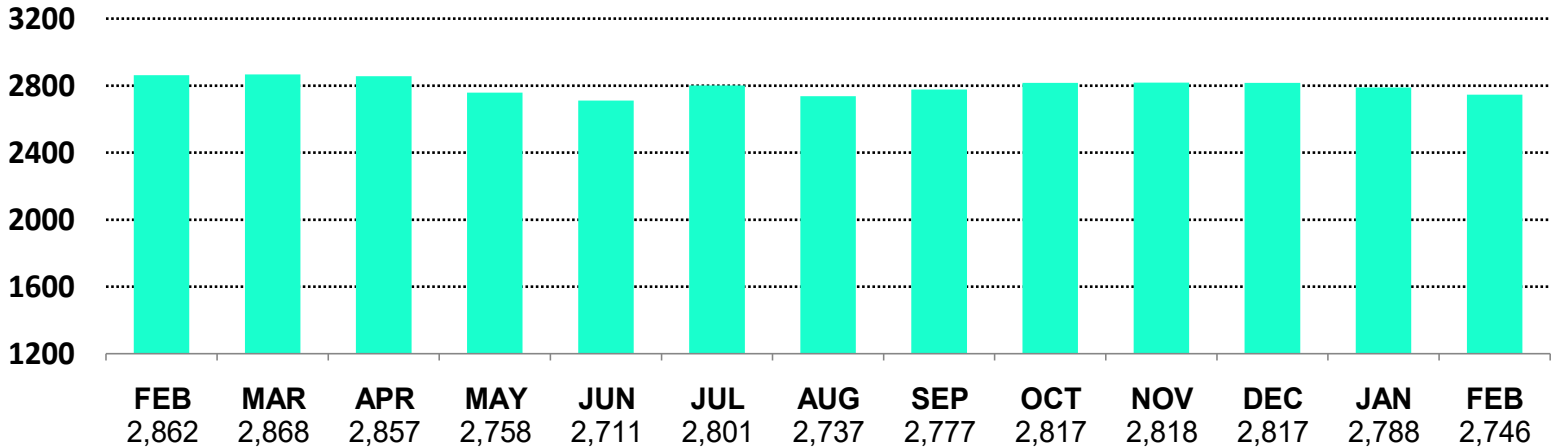
PRICE TRENDS: JAMAICA

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN JAMAICA INCREASED BY 1.82%.

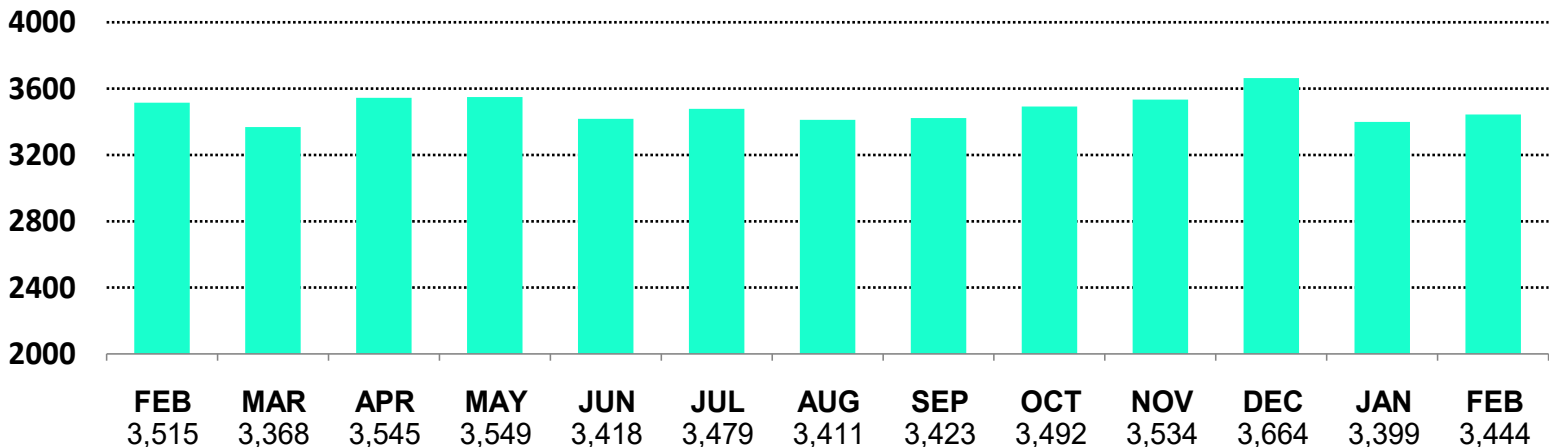
JAMAICA STUDIO PRICE TRENDS OVER 13 MONTHS



JAMAICA ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



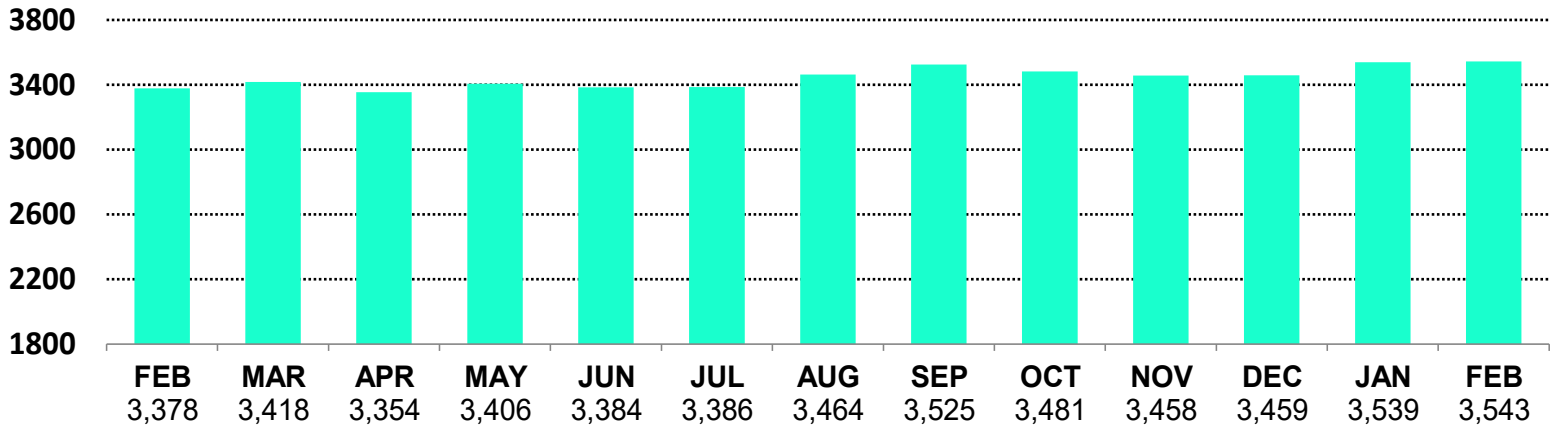
JAMAICA TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



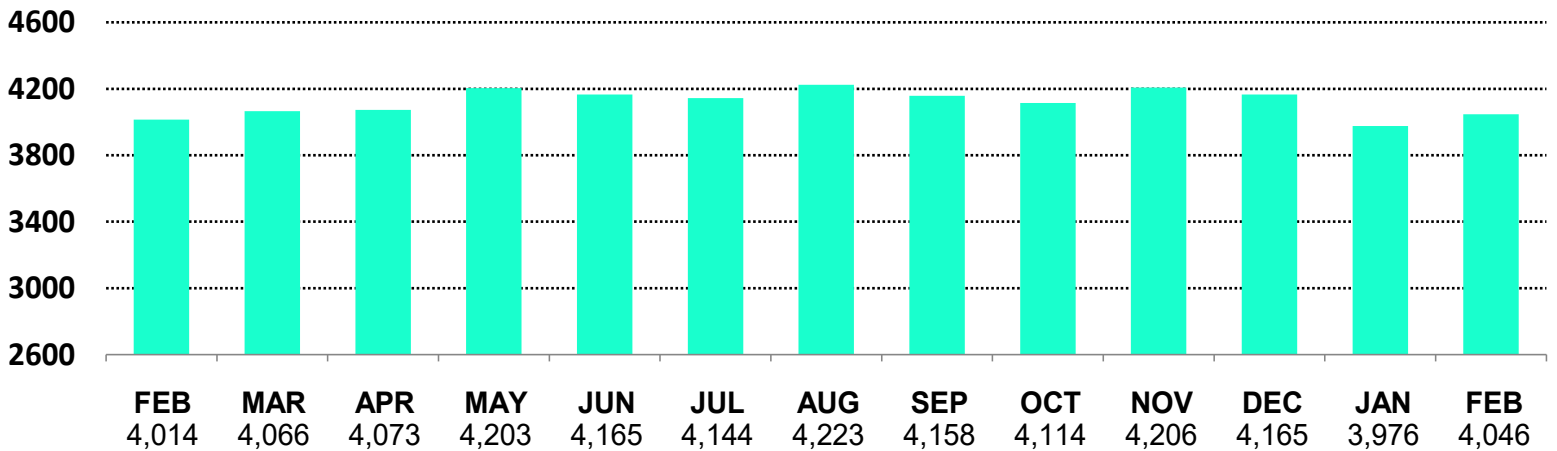
PRICE TRENDS: LONG ISLAND CITY

THE AVERAGE RENTAL PRICE IN LONG ISLAND CITY INCREASED BY 2.83% SINCE LAST MONTH.

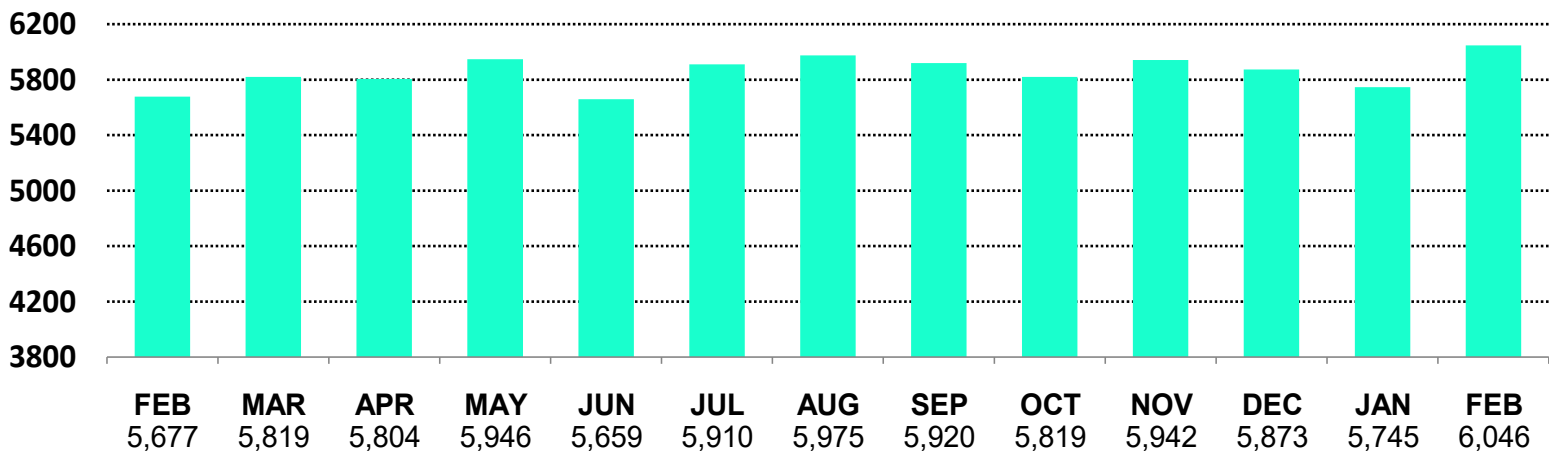
LONG ISLAND CITY STUDIO PRICE TRENDS OVER 13 MONTHS



LONG ISLAND CITY ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



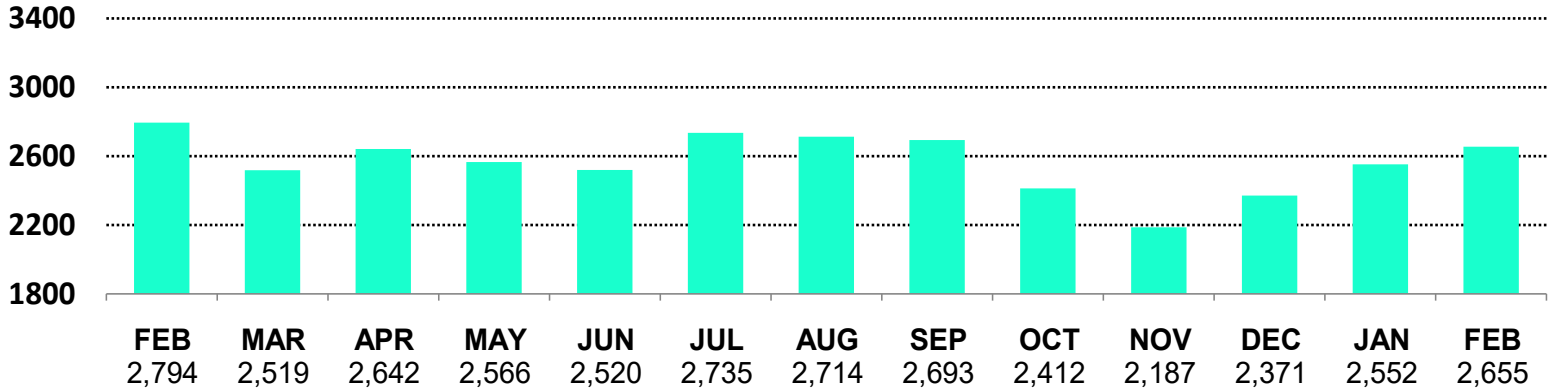
LONG ISLAND CITY TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



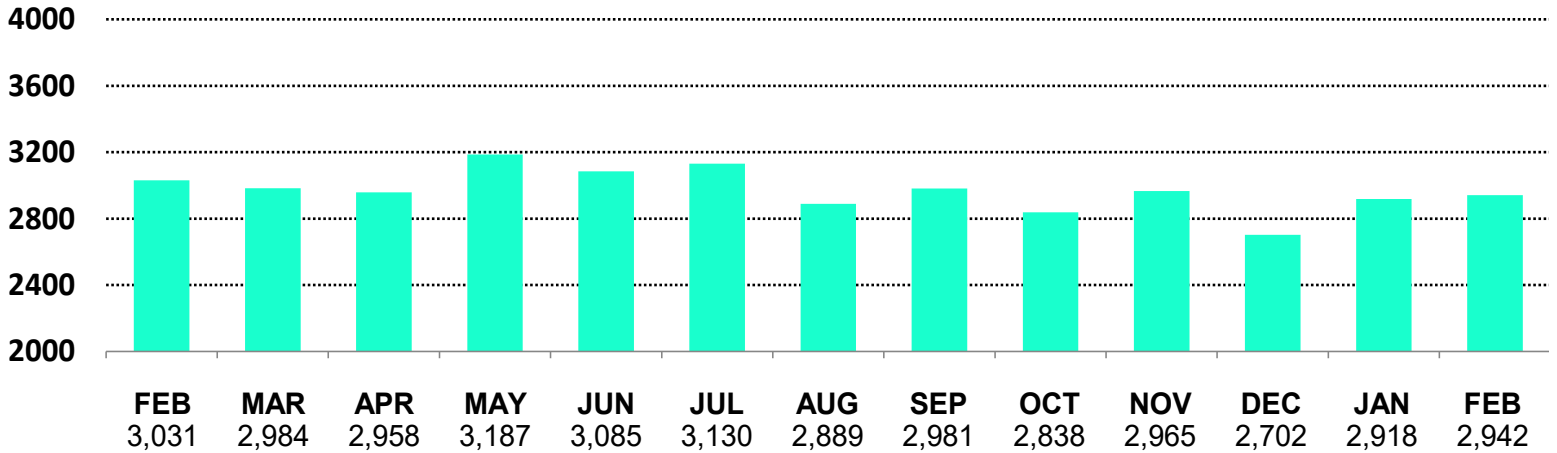
PRICE TRENDS: REGO PARK

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN REGO PARK INCREASED BY 4.16%.

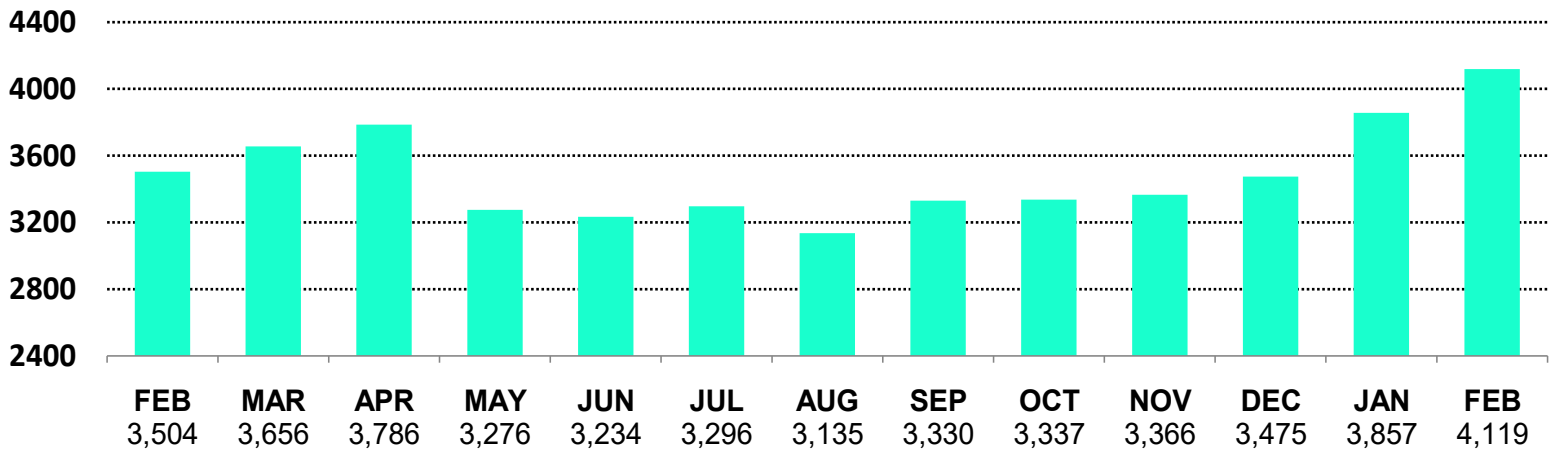
REGO PARK STUDIO PRICE TRENDS OVER 13 MONTHS



REGO PARK ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



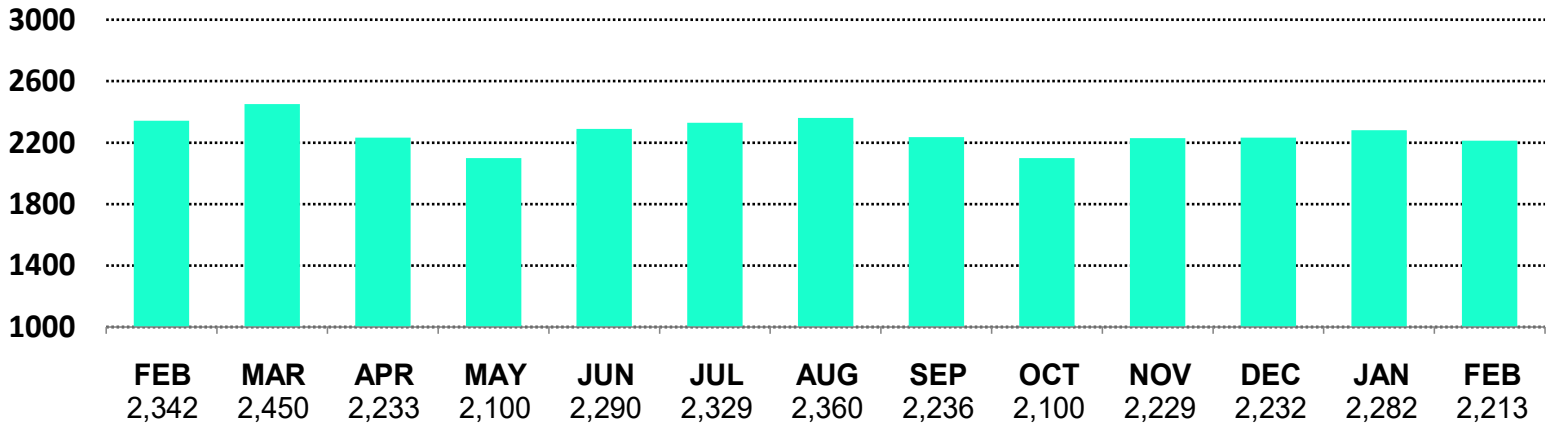
REGO PARK TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



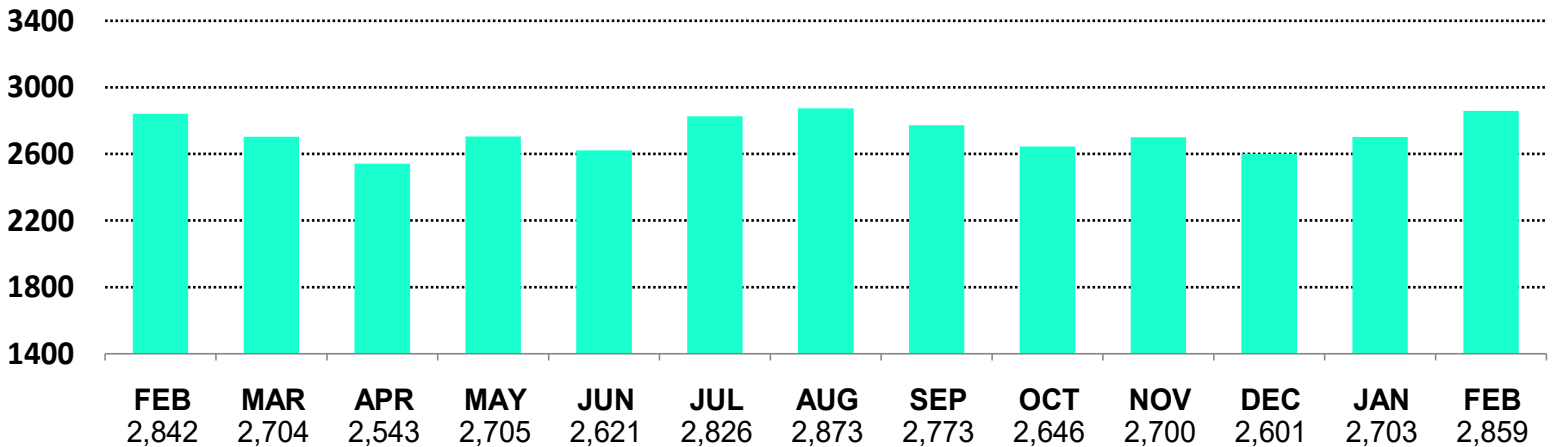
PRICE TRENDS: RIDGEWOOD

THE AVERAGE RENTAL PRICE IN RIDGEWOOD SLIGHTLY INCREASED BY JUST 0.44% SINCE LAST MONTH.

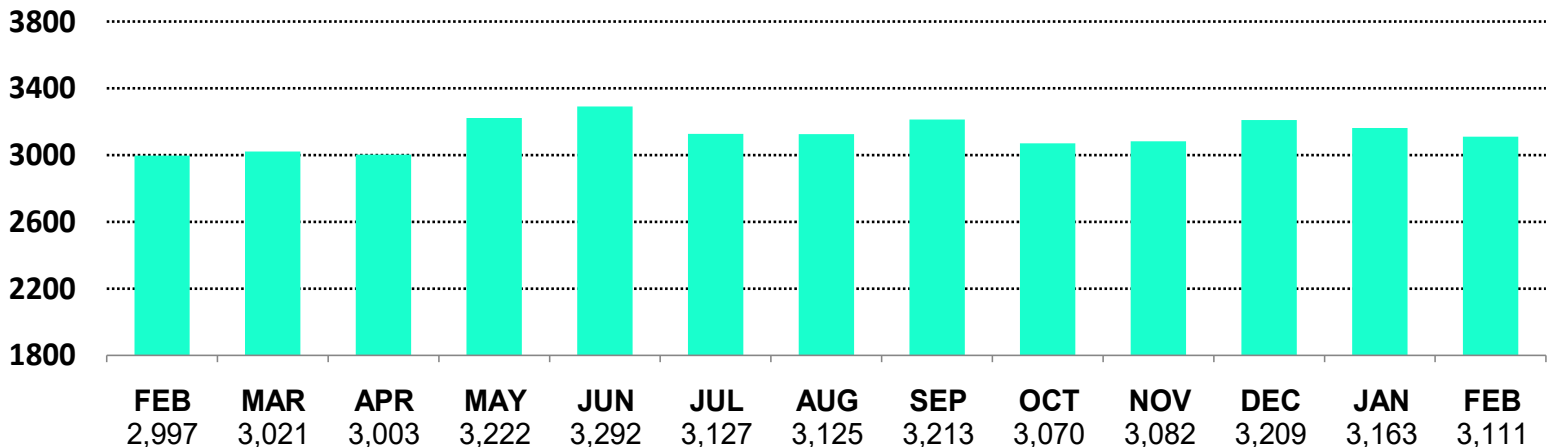
RIDGEWOOD STUDIO PRICE TRENDS OVER 13 MONTHS



RIDGEWOOD ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



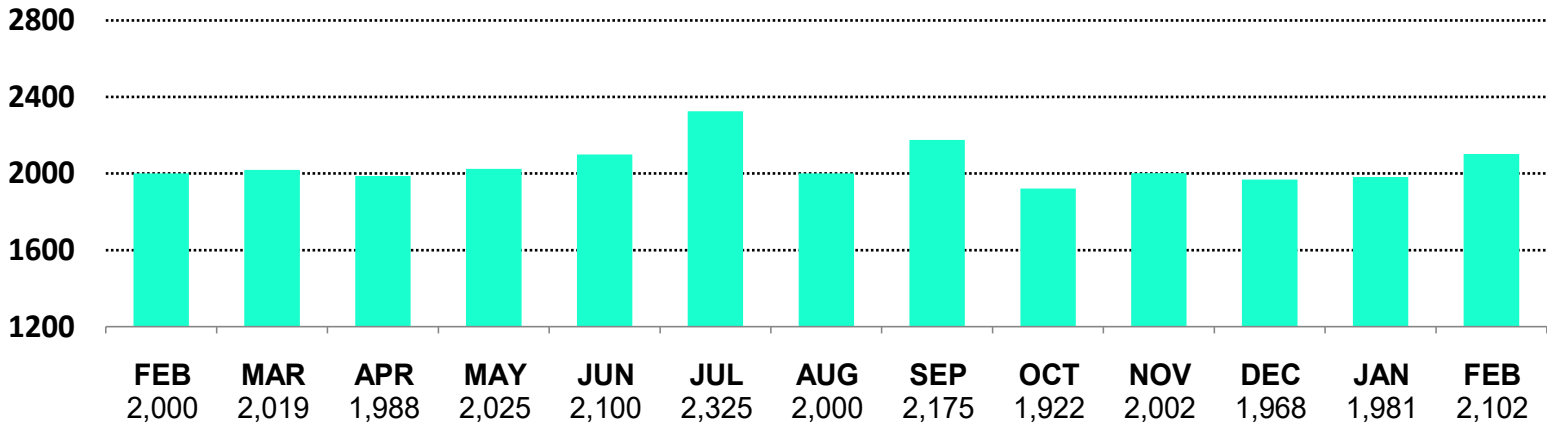
RIDGEWOOD TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



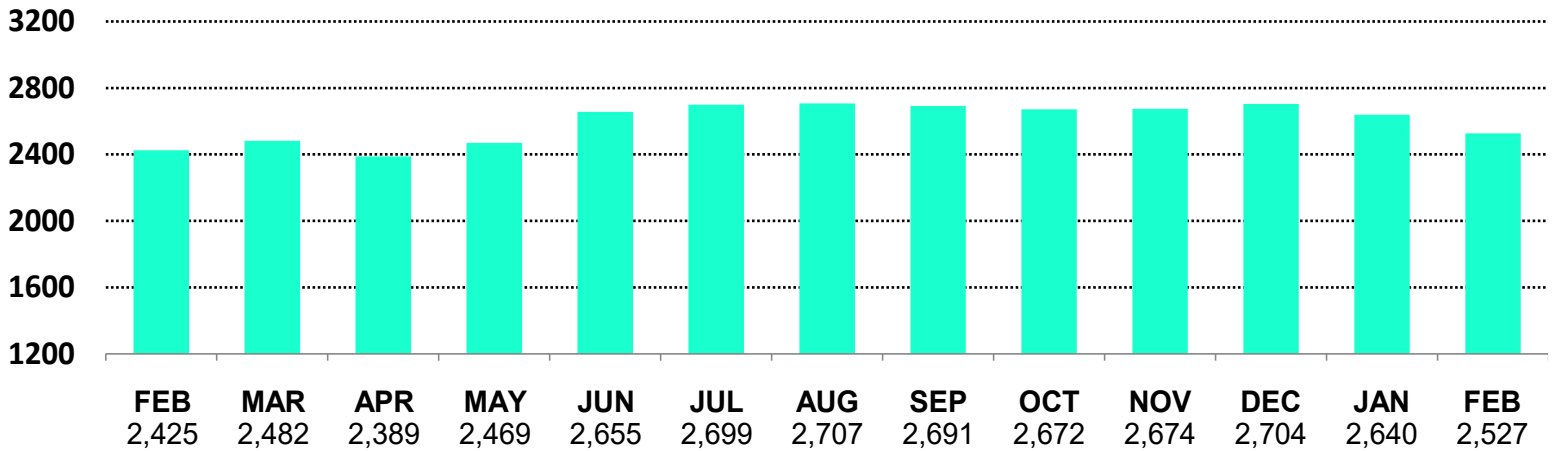
PRICE TRENDS: SUNNYSIDE

THROUGH FEBRUARY, THE AVERAGE RENTAL PRICE IN SUNNYSIDE DECREASED BY 2.20%.

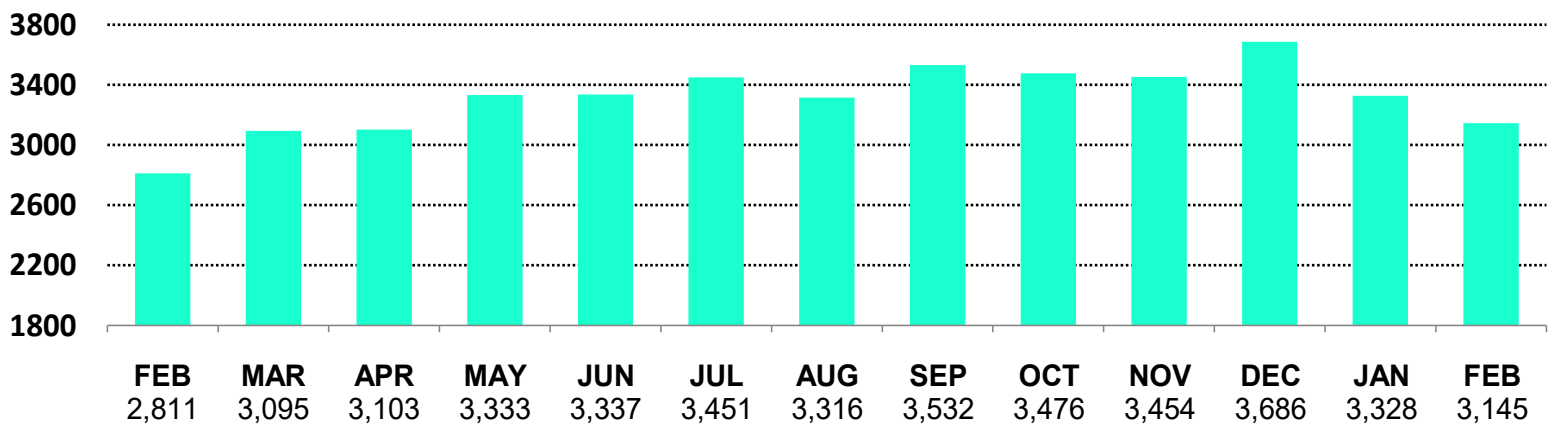
SUNNYSIDE STUDIO PRICE TRENDS OVER 13 MONTHS



SUNNYSIDE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



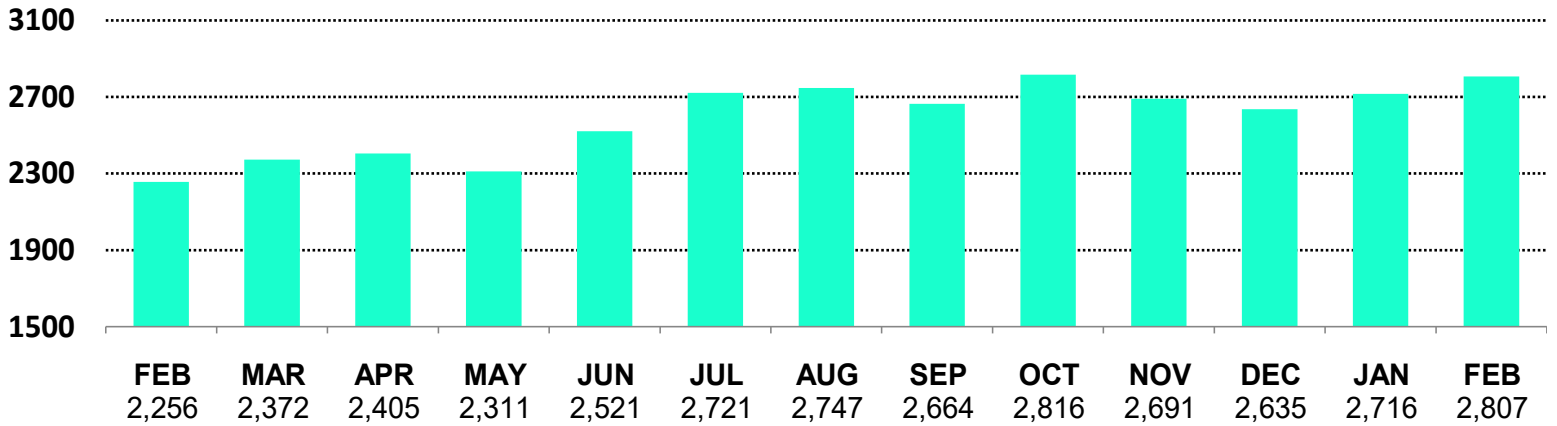
SUNNYSIDE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



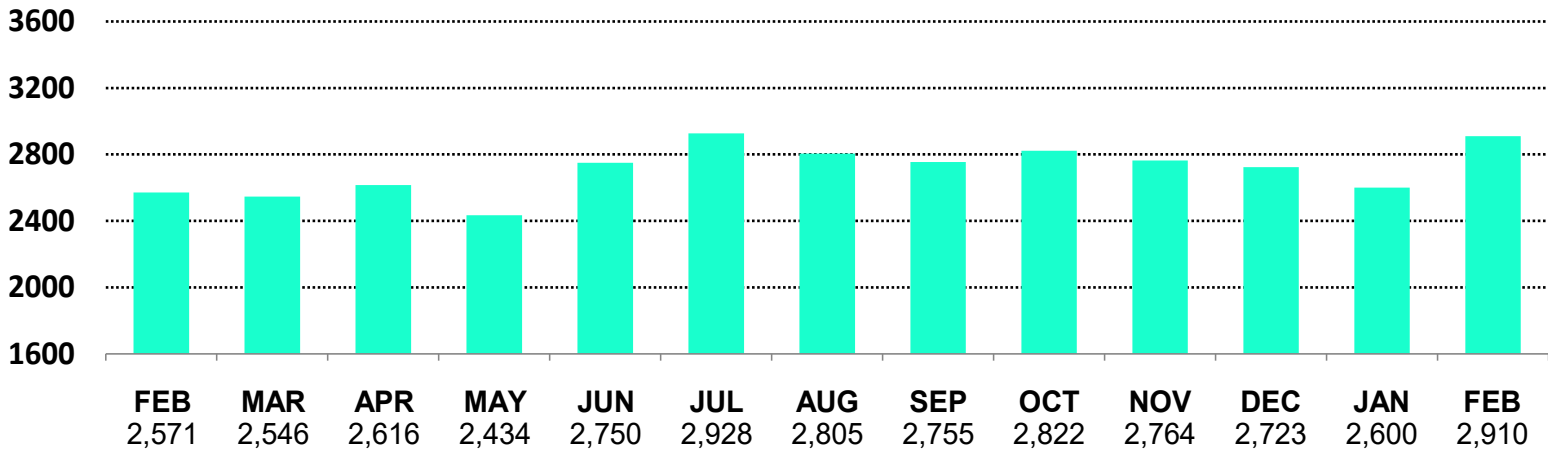
PRICE TRENDS: WOODSIDE/MASPETH

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN WOODSIDE / MASPETH INCREASED BY 4.35%.

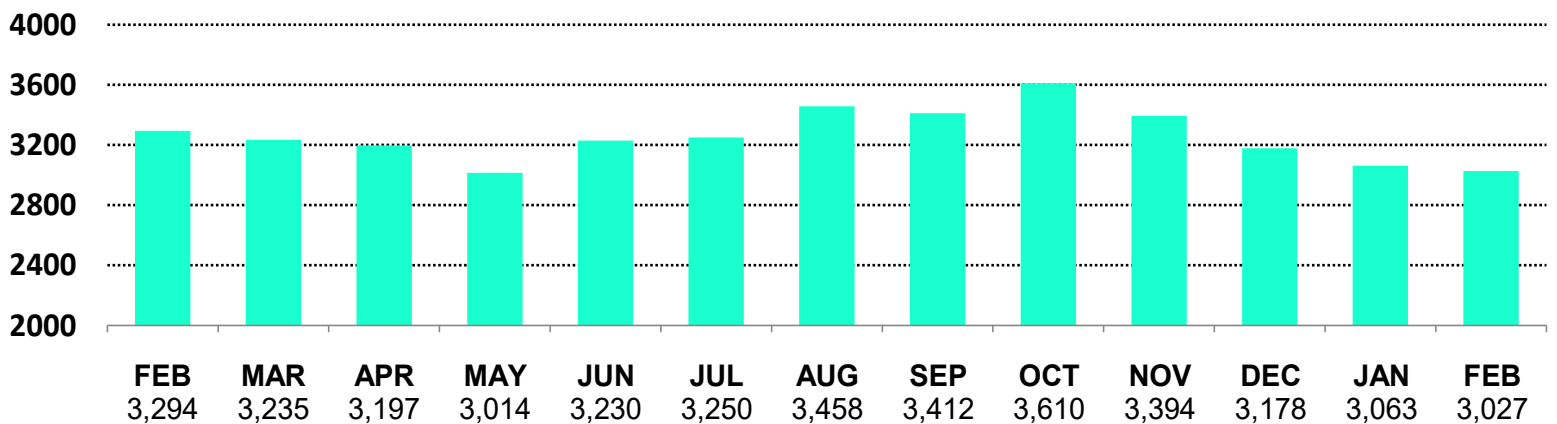
WOODSIDE / MASPETH STUDIO PRICE TRENDS OVER 13 MONTHS



WOODSIDE / MASPETH ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



WOODSIDE / MASPETH TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



THE REPORT EXPLAINED

THE QUEENS RENTAL MARKET REPORT 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 TM is based on a cross-section of data from available listings and priced under \$10,000, with ultraluxury 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: 718-222-0211

Note: All market data is collected and compiled by MNS's marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it January be subject to errors, omissions, changes or withdrawal without notice.

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[HTTP://WWW.MNS.COM/QUEENS_RENTAL_MARKET_REPORT](http://www.mns.com/queens_rental_market_report)

THANK YOU

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