

Q4 2025

# Queens Market Report

COMPASS



3 Court Square, Unit 2911  
Courtesy of: Agent/Team: Lawrence Hakimi  
Photo: Photo: Rare Photography

The Queens residential market experienced moderate growth in the fourth quarter of 2025, with overall sales increasing 6.3% year-over-year, reflecting consistent demand despite inventory constraints. Houses led the way, with 17.7% annual growth and record-high average and median prices, while condos experienced modest gains and co-ops declined due to limited supply. Homes priced at \$1.5 million and above surged nearly 48%, making up almost 10% of closings. Condo performances were contingent on price point, with the \$500k-700k range posting modest growth, but lower-and higher-priced brackets showing declines, aside from luxury condos, which increased by 25%, alluding to continued interest in amenities.

PRESIDENT OF GROWTH  
& COMMUNICATIONS

Rory Golod

Northwestern Queens, including Astoria, Sunnyside, and Blissville, posted 12% in sales growth with flat pricing, while Northeastern Queens, including Flushing, Bayside, Auburndale, Glen Oaks, and Hillcrest, the largest market share at 35.3%, experienced a slight 1% decline in closings. Contract activity was mostly flat, with a 0.5% increase year-over-year, with houses up nearly 4% and co-ops showing small gains, while condo contracts fell 7.3%.

Inventory tightened across the borough, with 14.9% fewer active listings, particularly in condos and co-ops, driving asking prices higher. Co-op availability remained severely limited at all price points, restricting buyer activity, whereas house inventory \$1 million and above increased,

SENIOR MANAGING  
DIRECTOR

Dennis McCarthy

providing support for strong sales. New listings dropped 9.3% overall, including a 22.1% decline in condos and a smaller drop for co-ops, while house new listings remained stable but posted a 4.1% increase in average list price.

Looking ahead, Queens' market is expected to remain active, particularly for houses and luxury properties, as constrained inventory continues to support pricing. Buyers in high demand segments may face competition, while limited co-op supply may encourage sellers to adjust pricing or incentives. Overall, Queen's 2025 close signals strategic growth and selective strength shaping up for a resilient residential market going into 2026.

SENIOR MANAGING  
DIRECTOR

Danielle Elo

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#### SOURCES

REBNY RLS,  
ACRIS (Automated City Register Information System), HGAR

# Queens Market Report

## Neighborhood Map

### NORTHWESTERN QUEENS

- Astoria Heights
- Astoria
- Blissville
- Hunters Point
- Sunnyside

### NORTHEASTERN QUEENS

- Auburndale
- Bay Terrace
- Bayside
- Bellerose
- College Point
- Douglaston-Little Neck
- Floral Park
- Flushing Meadows/Corona Park
- Flushing
- Fresh Meadows
- Glen Oaks
- Hillcrest
- Kew Gardens Hills
- Malba
- Murray Hill
- Oakland Gardens
- Pomonok
- Utopia
- Whitestone

### CENTRAL QUEENS

- Briarwood
- Corona
- East Elmhurst
- Forest Hills Gardens
- Forest Hills
- Glendale
- Jackson Heights
- Kew Gardens
- Maspeth
- Middle Village
- Rego Park
- Ridgewood
- Woodside

### SOUTHEASTERN QUEENS

- Cambria Heights
- Hollis
- Holliswood
- Jamaica Estates
- Jamaica Hills
- Jamaica
- Laurelton
- Queens Village
- Rochdale
- Rosedale
- Springfield Gardens
- St. Albans

### SOUTHWESTERN QUEENS

- Howard Beach
- Ozone Park
- Richmond Hill
- South Ozone Park
- Woodhaven

### THE ROCKAWAYS

- Arverne
- Belle Harbor
- Breezy Point
- Broad Channel
- Far Rockaway
- Fort Tilden
- Jacob Riis Park
- Neponsit
- Rockaway Beach
- Rockaway Park
- Roxbury

Consistent demand met inventory constraints, though price point and property type dictated performance in much of the market.

**\$778,975**

Average Sales Price  
Q4 2025

**\$742,295**

Average Condo Price  
Q4 2025

**\$639**

Average Price Per  
Square Foot Q4 2025

**4%**

Average Discount  
Q4 2025

**\$725,000**

Median Sales Price  
Q4 2025

**\$378,310**

Average Co-op Price  
Q4 2025

**83**

Average Days  
on the Market  
Q4 2025

**11%**

of Properties Took  
More Than 180 Days  
to Enter Contract

# Methodology

**Geography** covered in this report is Queens.

**Inventory** is calculated based on all properties actively listed during the quarter at the time the report is prepared.

**Contract Signed** figures for the current quarter are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

**Recorded Sales** figures for the quarter are based on known closings recorded at the time the report is prepared.

**Median Price** is the middle price of a given dataset.

**Average Price** is the sum of all prices divided by the total number of properties.

**Months of Supply** is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

**Time on Market** is calculated by how many properties entered contract during the quarter in the given period.

**Discount** is the percentage difference between the initial list and recorded sale price.

**Bedroom Count** is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

**Current Quarter** is reflective of the initial day of the quarter until the 20th day of the quarter's closing month. These numbers will be updated in subsequent reports to reflect the dataset of the entire quarter.

## Quarters

Q1: January 1 - March 31

Q2: April 1 - June 30

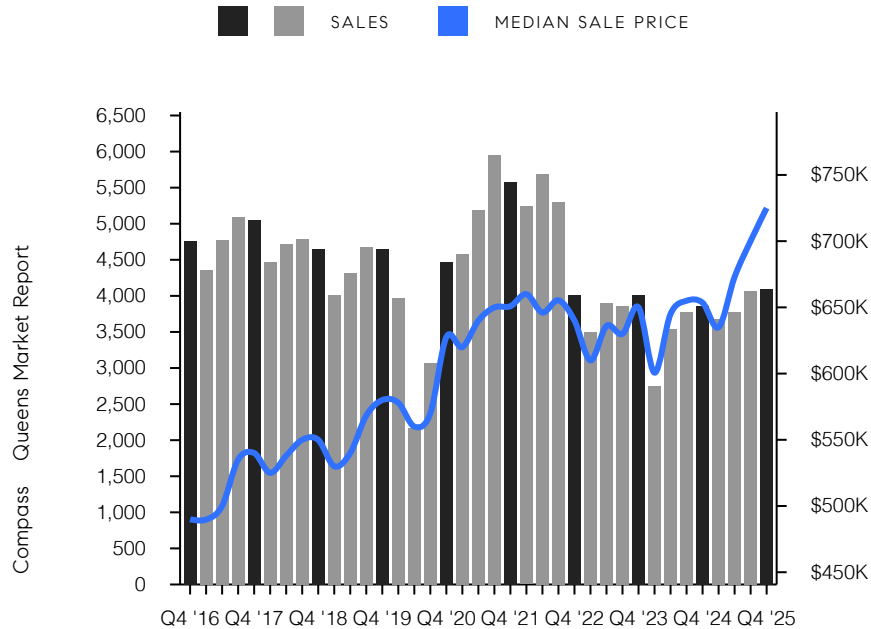
Q3: July 1 - September 30

Q4: October 1 - December 31

# Recorded Sales

## BY PROPERTY TYPE

- Overall sales climbed 6.3% year over year and a slight 0.9% increase over last quarter
- Luxury house sales at \$1.5M and above were up 47.6% compared to this time last year, reaching nearly 10% of closings
- Condo performance was mixed by price point, with the \$500K-700K range, with the highest market share, up 5.4%, while the \$350K-500K and \$750K-1M ranges declining 14.0% and 12.3% year over year
- Northwestern Queens had year-over-year sales growth of 12.0%, but prices were flat



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	709	718	-1.3%	696	1.9%
SALES VOLUME	\$526,287,055	\$523,940,561	0.4%	\$504,168,721	4.4%
AVG. DISCOUNT	4%	5%	-	4%	-
MEDIAN PRICE	\$655,000	\$650,000	0.8%	\$642,389	2.0%
AVERAGE PRICE	\$742,295	\$729,722	1.7%	\$724,380	2.5%
AVERAGE PPSF	\$985	\$939	4.9%	\$950	3.7%
AVERAGE SF	814	839	-3.0%	820	-0.7%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	1,102	1,184	-6.9%	1,216	-9.4%
SALES VOLUME	\$416,897,379	\$440,207,432	-5.3%	\$433,972,360	-3.9%
AVG. DISCOUNT	3%	3%	-	4%	-
MEDIAN PRICE	\$340,000	\$337,000	0.9%	\$327,749	3.7%
AVERAGE PRICE	\$378,310	\$371,797	1.8%	\$356,885	6.0%

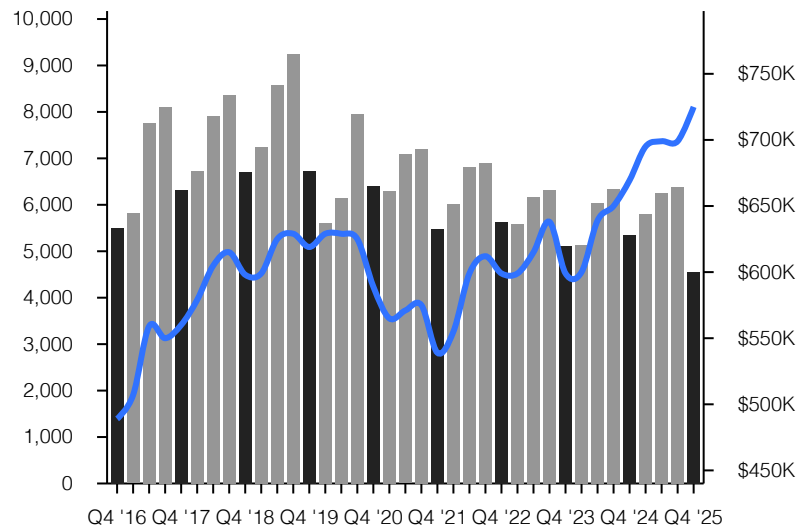
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	2,290	2,162	5.9%	1,946	17.7%
SALES VOLUME	\$2,251,390,683	\$2,165,266,253	4.0%	\$1,815,752,646	24.0%
AVG. DISCOUNT	4%	4%	-	5%	-
MEDIAN PRICE	\$900,000	\$921,758	-2.4%	\$865,000	4.0%
AVERAGE PRICE	\$983,140	\$1,001,511	-1.8%	\$933,069	5.4%
AVERAGE PPSF	\$584	\$611	-4.4%	\$543	7.6%
AVERAGE SF	1,899	1,865	1.8%	2,017	-5.9%

# Inventory

## BY PROPERTY TYPE

- There were 14.9% fewer active listings at the end of the year, following significant reductions in both condos and co-ops, while home inventory generally remained the same
- Houses at the \$1-1.5M range and \$1.5M+ were one of the only groups to see an increase in inventory, providing options for buyers as evidenced by their sales and contract performances
- Condos had 22.1% fewer new listings year over year, and those that were put on the market had an 18.2% lower average price per square foot
- Northwestern Queens, Northeastern Queens, and Central Queens all saw double-digit declines in active listings, and had significant increases in asking price over Q4 2024

ACTIVE PROPERTIES
 
 MEDIAN SALE PRICE



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# ACTIVES	1,474	1,859	-20.7%	1,692	-12.9%
MEDIAN PRICE	\$754,175	\$748,000	0.8%	\$739,600	2.0%
AVERAGE PRICE	\$858,613	\$882,320	-2.7%	\$825,809	4.0%
AVERAGE PPSF	\$1,033	\$1,028	0.5%	\$1,054	-2.0%
AVERAGE SF	894	860	4.0%	829	7.8%

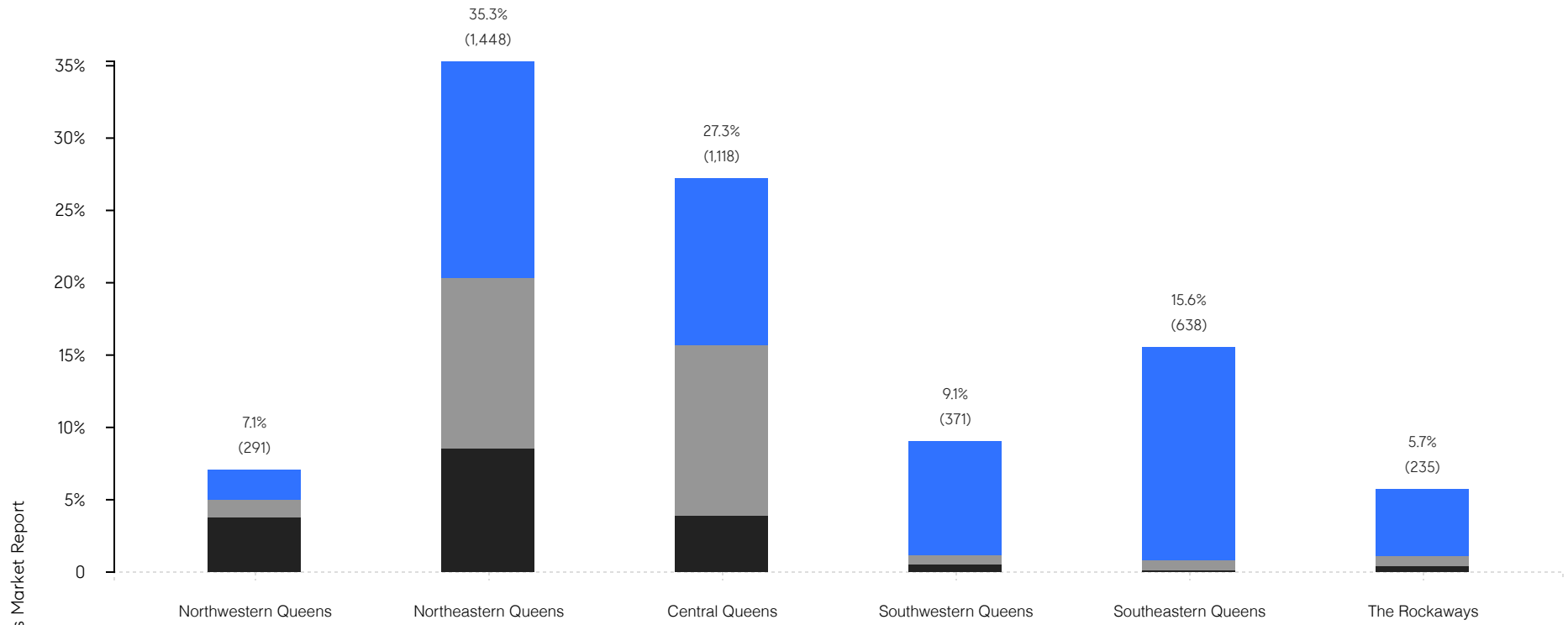
Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# ACTIVES	1,353	2,120	-36.2%	1,917	-29.4%
MEDIAN PRICE	\$338,000	\$337,500	0.1%	\$338,888	-0.3%
AVERAGE PRICE	\$370,653	\$369,817	0.2%	\$373,562	-0.8%

Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# ACTIVES	1,729	2,404	-28.1%	1,743	-0.8%
MEDIAN PRICE	\$1,030,000	\$1,050,000	-1.9%	\$948,000	8.6%
AVERAGE PRICE	\$1,286,206	\$1,284,246	0.2%	\$1,211,021	6.2%
AVERAGE PPSF	\$673	\$660	2.0%	\$614	9.6%
AVERAGE SF	2,081	2,105	-1.1%	2,314	-10.1%

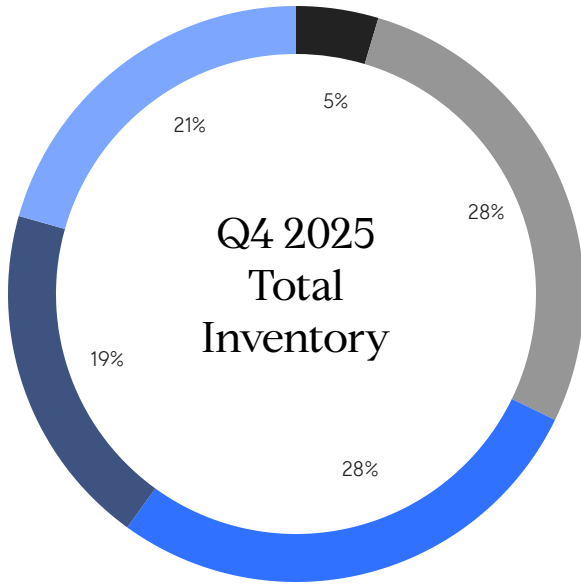
# Recorded Sales

BY SUBMARKET

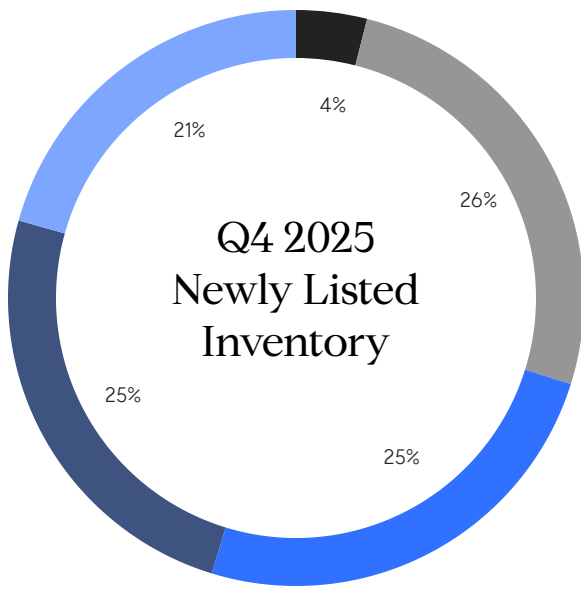
CONDO CO-OP HOUSE



Compass  
Queens Market Report



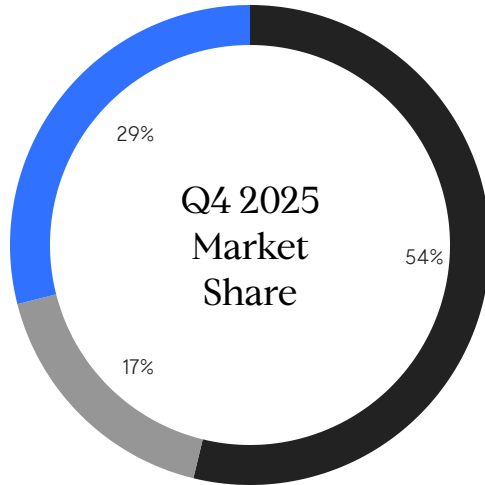
- Northwestern Queens
- Northeastern Queens
- Central Queens
- Southwestern Queens
- Southeastern Queens
- The Rockaways



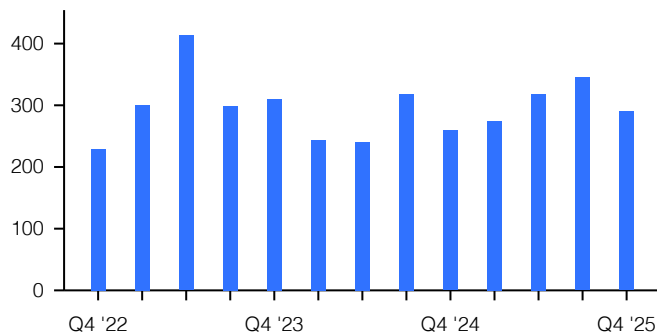
# Northwestern Queens

## SUBMARKET OVERVIEW

CONDO
  CO-OP
  HOUSE



SALES



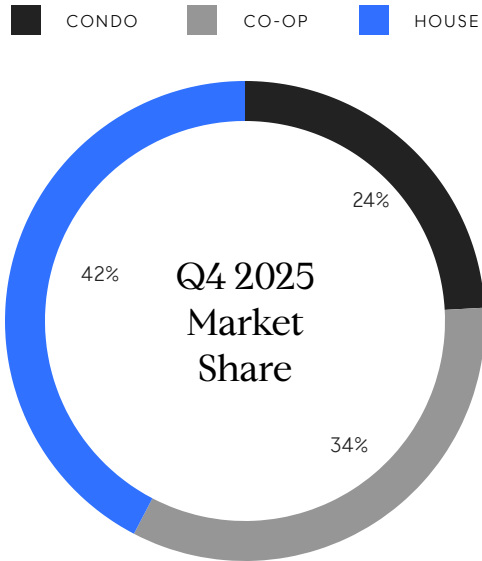
Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	156	187	-16.6%	144	8.3%
SALES VOLUME	\$158,836,394	\$179,732,458	-11.6%	\$152,243,118	4.3%
AVG. DISCOUNT	4%	3%	-	3%	-
MEDIAN PRICE	\$892,500	\$850,238	5.0%	\$900,000	-0.8%
AVERAGE PRICE	\$1,018,182	\$961,136	5.9%	\$1,057,244	-3.7%
AVERAGE PPSF	\$1,314	\$1,249	5.2%	\$1,276	3.0%
AVERAGE SF	780	787	-0.9%	821	-5.0%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	50	62	-19.4%	41	22.0%
SALES VOLUME	\$25,890,602	\$29,887,220	-13.4%	\$18,880,415	37.1%
AVG. DISCOUNT	5%	4%	-	6%	-
MEDIAN PRICE	\$485,000	\$467,500	3.7%	\$459,000	5.7%
AVERAGE PRICE	\$517,812	\$482,052	7.4%	\$460,498	12.4%

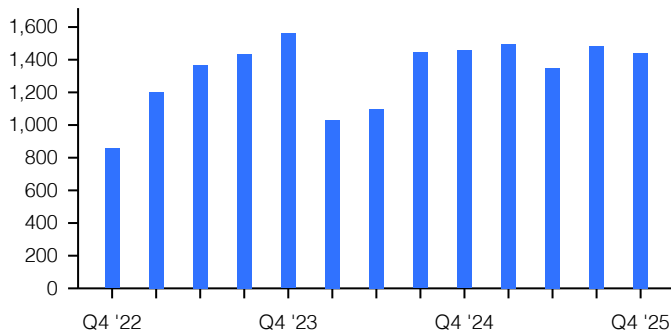
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	84	96	-12.5%	74	13.5%
SALES VOLUME	\$111,379,181	\$125,342,750	-11.1%	\$95,326,497	16.8%
AVG. DISCOUNT	7%	7%	-	11%	-
MEDIAN PRICE	\$1,291,000	\$1,286,000	0.4%	\$1,288,500	0.2%
AVERAGE PRICE	\$1,325,943	\$1,305,654	1.6%	\$1,288,196	2.9%
AVERAGE PPSF	\$709	\$709	-	\$701	1.1%
AVERAGE SF	2,047	2,235	-8.4%	2,019	1.4%

# Northeastern Queens

## SUBMARKET OVERVIEW



SALES



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	348	310	12.3%	328	6.1%
SALES VOLUME	\$235,168,531	\$211,406,872	11.2%	\$226,350,378	3.9%
AVG. DISCOUNT	4%	5%	-	5%	-
MEDIAN PRICE	\$649,500	\$652,918	-0.5%	\$659,697	-1.5%
AVERAGE PRICE	\$675,772	\$681,958	-0.9%	\$690,093	-2.1%
AVERAGE PPSF	\$931	\$855	8.9%	\$941	-1.1%
AVERAGE SF	782	851	-8.1%	777	0.6%

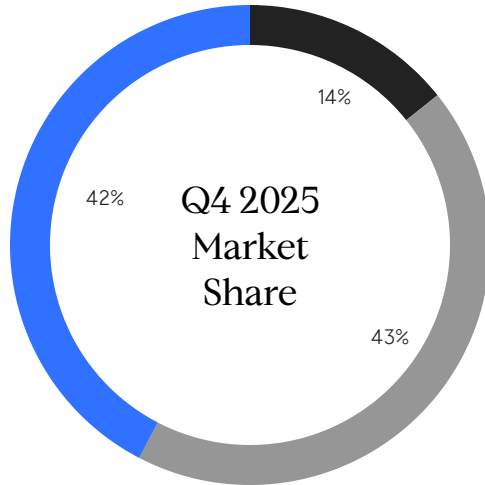
Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	484	547	-11.5%	567	-14.6%
SALES VOLUME	\$177,630,924	\$208,168,226	-14.7%	\$196,326,805	-9.5%
AVG. DISCOUNT	3%	2%	-	4%	-
MEDIAN PRICE	\$346,000	\$350,000	-1.1%	\$329,000	5.2%
AVERAGE PRICE	\$367,006	\$380,563	-3.6%	\$346,255	6.0%

Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	611	629	-2.9%	562	8.7%
SALES VOLUME	\$698,749,081	\$732,700,643	-4.6%	\$622,377,239	12.3%
AVG. DISCOUNT	5%	5%	-	5%	-
MEDIAN PRICE	\$1,055,000	\$1,068,000	-1.2%	\$998,100	5.7%
AVERAGE PRICE	\$1,143,616	\$1,164,866	-1.8%	\$1,107,433	3.3%
AVERAGE PPSF	\$648	\$688	-5.8%	\$605	7.1%
AVERAGE SF	1,910	1,907	0.2%	2,165	-11.8%

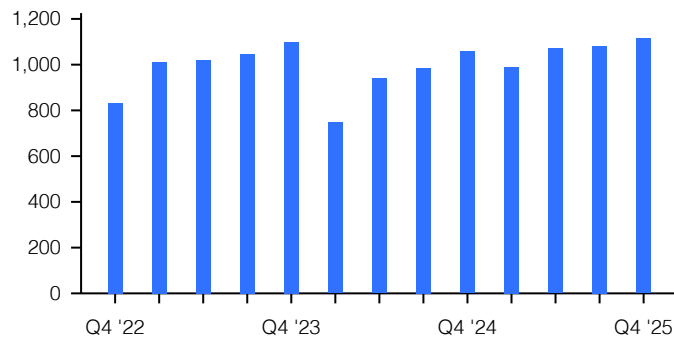
# Central Queens

## SUBMARKET OVERVIEW

CONDO
  CO-OP
  HOUSE



SALES



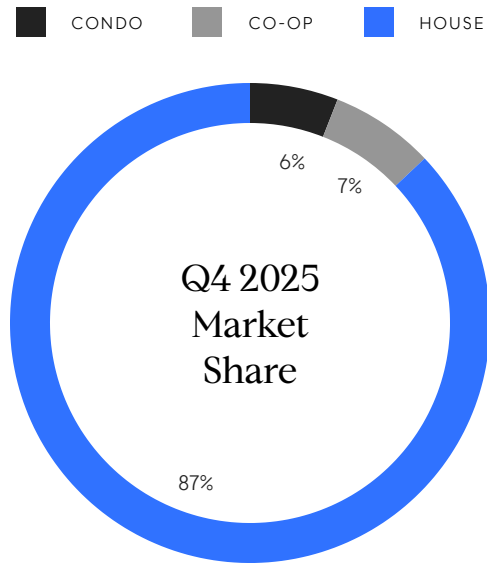
Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	159	165	-3.6%	167	-4.8%
SALES VOLUME	\$109,699,230	\$102,483,390	7.0%	\$97,470,708	12.5%
AVG. DISCOUNT	4%	5%	-	5%	-
MEDIAN PRICE	\$585,000	\$545,000	7.3%	\$546,800	7.0%
AVERAGE PRICE	\$689,932	\$621,111	11.1%	\$583,657	18.2%
AVERAGE PPSF	\$804	\$800	0.5%	\$749	7.3%
AVERAGE SF	881	823	7.0%	854	3.2%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	483	491	-1.6%	523	-7.6%
SALES VOLUME	\$182,416,793	\$175,815,837	3.8%	\$185,813,009	-1.8%
AVG. DISCOUNT	3%	3%	-	4%	-
MEDIAN PRICE	\$330,000	\$325,000	1.5%	\$322,000	2.5%
AVERAGE PRICE	\$377,675	\$358,077	5.5%	\$355,283	6.3%

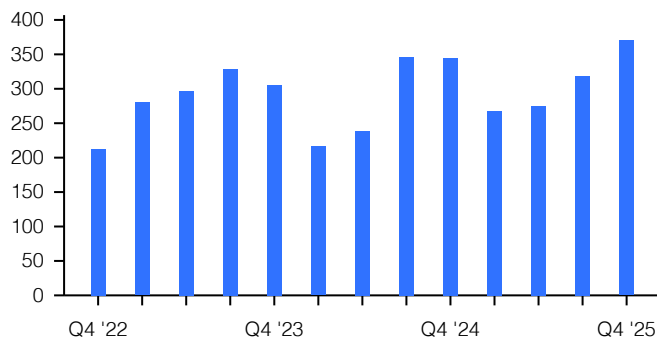
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	472	427	10.5%	368	28.3%
SALES VOLUME	\$517,542,823	\$474,102,898	9.2%	\$373,760,235	38.5%
AVG. DISCOUNT	4%	4%	-	4%	-
MEDIAN PRICE	\$990,000	\$999,999	-1.0%	\$962,500	2.9%
AVERAGE PRICE	\$1,096,489	\$1,110,311	-1.2%	\$1,015,653	8.0%
AVERAGE PPSF	\$618	\$638	-3.1%	\$561	10.2%
AVERAGE SF	1,938	2,019	-4.0%	2,112	-8.2%

# Southwestern Queens

## SUBMARKET OVERVIEW



SALES



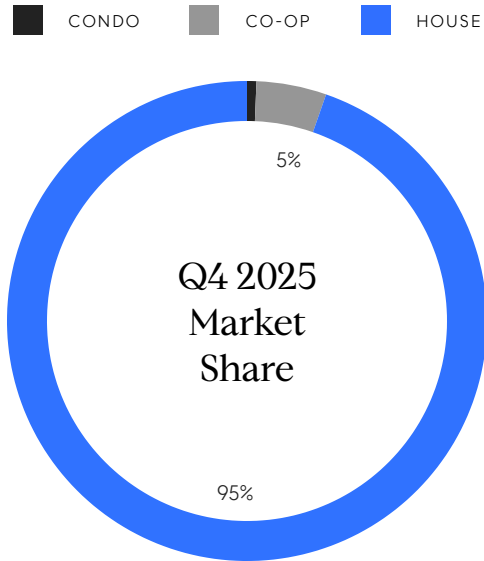
Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	22	18	22.2%	25	-12.0%
SALES VOLUME	\$10,423,900	\$8,815,518	18.2%	\$11,716,913	-11.0%
AVG. DISCOUNT	1%	2%	-	3%	-
MEDIAN PRICE	\$412,500	\$452,375	-8.8%	\$468,500	-12.0%
AVERAGE PRICE	\$473,814	\$489,751	-3.3%	\$468,677	1.1%
AVERAGE PPSF	\$422	\$426	-0.9%	\$489	-13.7%
AVERAGE SF	1,086	1,010	7.5%	908	19.6%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	26	27	-3.7%	23	13.0%
SALES VOLUME	\$8,299,000	\$7,188,000	15.5%	\$5,750,000	44.3%
AVG. DISCOUNT	4%	3%	-	3%	-
MEDIAN PRICE	\$335,000	\$270,000	24.1%	\$235,000	42.6%
AVERAGE PRICE	\$319,192	\$266,222	19.9%	\$250,000	27.7%

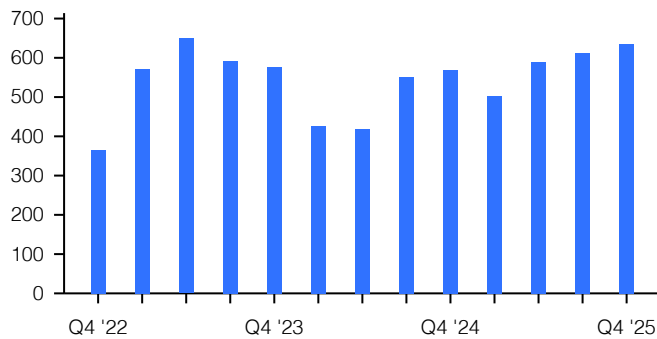
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	322	274	17.5%	297	8.4%
SALES VOLUME	\$270,303,940	\$229,972,346	17.5%	\$244,470,559	10.6%
AVG. DISCOUNT	5%	2%	-	3%	-
MEDIAN PRICE	\$808,250	\$811,576	-0.4%	\$750,000	7.8%
AVERAGE PRICE	\$839,453	\$839,315	0.0%	\$823,133	2.0%
AVERAGE PPSF	\$517	\$492	5.1%	\$486	6.4%
AVERAGE SF	1,830	1,814	0.9%	1,965	-6.9%

# Southeastern Queens

## SUBMARKET OVERVIEW



SALES



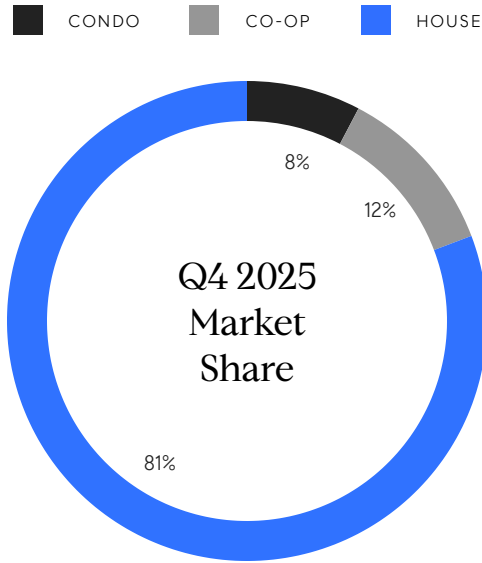
Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	4	4	0.0%	8	-50.0%
SALES VOLUME	\$1,300,000	\$1,745,000	-25.5%	\$3,528,000	-63.2%
AVG. DISCOUNT	8%	11%	-	-4%	-
MEDIAN PRICE	\$325,000	\$500,000	-35.0%	\$462,500	-29.7%
AVERAGE PRICE	\$325,000	\$436,250	-25.5%	\$441,000	-26.3%
AVERAGE PPSF	\$601	\$435	38.2%	\$532	13.0%
AVERAGE SF	596	810	-26.4%	847	-29.6%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	30	21	42.9%	33	-9.1%
SALES VOLUME	\$6,783,260	\$4,908,499	38.2%	\$7,500,131	-9.6%
AVG. DISCOUNT	4%	6%	-	4%	-
MEDIAN PRICE	\$206,500	\$215,000	-4.0%	\$215,000	-4.0%
AVERAGE PRICE	\$226,109	\$233,738	-3.3%	\$227,277	-0.5%

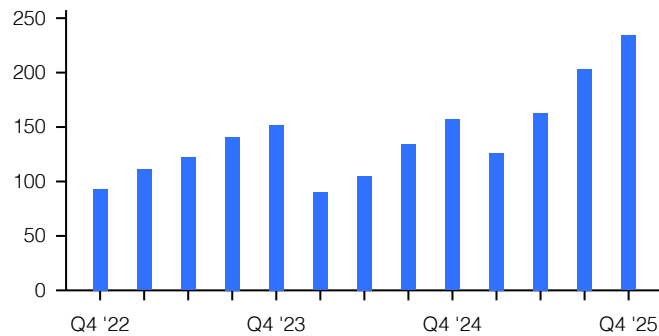
Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	602	588	2.4%	528	14.0%
SALES VOLUME	\$474,501,758	\$477,018,134	-0.5%	\$381,776,258	24.3%
AVG. DISCOUNT	1%	2%	-	3%	-
MEDIAN PRICE	\$735,000	\$740,000	-0.7%	\$685,000	7.3%
AVERAGE PRICE	\$788,209	\$811,255	-2.8%	\$723,061	9.0%
AVERAGE PPSF	\$500	\$542	-7.7%	\$469	6.6%
AVERAGE SF	1,920	1,729	11.0%	1,771	8.4%

# The Rockaways

## SUBMARKET OVERVIEW



SALES



Condos	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	18	32	-43.7%	23	-21.7%
SALES VOLUME	\$9,964,000	\$18,847,323	-47.1%	\$11,969,604	-16.8%
AVG. DISCOUNT	7%	3%	-	4%	-
MEDIAN PRICE	\$550,000	\$592,500	-7.2%	\$505,000	8.9%
AVERAGE PRICE	\$553,556	\$588,979	-6.0%	\$520,418	6.4%
AVERAGE PPSF	\$528	\$569	-7.2%	\$520	1.5%
AVERAGE SF	958	1,082	-11.5%	1,071	-10.6%

Co-ops	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	27	33	-18.2%	27	0.0%
SALES VOLUME	\$15,201,800	\$12,964,650	17.3%	\$19,219,000	-20.9%
AVG. DISCOUNT	5%	4%	-	4%	-
MEDIAN PRICE	\$518,000	\$310,000	67.1%	\$629,000	-17.6%
AVERAGE PRICE	\$563,030	\$392,868	43.3%	\$711,815	-20.9%

Houses	Q4 '25	Q3 '25	%Δ	Q4 '24	%Δ
# SALES	189	138	37.0%	107	76.6%
SALES VOLUME	\$169,186,598	\$117,633,982	43.8%	\$89,269,358	89.5%
AVG. DISCOUNT	2%	4%	-	7%	-
MEDIAN PRICE	\$825,000	\$774,342	6.5%	\$739,000	11.6%
AVERAGE PRICE	\$895,167	\$852,420	5.0%	\$834,293	7.3%
AVERAGE PPSF	\$555	\$606	-8.4%	\$383	44.9%
AVERAGE SF	1,783	1,548	15.2%	2,134	-16.4%

# COMPASS

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