RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Richmond Hill, Queens

Two numbers that decide it: what landlords ask, and what homes are listed at. Data through September 2026.

> In September 2026, landlords in Richmond Hill asked about $2,675 a month for a typical apartment, up 27.4% from a year earlier. The typical house for sale was listed at $849,500, and houses made up 136 of the 139 recorded home sales from October 2025 through September 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | SEP 2025 | SEP 2026 | CHANGE |
|---|---|---|---|
| Studio | Too few listings | Too few listings | |
| 1 bedroom | $2,000 | $2,200 | +10.0% |
| 2 bedrooms | Too few listings | $2,700 | |
| 3+ bedrooms | Too few listings | $3,000 | |
| **All sizes** | **$2,100** | **$2,675** | **+27.4%** |

Typical (median) asking rent. Rentals listed in September 2026: 15, against 11 a year earlier.

BUYING

## What homes are listed at, and what sells

| HOME TYPE | TYPICAL ASKING PRICE | LISTED, SEP 2026 | SOLD, LAST 12 MONTHS |
|---|---|---|---|
| Co-ops | Too few listings | 1 | 1 |
| Condos | Too few listings | 0 | 2 |
| Houses | $849,500 | 12 | 136 |
| **All homes** | **$849,000** | **13** | **139** |

Typical (median) asking price in September 2026. Sold = recorded sales, October 2025 through September 2026.

**24 days**
Typical time on the market for a house (a year ago: 13)

**16.7%**
Of house listings cut their price in September 2026

The typical house that sold in September 2026 sold for $910,000 (9 recorded sales that month).

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RENT OR OWN, BY THE MONTH

# The typical house at today's rate

An example with 20% down on a 30-year fixed loan. Loan payment only, not lending advice.

| | |
|---|---|
| Typical house asking price, Richmond Hill, September 2026 | $849,500 |
| Down payment, 20% | $169,900 |
| Loan amount | $679,600 |
| 30-year fixed rate (Freddie Mac average, Nov 5, 2026) | 7.18% |
| **Loan payment** | **$4,604 a month** |

OWN: LOAN PAYMENT

## $4,604

plus property taxes, upkeep and insurance

RENT: TYPICAL ASKING

## $2,675

all apartment sizes, September 2026

The loan payment alone on the typical house is about $1,930 a month above the typical rent, before the property taxes, upkeep and insurance, and before the $169,900 down payment and closing costs you put in up front.

**Want the real numbers for a specific home?**

Send me a house you like and I'll pull its taxes, recent sales nearby and your full monthly cost. Call or text 917.416.7433, email mcoste@kwnyc.com, or book 15 minutes at cal.com/miltoncoste/15min.

PLAIN ENGLISH

## What the terms mean

**Typical (median)**
The middle figure: half the listings or sales are above it, half below.

**Asking price and asking rent**
What sellers and landlords ask. Signed deals can land higher or lower.

**Recorded sales**
Sales that closed and were filed with the city.

**Days on the market**
How long a listing stays up before it goes into contract or comes off the market.

**Sources.** Rents, asking prices, listings, sales, days on the market, sale-to-asking and price cuts: StreetEasy data for Richmond Hill, data through September 2026, monthly figures for September 2025 and September 2026; sales counts sum October 2025 through September 2026. Mortgage rate: Freddie Mac Primary Mortgage Market Survey, 30-year fixed average, Nov 5, 2026. Payment uses standard amortization on the loan amount shown. Figures change monthly; ask for the latest before you decide.

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