RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Sunnyside, Queens

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

> In September 2026, landlords in Sunnyside asked about $3,000 a month for a typical apartment, up 7.1% from a year earlier. The typical co-op for sale was listed at $379,000, and co-ops made up 91 of the 166 recorded home sales from October 2025 through September 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | SEP 2025 | SEP 2026 | CHANGE |
|---|---|---|---|
| Studio | $2,150 | $2,250 | +4.7% |
| 1 bedroom | $2,550 | $2,700 | +5.9% |
| 2 bedrooms | $3,300 | $3,500 | +6.1% |
| 3+ bedrooms | $4,100 | $4,250 | +3.7% |
| **All sizes** | **$2,800** | **$3,000** | **+7.1%** |

Typical (median) asking rent. Rentals listed in September 2026: 101, against 126 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 | $379,000 | 61 | 91 |
| Condos | $535,000 | 15 | 24 |
| Houses | $1,448,000 | 15 | 51 |
| **All homes** | **$458,000** | **91** | **166** |

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

**116 days**
Typical time on the market for a co-op (a year ago: 343)

**96.5%**
Of the asking price, the typical co-op sale in September 2026

**21.3%**
Of co-op listings cut their price in September 2026

The typical co-op that sold in September 2026 sold for $465,000 (5 recorded sales that month).

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RENT OR OWN, BY THE MONTH

# The typical co-op at today's rate

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

| | |
|---|---|
| Typical co-op asking price, Sunnyside, September 2026 | $379,000 |
| Down payment, 20% | $75,800 |
| Loan amount | $303,200 |
| 30-year fixed rate (Freddie Mac average, Nov 5, 2026) | 7.18% |
| **Loan payment** | **$2,054 a month** |

OWN: LOAN PAYMENT

**$2,054**

plus monthly maintenance (in a co-op it includes the building's property taxes) and insurance

RENT: TYPICAL ASKING

**$3,000**

all apartment sizes, September 2026

The loan payment on the typical co-op is about $950 a month below the typical rent. That difference is what has to cover the monthly maintenance (in a co-op it includes the building's property taxes) and insurance, before you count the $75,800 down payment and closing costs you put in up front.

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

Send me a building and I'll pull its maintenance, the board's down payment rule 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 Sunnyside, 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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