3Q 2026

Queens Market Report

Sale prices, time to contract and what buyers paid, July through September 2026, for co-ops, condos and houses, with the neighborhoods that had the most sales.



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The quarter in plain English

The typical Queens co-op or condo sold for **$775,000** from July through September 2026, 14.1% more than the same months of 2025.

- **Buyers paid the full original asking price at the median.** The sale-to-list ratio (the sale price as a share of the original asking price) was 100.0%.
- **Apartments took a median 62 days to go to contract** (from the listing agreement to a signed contract), 20.9% shorter than last quarter.
- **210 co-op and condo sales closed**, 11% more than a year earlier.
- **Houses sold for a median $1,150,000** across 55 sales, counting one- to four-family and multi-family homes.

ALL QUEENS CO-OPS AND CONDOS

	THIS QUARTER	VS. LAST QUARTER	VS. A YEAR AGO
Median sale price the middle sale, half sold for more and half for less	**$775,000**	+23.0%	+14.1%
Average sale price all sale prices added up, divided by the number of sales	**$853,919**	+14.8%	+5.0%
Median price per square foot	**$1,437**	+43.1%	+30.8%
Days to contract median days from the listing agreement to a signed contract	**62 days**	−20.9%	−18.8%
Sale-to-list ratio the sale price as a share of the original asking price	**100.0%**	+2.6 pts	+2.8 pts
Sales closed	**210**	+60.3%	+10.5%

MEDIAN SALE PRICE BY APARTMENT SIZE

	MEDIAN SALE PRICE	SALES	VS. A YEAR AGO
Studios	**$665,000**	29	n/a
1 bedroom	**$855,120**	96	+103.1%
2 bedrooms	**$840,000**	69	−15.2%
3+ bedrooms	**$1,235,000†**	16	n/a

Co-ops, condos and houses

Resale means buildings more than five years old. Houses include one- to four-family homes and are kept separate because they sell very differently from apartments.

RESALE CO-OPS

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$375,000**	0.0%
Median price per square foot	**$504**	+12.6%
Days to contract	**66 days**	−31.2%
Sale-to-list ratio	**98.0%**	+0.2 pts
Sales closed	**75**	−9.6%

RESALE CONDOS

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$860,000**	+1.2%
Median price per square foot	**$1,011**	−7.0%
Days to contract	**82 days**	+22.4%
Sale-to-list ratio	**97.1%**	−0.2 pts
Sales closed	**49**	−3.9%

HOUSES

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$1,150,000**	−6.7%
Median price per square foot	**$559**	−8.0%
Days to contract	**46 days**	+24.3%
Sale-to-list ratio	**96.0%**	−2.3 pts
Sales closed	**55**	+5.8%

LUXURY, TOP 10% OF APARTMENT SALES

	THIS QUARTER	VS. A YEAR AGO
Median sale price	**$1,800,000**	n/a
Median price per square foot	**$1,569**	n/a
Days to contract	**67 days**	n/a
Sale-to-list ratio	**100.0%**	n/a
Sales closed	**21**	+10.5%

This quarter the top 10% started at $1,605,000.

Neighborhoods

Every Queens neighborhood with at least 10 co-op, condo and house sales this quarter, most sales first.

NEIGHBORHOOD	SALES	CO-OP / CONDO / HOUSE	MEDIAN PRICE	PER SQ FT	DAYS TO CONTRACT	SALE-TO-LIST
Long Island City	90	0 / 90 / 0	**$1,055,000**	$1,670	50 days	100.0%
Forest Hills	28	15 / 6 / 7	**$539,000**	$710†	61 days	98.4%
Jackson Heights	27	25 / 0 / 2	**$545,000**	$486†	66 days	98.6%
Astoria	27	6 / 15 / 6	**$790,000**	$990	40 days	100.0%

† This figure rests on fewer than 20 sales (not every sale records square footage or a contract date), so read it with care. “Too few sales” means fewer than 10. Each neighborhood mixes co-ops, condos and houses, so its median moves with that mix; compare neighborhoods with that in mind. A change elsewhere in this report is shown only when both periods had at least 20 sales.

Every neighborhood, from city records

The city records every sale, including ones that never went through a listing service. These are the 2,820 co-op, condo and one- to three-family house sales over $50,000 recorded from July 1, 2026 through September 30, 2026, for every Queens neighborhood with at least 10, most sales first.

NEIGHBORHOOD	RECORDED SALES	CO-OP / CONDO / HOUSE	MEDIAN PRICE
Flushing-North	305	62 / 127 / 116	**$700,000**
Bayside	165	50 / 18 / 97	**$980,000**
Forest Hills	143	98 / 11 / 34	**$460,000**
Long Island City	121	5 / 111 / 5	**$1,053,889**
Flushing-South	109	39 / 4 / 66	**$800,000**
Jackson Heights	108	69 / 9 / 30	**$421,470**
Astoria	104	14 / 38 / 52	**$1,030,000**
Rego Park	93	51 / 26 / 16	**$415,000**
Howard Beach	74	24 / 15 / 35	**$450,750**
So. Jamaica-Baisley Park	72	0 / 0 / 72	**$700,000**
Middle Village	68	2 / 2 / 64	**$959,500**
St. Albans	64	0 / 0 / 64	**$785,000**
Oakland Gardens	63	47 / 4 / 12	**$395,000**
Queens Village	63	5 / 0 / 58	**$760,000**
Elmhurst	60	18 / 17 / 25	**$525,000**
Richmond Hill	54	1 / 0 / 53	**$860,000**
Springfield Gardens	53	0 / 0 / 53	**$828,000**
College Point	51	0 / 5 / 46	**$923,000**
South Ozone Park	51	0 / 0 / 51	**$778,300**
Glen Oaks	49	48 / 0 / 1	**$390,000**
Whitestone	45	13 / 1 / 31	**$998,000**
South Jamaica	43	0 / 0 / 43	**$756,000**
Corona	41	11 / 7 / 23	**$745,000**
Douglaston	41	13 / 11 / 17	**$890,000**
Glendale	40	6 / 1 / 33	**$930,000**
Maspeth	40	2 / 0 / 38	**$912,500**
Woodside	39	21 / 5 / 13	**$575,000**
Rosedale	38	0 / 0 / 38	**$737,590**
Hollis	37	3 / 0 / 34	**$835,000**
Ozone Park	36	0 / 3 / 33	**$850,000**

Every neighborhood, continued

NEIGHBORHOOD	RECORDED SALES	CO-OP / CONDO / HOUSE	MEDIAN PRICE
Little Neck	35	18 / 0 / 17	**$480,000**
Sunnyside	35	21 / 0 / 14	**$580,000**
Woodhaven	35	0 / 0 / 35	**$820,000**
Far Rockaway	32	1 / 3 / 28	**$723,500**
Kew Gardens	31	19 / 6 / 6	**$330,000**
Laurelton	31	2 / 0 / 29	**$700,000**
Ridgewood	29	0 / 5 / 24	**$1,085,000**
Beechhurst	28	19 / 0 / 9	**$490,500**
Bellerose	27	0 / 0 / 27	**$838,000**
Floral Park	26	3 / 0 / 23	**$805,000**
Holliswood	25	14 / 0 / 11	**$255,000**
Jamaica	25	10 / 1 / 14	**$415,000**
Fresh Meadows	23	6 / 0 / 17	**$1,280,000**
Arverne	19	0 / 0 / 19	**$692,000**
Cambria Heights	18	0 / 0 / 18	**$750,000**
Briarwood	17	12 / 0 / 5	**$270,000**
Breezy Point	16	0 / 0 / 16	**$710,000**
Hillcrest	14	4 / 2 / 8	**$706,500**
Jamaica Estates	14	3 / 1 / 10	**$1,227,500**
Belle Harbor	11	1 / 3 / 7	**$925,000**
East Elmhurst	11	0 / 0 / 11	**$880,000**
Rockaway Park	10	2 / 3 / 5	**$617,500**

Neighborhood names are the city's. City records include every recorded transfer over $50,000, which can include sales between related parties. Bulk sales of many units at one price on one day are left out. They carry no asking price or listing date, so this table shows sale counts and median prices only. Each median mixes co-ops, condos and houses.

What do these terms mean?

WHAT IS A MEDIAN SALE PRICE?

The middle sale: half sold for more and half for less. It is less thrown off by a few very expensive sales than the average.

WHAT IS THE SALE-TO-LIST RATIO?

The sale price as a share of the original asking price. 97% means buyers paid about $970,000 on a home first listed at $1,000,000.

WHAT DOES DAYS TO CONTRACT MEASURE?

The median number of days from the listing agreement to a signed contract.

WHAT COUNTS AS RESALE?

A co-op or condo in a building more than five years old.

WHAT IS THE LUXURY TIER?

The top 10% of co-op and condo sales by price this quarter.



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Scan for next quarter's report

ABOUT THE DATA

Statistics derived from the REBNY Listing Service (RLS) via Trestle (Cotality): closed residential sales in Queens over $50,000 with closing dates from July 1, 2026 through September 30, 2026, compared with April 1, 2026 through June 30, 2026 and July 1, 2025 through September 30, 2025. Sales that never appeared on the RLS, including most new-development sponsor sales, are not included. Information is deemed reliable but not guaranteed. REBNY makes no warranties as to the accuracy of this data. © Real Estate Board of New York. The city-records pages use NYC Department of Finance rolling sales (NYC Open Data): co-op, condo and one- to three-family house sales over $50,000 recorded from July 1, 2026 through September 30, 2026. Report prepared by Milton Coste on November 13, 2026.

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