

Q2

2025

RESIDENTIAL MARKET REPORT

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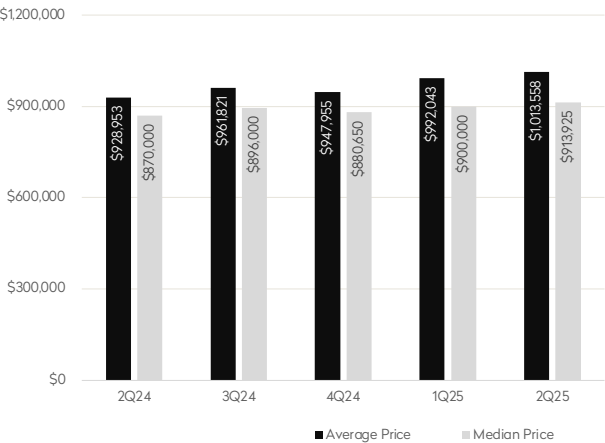
Brown Harris Stevens THE Craft of Research

All Queens

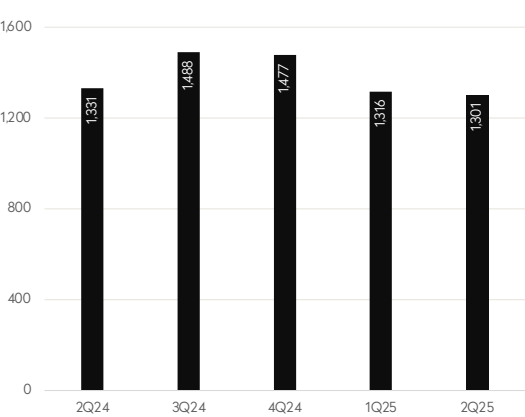
1-3 FAMILY HOMES

The average price of a 1-3 family home crossed the \$1 million mark for the first time to a record \$1,013,558.

Average and Median Sales Prices



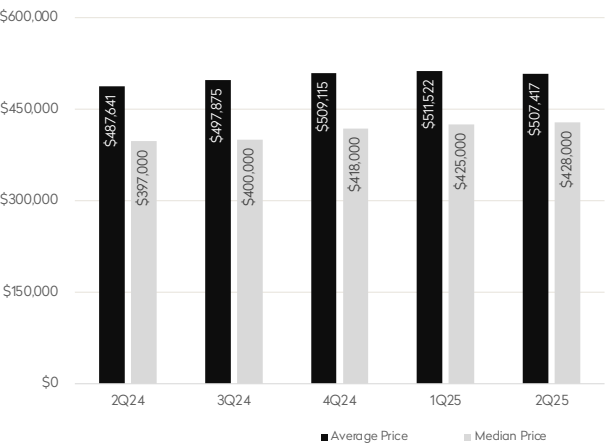
Number of Closings



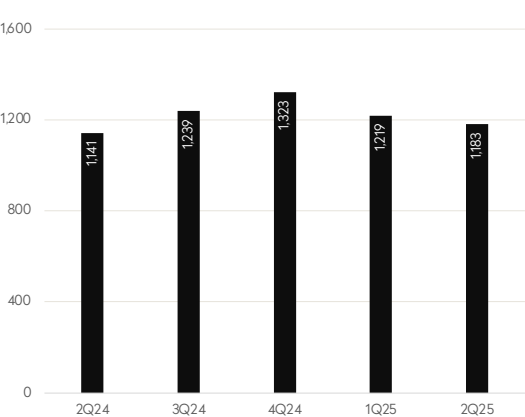
APARTMENTS

Both the average price and the number of closings each rose 4% from the second quarter of 2024.

Average and Median Sales Prices



Number of Closings



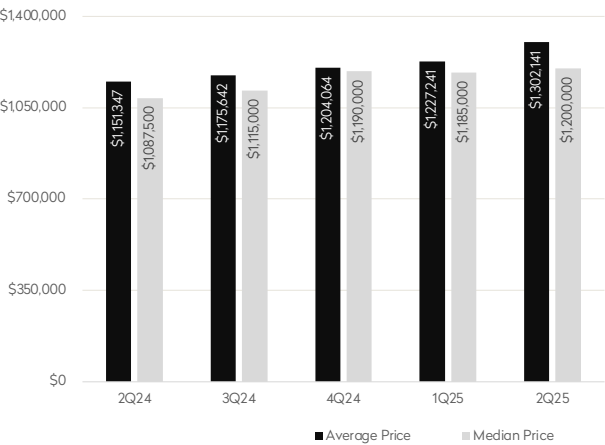
Northwest Queens

Astoria / Ditmars Steinway / East Elmhurst / Elmhurst / Hunters Point / Jackson Heights / Long Island City / Sunnyside / Woodside

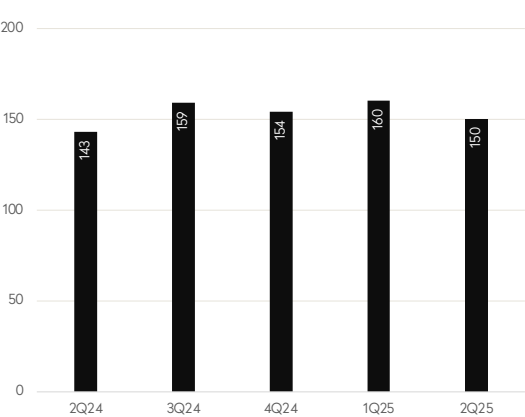
1-3 FAMILY HOMES

At \$1,302,141, the average 1-3 family home price was a 13% improvement compared to a year ago.

Average and Median Sales Prices



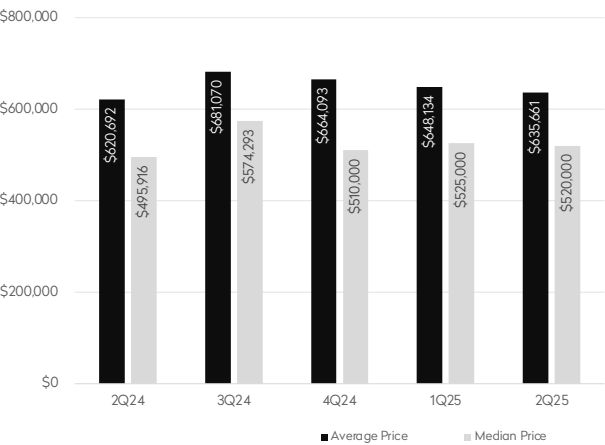
Number of Closings



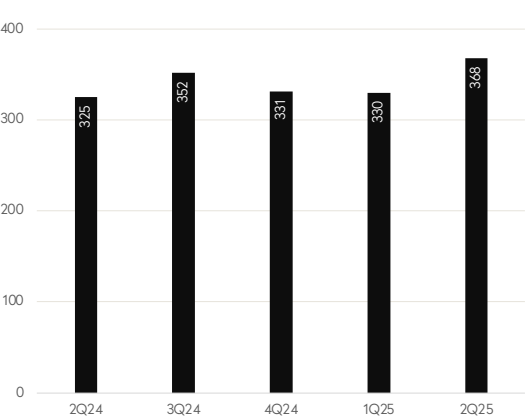
APARTMENTS

Apartment prices averaged \$635,661 in the second quarter, 2% more than the prior year.

Average and Median Sales Prices



Number of Closings



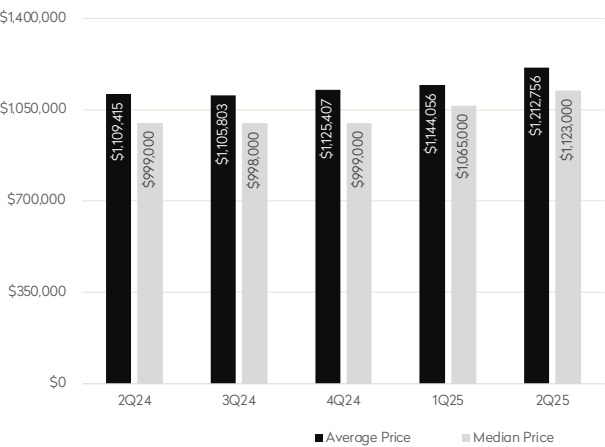
Northeast Queens

Bay Terrace / Bayside / Bellerose / College Point / Douglaston / Floral Park / Flushing / Little Neck / Whitestone

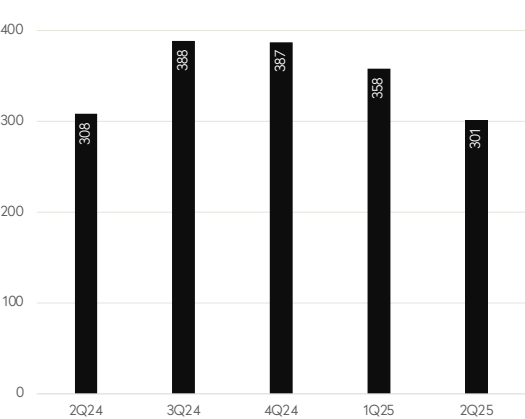
1-3 FAMILY HOMES

While strong gains were posted in both the average and median prices, the number of sales was down slightly from 2024's second quarter.

Average and Median Sales Prices



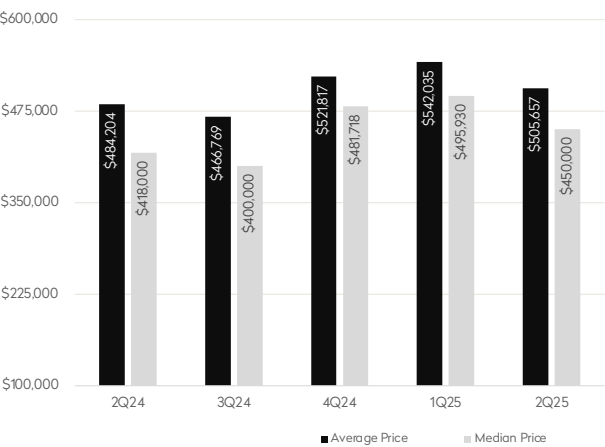
Number of Closings



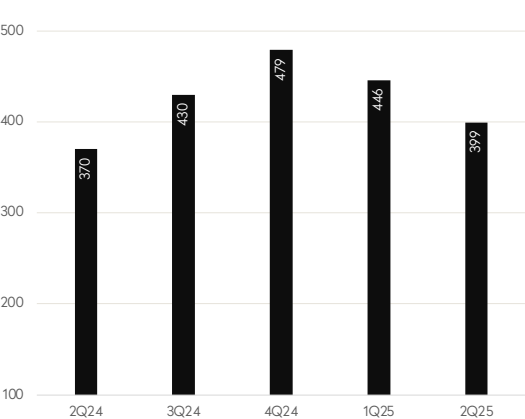
APARTMENTS

The median price of \$450,000 was an 8% improvement from a year ago.

Average and Median Sales Prices



Number of Closings



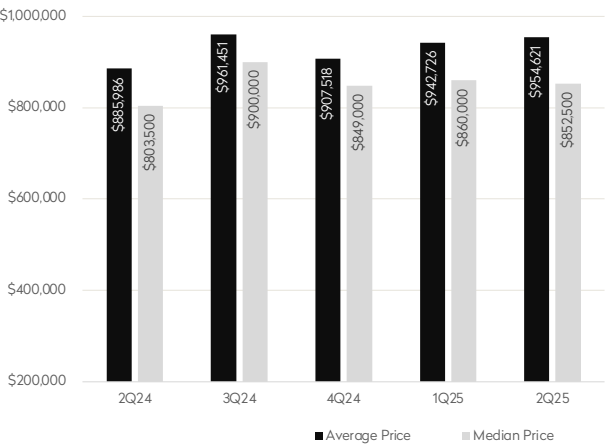
Central Queens

Briarwood / Corona / Forest Hills / Fresh Meadows / Glen Oaks / Jamaica / Jamaica Estates / Jamaica Hills / Kew Gardens / Kew Gardens Hills / Rego Park / Richmond Hill / Woodhaven

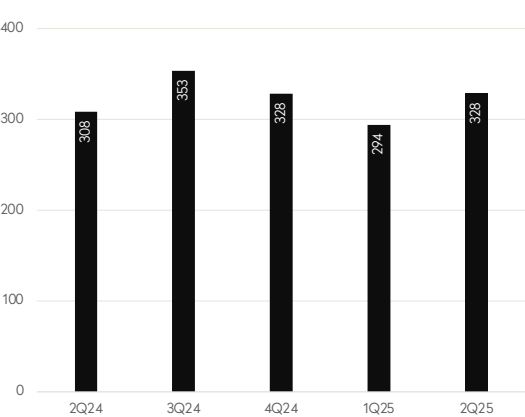
1-3 FAMILY HOMES

Prices for 1-3 family homes averaged 8% more than a year ago, while closings rose 6%.

Average and Median Sales Prices



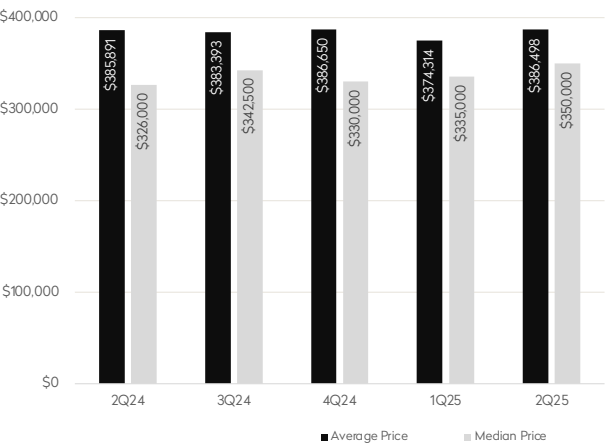
Number of Closings



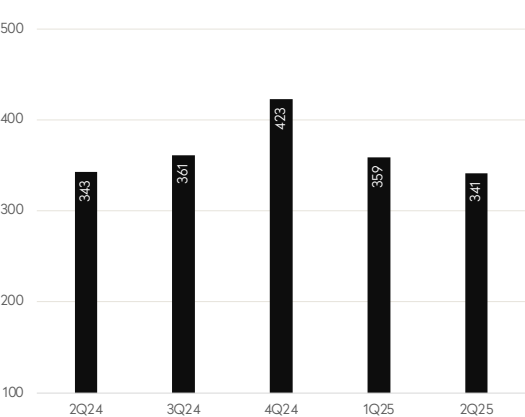
APARTMENTS

Closings dipped 1% from 2024's second quarter, while the average price was up slightly.

Average and Median Sales Prices



Number of Closings



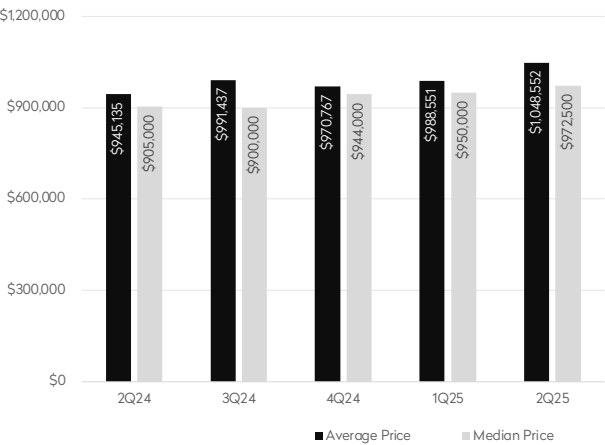
Southwest Queens

Forest Park / Glendale / Maspeth / Middle Village / Ridgewood

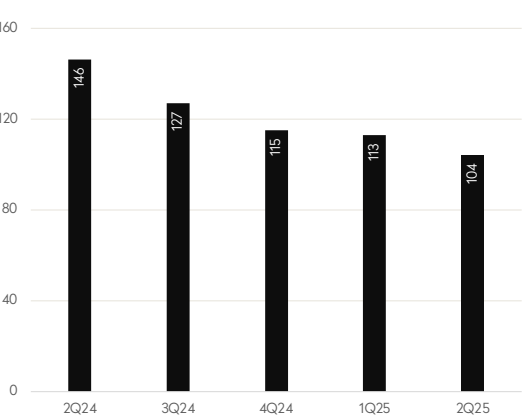
1-3 FAMILY HOMES

The number of closings fell sharply from the abnormally high level of a year ago.

Average and Median Sales Prices



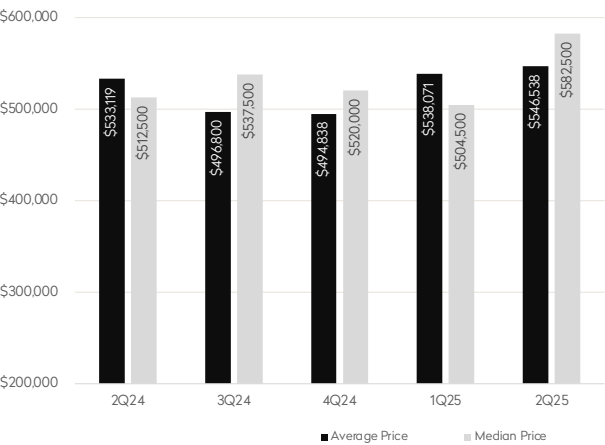
Number of Closings



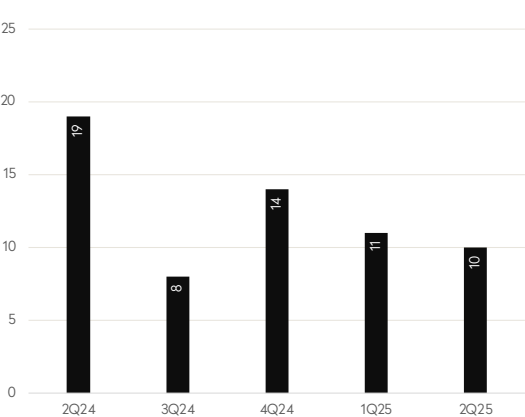
APARTMENTS

At \$546,538, the average apartment price was 3% above last year's level.

Average and Median Sales Prices



Number of Closings



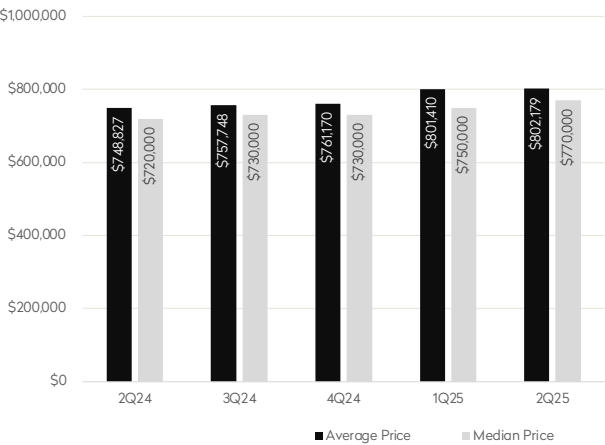
Southeast Queens

Arverne / Bayswater / Belle Harbor / Breezy Point / Broad Channel / Cambria Heights / Edgemere / Far Rockaway / Hollis / Hollis Hills / Holliswood / Howard Beach / Laurelton / Neponsit / Ozone Park / Queens Village / Rockaway / Rockaway Beach / Rockaway Park / Rosedale / South Ozone Park / Springfield Gardens / St. Albans

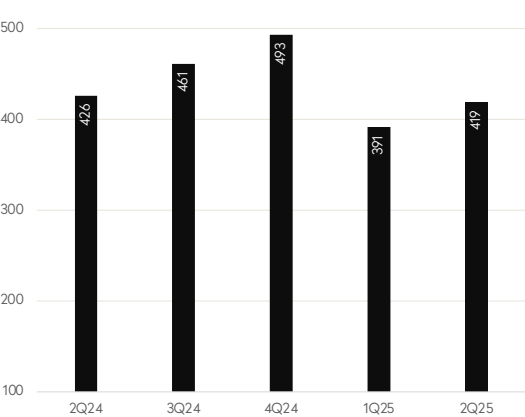
1-3 FAMILY HOMES

Both the average and median prices were 7% higher than in the second quarter of 2024.

Average and Median Sales Prices



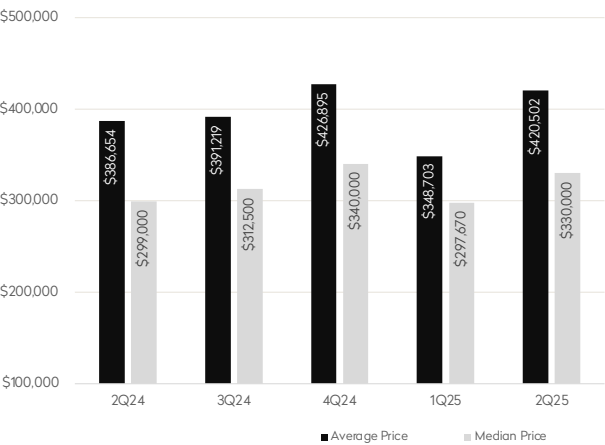
Number of Closings



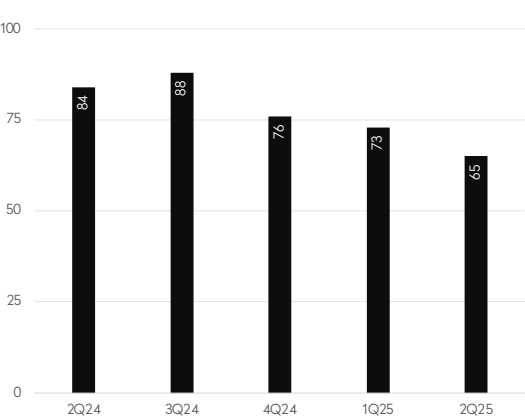
APARTMENTS

Despite a sharp decline in closings the average price was 9% higher than a year ago.

Average and Median Sales Prices



Number of Closings



Contact Us

SECOND QUARTER 2025

Residential Market Report

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BHS THE Craft of Research

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens.

1Q25 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

To enable a fair comparison, only sales both closed and recorded during each quarter are included in the number of closings charts.

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