RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Forest Hills, Queens

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

> In October 2026, landlords in Forest Hills asked about $2,989 a month for a typical apartment, down 0.3% from a year earlier. The typical co-op for sale was listed at $359,000, and co-ops made up 509 of the 726 recorded home sales from November 2025 through October 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | OCT 2025 | OCT 2026 | CHANGE |
|---|---|---|---|
| Studio | $2,325 | $2,295 | -1.3% |
| 1 bedroom | $2,700 | $2,650 | -1.9% |
| 2 bedrooms | $3,200 | $3,400 | +6.2% |
| 3+ bedrooms | $4,606 | $5,104 | +10.8% |
| **All sizes** | **$2,998** | **$2,989** | **-0.3%** |

Typical (median) asking rent. Rentals listed in October 2026: 224, against 228 a year earlier.

BUYING

## What homes are listed at, and what sells

| HOME TYPE | TYPICAL ASKING PRICE | LISTED, OCT 2026 | SOLD, LAST 12 MONTHS |
|---|---|---|---|
| Co-ops | $359,000 | 285 | 509 |
| Condos | $740,000 | 63 | 74 |
| Houses | $1,698,888 | 31 | 143 |
| **All homes** | **$399,000** | **379** | **726** |

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

**84 days**
Typical time on the market for a co-op (a year ago: 62)

**100.0%**
Of the asking price, the typical co-op sale in October 2026

**14.7%**
Of co-op listings cut their price in October 2026

The typical co-op that sold in October 2026 sold for $355,000 (26 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, Forest Hills, October 2026 | $359,000 |
| Down payment, 20% | $71,800 |
| Loan amount | $287,200 |
| 30-year fixed rate (Freddie Mac average, Nov 12, 2026) | 7.11% |
| **Loan payment** | **$1,932 a month** |

OWN: LOAN PAYMENT

**$1,932**

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

RENT: TYPICAL ASKING

**$2,989**

all apartment sizes, October 2026

The loan payment on the typical co-op is about $1,060 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 $71,800 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 Forest Hills, data through October 2026, monthly figures for October 2025 and October 2026; sales counts sum November 2025 through October 2026. Mortgage rate: Freddie Mac Primary Mortgage Market Survey, 30-year fixed average, Nov 12, 2026. Payment uses standard amortization on the loan amount shown. Figures change monthly; ask for the latest before you decide.

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