RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Jamaica, Queens

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

> In October 2026, landlords in Jamaica asked about $2,860 a month for a typical apartment, down 1.7% from a year earlier. The typical house for sale was listed at $1,024,500, and houses made up 217 of the 250 recorded home sales from November 2025 through October 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | OCT 2025 | OCT 2026 | CHANGE |
|---|---|---|---|
| Studio | $2,100 | $2,391 | +13.9% |
| 1 bedroom | $2,800 | $2,700 | -3.6% |
| 2 bedrooms | $3,550 | $3,199 | -9.9% |
| 3+ bedrooms | $4,500 | $3,300 | -26.7% |
| **All sizes** | **$2,910** | **$2,860** | **-1.7%** |

Typical (median) asking rent. Rentals listed in October 2026: 268, against 221 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 | $154,000 | 14 | 27 |
| Condos | Too few listings | 2 | 6 |
| Houses | $1,024,500 | 16 | 217 |
| **All homes** | **$574,000** | **32** | **250** |

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

**18.8%**

Of house listings cut their price in October 2026

The typical house that sold in October 2026 sold for $510,000 (5 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, Jamaica, October 2026 | $1,024,500 |
| Down payment, 20% | $204,900 |
| Loan amount | $819,600 |
| 30-year fixed rate (Freddie Mac average, Nov 12, 2026) | 7.11% |
| **Loan payment** | **$5,514 a month** |

OWN: LOAN PAYMENT

**$5,514**

plus property taxes, upkeep and insurance

RENT: TYPICAL ASKING

**$2,860**

all apartment sizes, October 2026

The loan payment alone on the typical house is about $2,650 a month above the typical rent, before the property taxes, upkeep and insurance, and before the $204,900 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 Jamaica, 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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