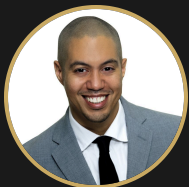


3 Q 2026

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 20 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%

[†] Fewer than 20 sales, so read 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.

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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English and Spanish



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. Report prepared by Milton Coste on October 6, 2026.

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