

WELCOME TO WOODHAVEN

What it's really like to live here, and how to buy here without missing out.

A FREE BUYER GUIDE FROM A NEIGHBOR

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WHY WE LOVE IT HERE

A TASTE OF WOODHAVEN

FOREST PARK	543 acres of trails, the carousel, and concerts and events at Oak Ridge. VARIOUS LOCATIONS
THE LIBRARY	Mr. Kenneth teaches kids guitar and helps with homework. 85-41 FOREST PARKWAY
PS 60 + PS 97	Two neighborhood public schools, and a PS 60 PTA that shows up. VARIOUS LOCATIONS
NEIR'S TAVERN	Pouring since 1829. 87-48 78TH STREET
LA RUTA DEL TACO	Tacos on Jamaica Avenue. 92-18 JAMAICA AVENUE
COMPARE FOODS	Yes, a supermarket. Get the rotisserie chicken. 77-20 JAMAICA AVENUE
THE WOODHAVEN MURAL PROJECT	Neighbors painting the underpasses together. VARIOUS LOCATIONS



FOREST PARKWAY

The library, the entrance to the park, and the street where Betty Smith lived while she wrote A Tree Grows in Brooklyn.

THE NUMBERS

PEOPLE WHO OWN HERE, STAY HERE

58.2%

of people in Woodhaven and the area around it own their home.

44.4%

own their home across Queens

OWNERS STAY,
so homes here don't come up often.
BE READY.

2.9% new homes here since 2010. Queens: 8.56%.

+10.5% cost of owning since 2014. Rent: +33.4%.

WOODHAVEN HOME SALES, YEAR BY YEAR

2024	2025	2026 SO FAR
$795,000	**$795,500**	**$880,000**
median price	median price	median price
85 DAYS	**76 DAYS**	**66 DAYS**
average on market	average on market	average on market

Most homes go under contract in about **40 to 55 days**. The good ones go faster.

SO WHAT DOES THAT MEAN FOR YOUR OFFER?

Ask me why this is so important.

Sources: NY State Comptroller, "Richmond Hill and Ozone Park: An Economic Snapshot," Oct 2026 (58.2% covers Richmond Hill/Woodhaven + South Ozone Park/Howard Beach). Sales: OneKey MLS closed sales, ZIP 11421, 1–4 family (120 · 102 · 81 sales), pulled Nov 15, 2026.

HOW BUYING HERE WORKS

THE ROADMAP

01 GET PREAPPROVED

02 PICK YOUR REPRESENTATION

03 SHOP

04 MAKE YOUR OFFER

05 INSPECTION

06 ATTORNEY REVIEW

07 MORTGAGE / APPRAISAL

Getting your mortgage approved usually takes 30 to 90 days, depending on the loan and the property.

08 CLOSING

UP TO $30,000

toward closing costs and down payment, for buyers who qualify. Ask me how.

There are other programs too.

WHAT MOST BUYERS GET WRONG

"YOUR OFFER WAS ACCEPTED, SO THE HOUSE IS YOURS."

It isn't. Not until the seller signs the contract.

Deals fall apart between "accepted" and "signed." Keep looking until it's signed.

TWO THINGS MOST BUYERS NEVER FIND OUT

WHY SOME OFFERS NEVER GET HEARD

Even good ones, at the right price. It has nothing to do with money.

THE BIDDING-WAR SIGNAL

The one thing I check on every house that tells me if it's heading to a bidding war.

REACH OUT AND I'LL TELL YOU.

YOUR OFFER, IN WRITING

COME READY. IT GETS YOU THE YES.

A seller can only go to contract with one buyer. If that buyer can't close, the house sits tied up and the seller loses time. So sellers say yes to the offer that shows it's ready. A written offer with the paperwork behind it beats a text message every time.

WHAT GOES WITH IT

- Preapproval letter
- Proof of funds
- Your attorney's contact
- Price, down payment and timing, in writing

SHOW THE MONEY, NOT THE DETAILS

Black out account numbers and personal info. The seller needs to see you can close, not your whole file.

Ask me for my offer-ready checklist.

YOUR NEXT STEP

LET'S TALK IT THROUGH.

Your budget, your timing, whether the grant fits, and the two things most buyers never find out. That's a conversation.



PICK A TIME

calendly.com/philip-ross-real-estate-agent/buyer-consultation

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