

**M.N.S**  
REAL ESTATE  
NYC

# BRONX RENTAL MARKET REPORT

APRIL 2024



# CONTENTS

- INTRODUCTION ..... 4
- A QUICK LOOK ..... 5
  - PRICE DECREASE .....6
  - PRICE INCREASE .....7
- MEAN BRONX RENTAL PRICES..... 8
- NEIGHBORHOOD PRICE TRENDS .....13
  - CONCOURSE/HIGHBRIDGE.....14
  - MORRIS-UNIVERSITY HEIGHTS.....15
  - MOTT HAVEN.....16
  - RIVERDALE.....17
- THE REPORT EXPLAINED.....18

# AVERAGE RENT

THE AVERAGE RENT IN BRONX HAS DECREASED THIS MONTH.

BRONX

↓0.61%  
CHANGE

\$2,421  
MARCH 2024

\$2,406  
APRIL 2024

# A QUICK LOOK

# BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report decreased by 0.61%, from \$2,421 to \$2,406. Studio rental pricing decreased by 6.90%, from \$2,169 to \$2,020. The average rental price for a one-bedroom unit increased by 3.48%, from \$2,310 to \$2,391. The average rental price for a two-bedroom unit increased by 0.43%, from \$2,796 to \$2,808.

The most expensive studio, one and two-bedroom units were all seen in Mott Haven. Conversely, the most affordable studio and one-bedroom units were in Morris-University Heights; the most affordable two-bedroom units were in Concourse/Highbridge.

Compared to this time last year, studio pricing is down by 2.84%, one-bedrooms are up by 5.52% and two-bedrooms are up by 2.92%. Overall, the year-over-year average rental price tracked by this report has increased by 2.54%.

#### **Most Expensive:**

Studio: Mott Haven - \$2,485  
1 BD: Mott Haven - \$2,859  
2 BD: Mott Haven - \$3,479

#### **Least Expensive:**

Studio: Morris-University Heights - \$1,678  
1 BD: Morris-University Heights - \$2,016  
2 BD: Concourse/Highbridge - \$2,439

# WHERE PRICES DECREASED



### MOTT HAVEN

Studios	-5.4%
One-Bedroom	-3.9%
Two-Bedroom	-0.1%

### CONCOURSE/HIGHBRIDGE

Two-Bedroom	-1.1%
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### RIVERDALE

Studios	-7.1%
Two-Bedroom	-1.8%

# WHERE PRICES INCREASED



## CONCOURSE/HIGHBRIDGE

Studios	9.6%
One-Bedroom	11.5%

## MORRIS HEIGHTS/UNIVERSITY HEIGHTS

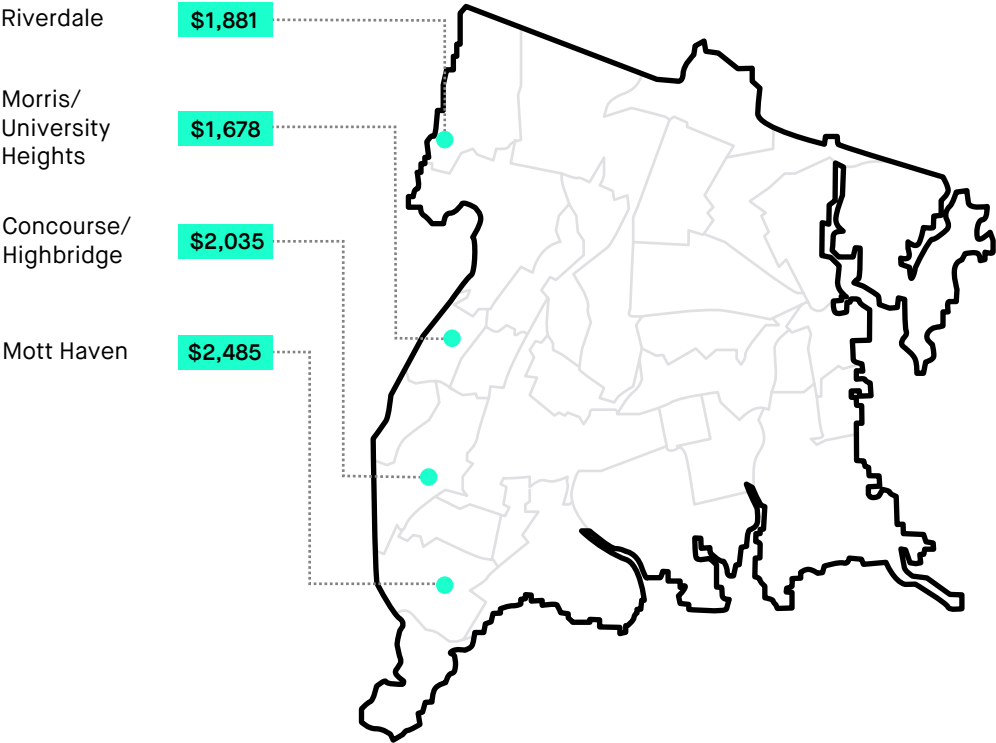
Studios	0.0%
One-Bedroom	8.3%
Two-Bedroom	5.4%

## RIVERDALE

One-Bedroom	2.2%
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# BRONX AVERAGE PRICE

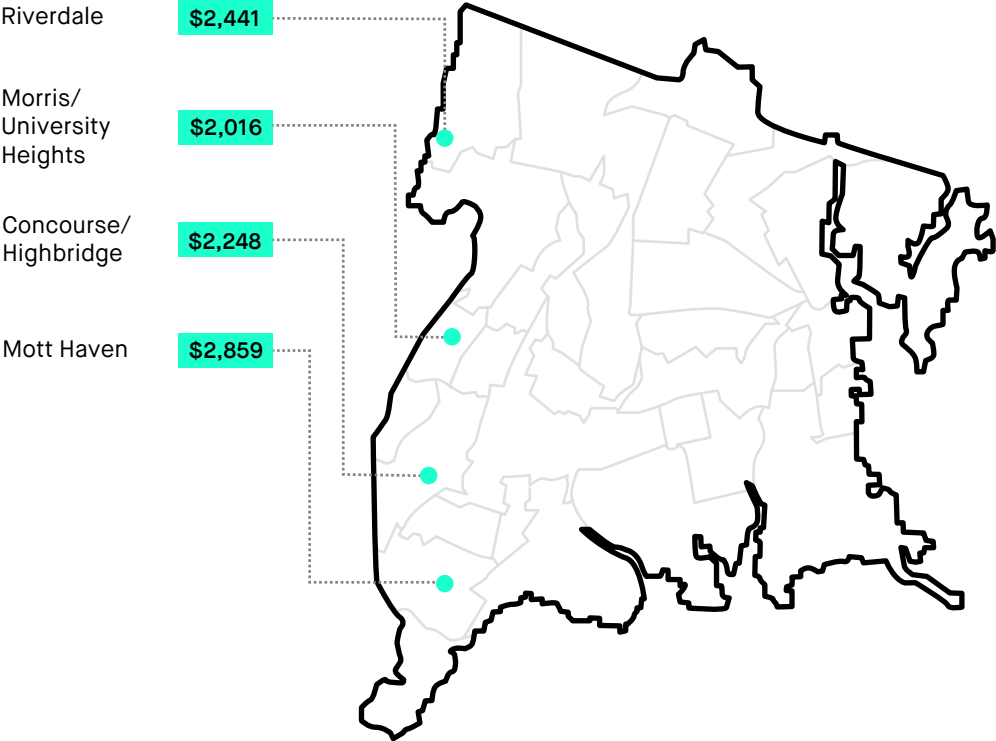
# STUDIOS





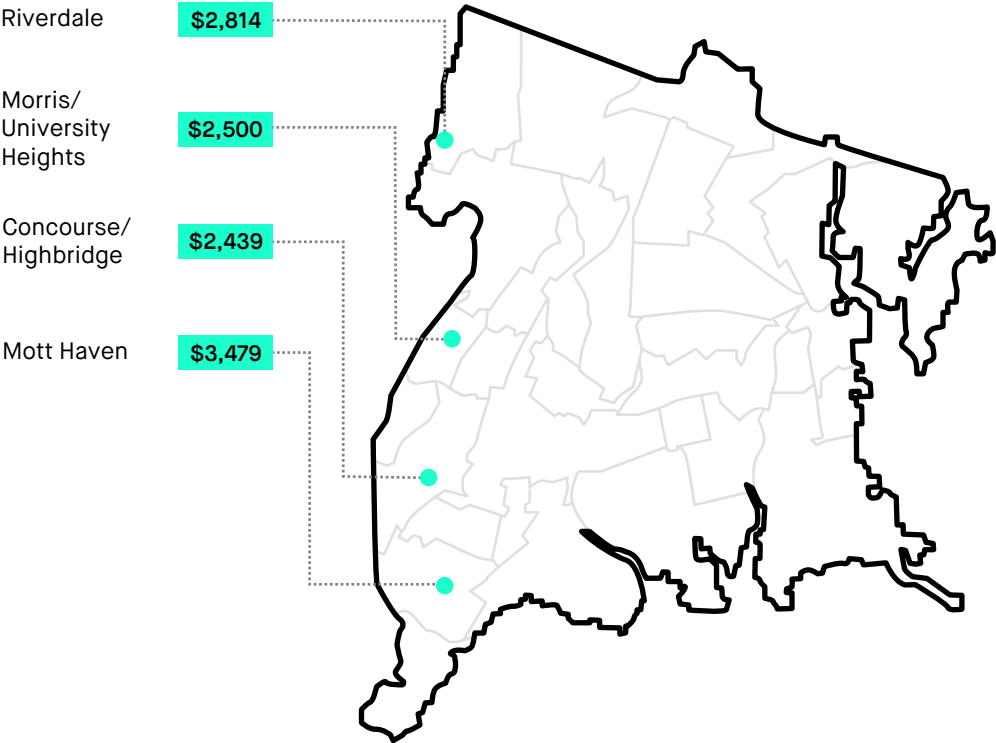
# BRONX AVERAGE PRICE

## 1 BEDROOM



# BRONX AVERAGE PRICE

## 2 BEDROOM



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE ↑ 11.00%

MOTT HAVEN ↓ 1.97%

MORRIS-UNIVERSITY HEIGHTS ↑ 6.04%

RIVERDALE ↓ 1.74%

# PRICE CHANGES

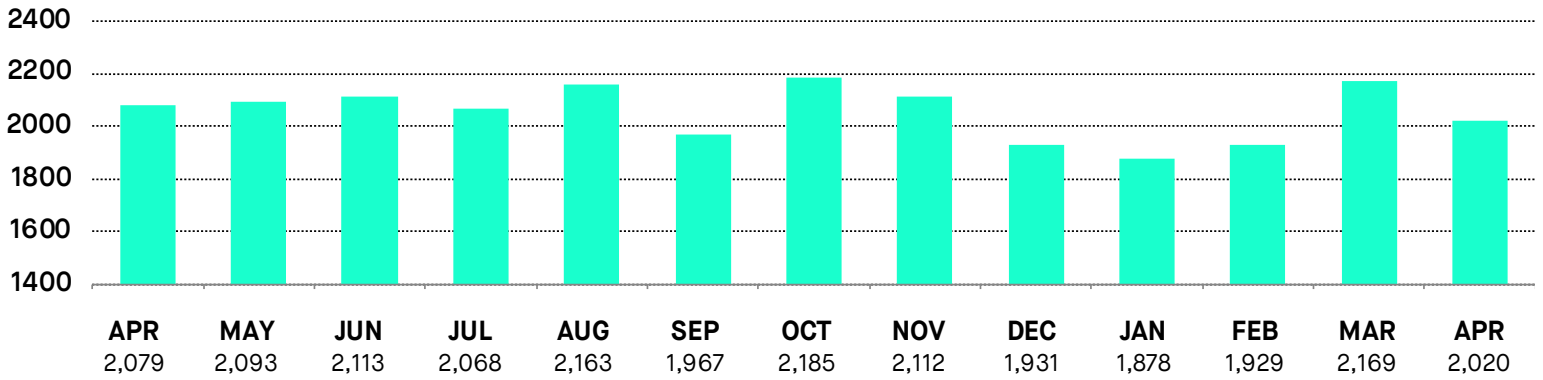
BRONX RENTS:  
APRIL 2023 VS. APRIL 2024

# PRICE CHANGES

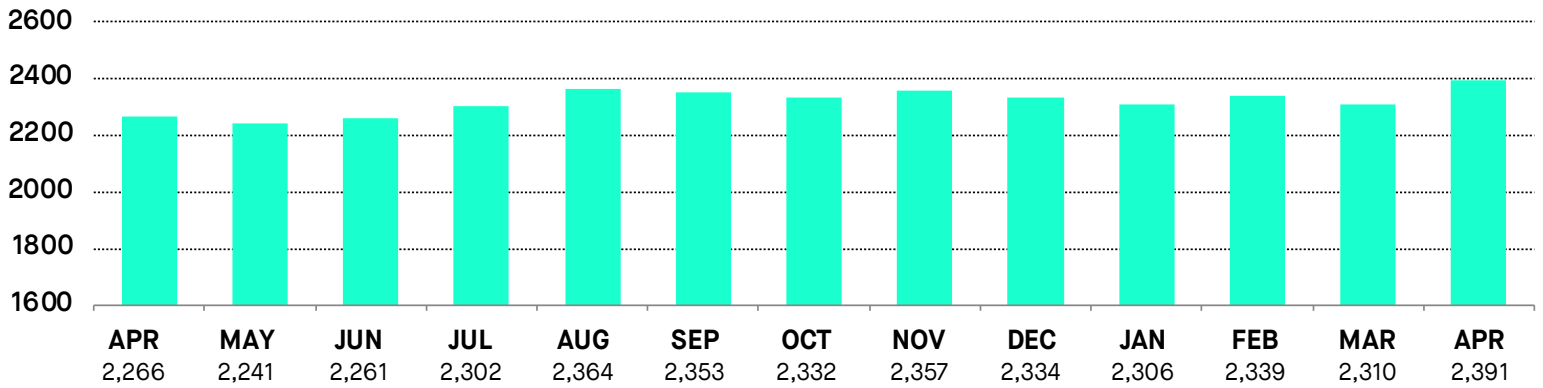
TYPE	APRIL 2023	APRIL 2024	CHANGE
Studios	\$2,079	\$2,020	↓ 2.84%
One bedrooms	\$2,266	\$2,391	↑ 5.52%
Two bedrooms	\$2,728	\$2,808	↑ 2.92%

# PRICE TRENDS: BRONX

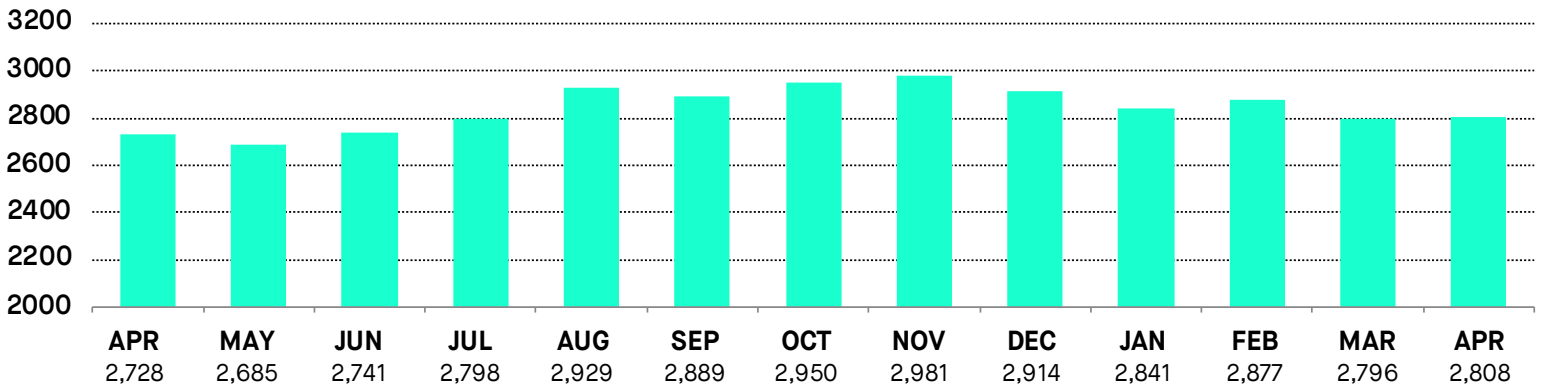
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



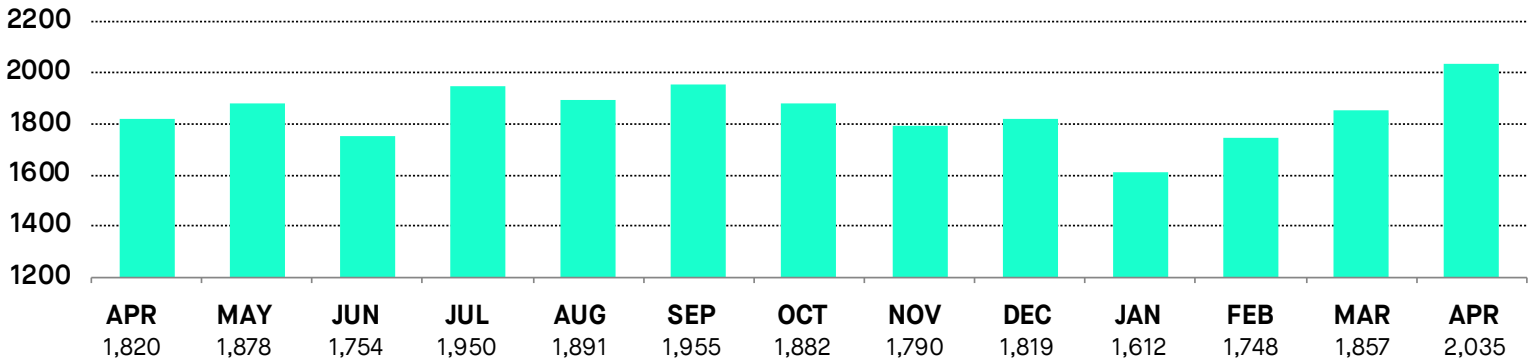
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



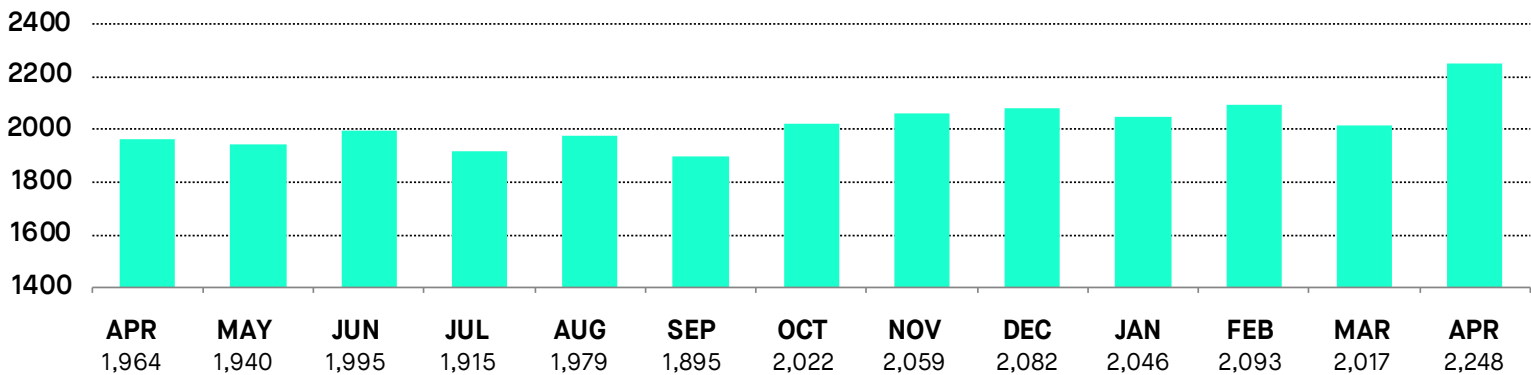
# PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN  
CONCOURSE & HIGHBRIDGE INCREASED BY 6.04%.

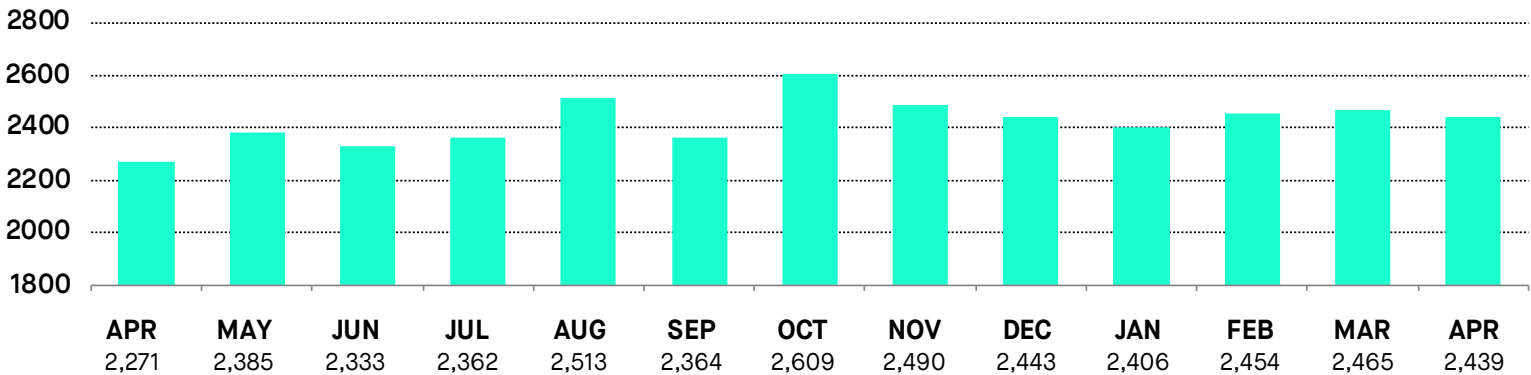
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



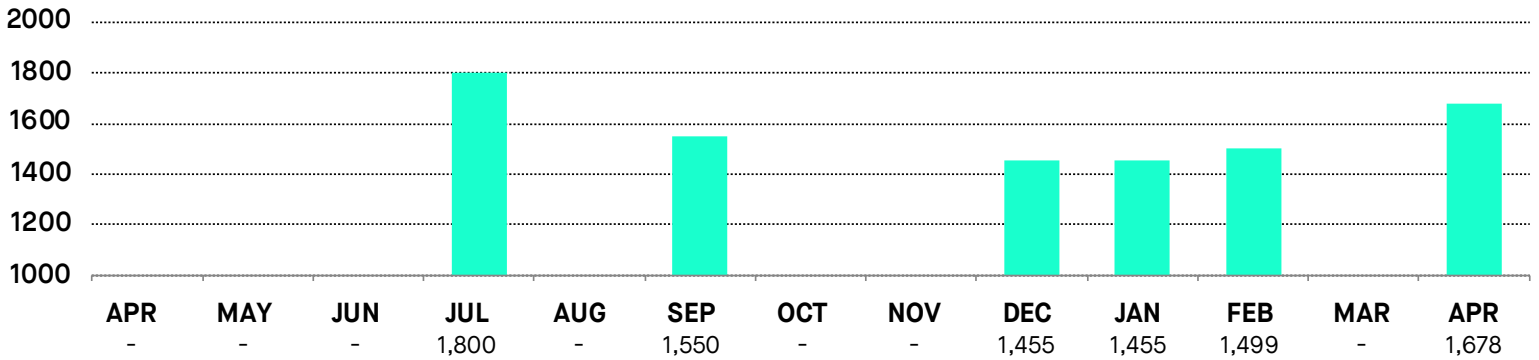
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



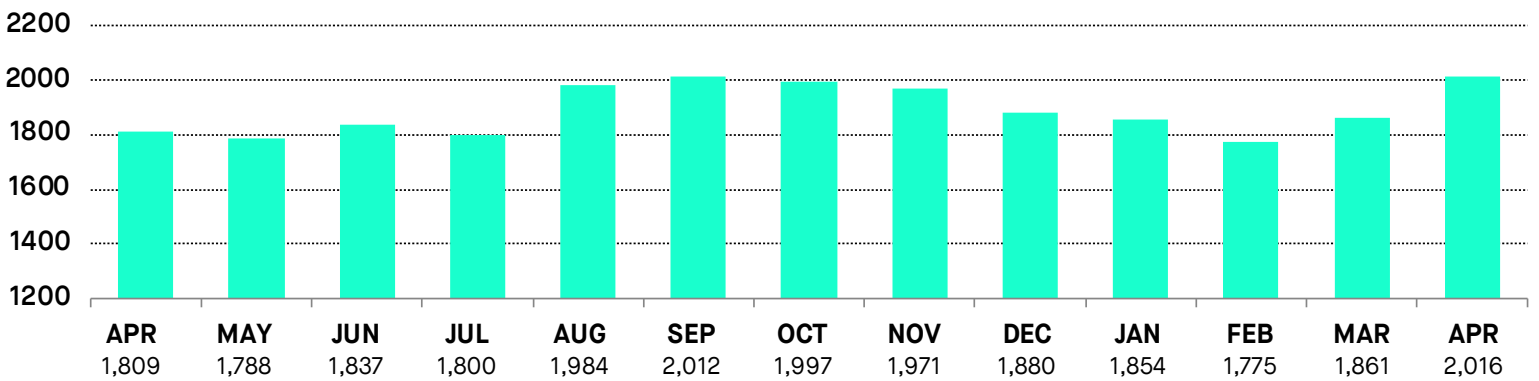
# PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

MONTH-OVER-MONTH, THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS DECREASED BY 2.48%.

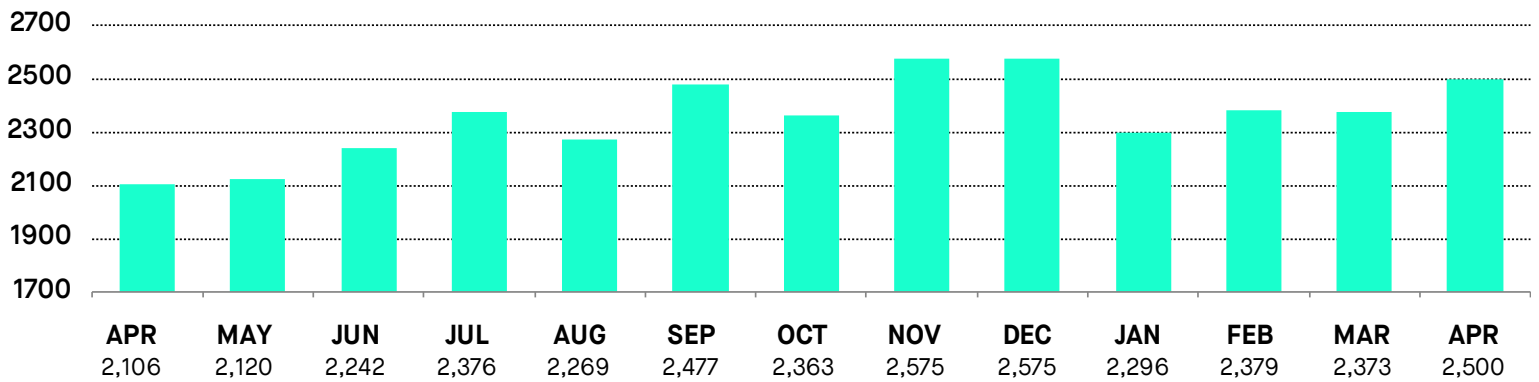
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



MORRIS HEIGHTS / UNIVERSITY HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



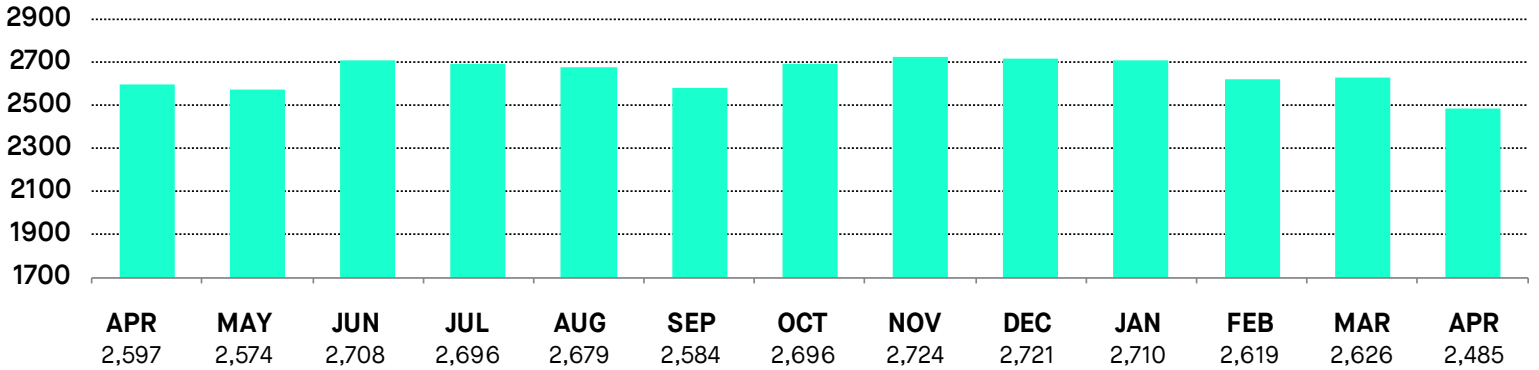
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



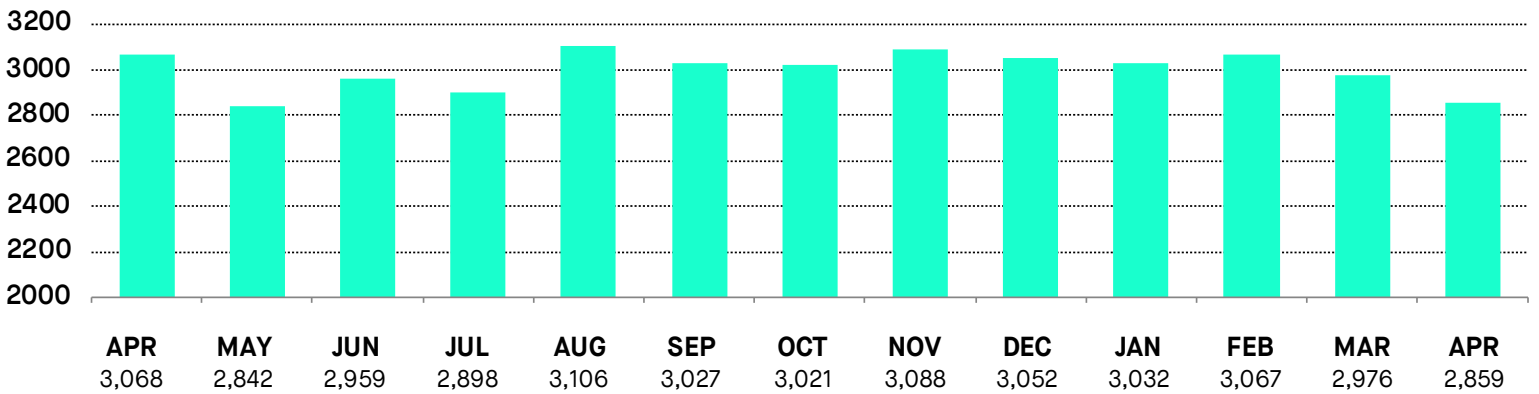
# PRICE TRENDS: MOTT HAVEN

THROUGH APRIL, THE AVERAGE RENTAL PRICE IN MOTT HAVEN DECREASED BY 2.87%.

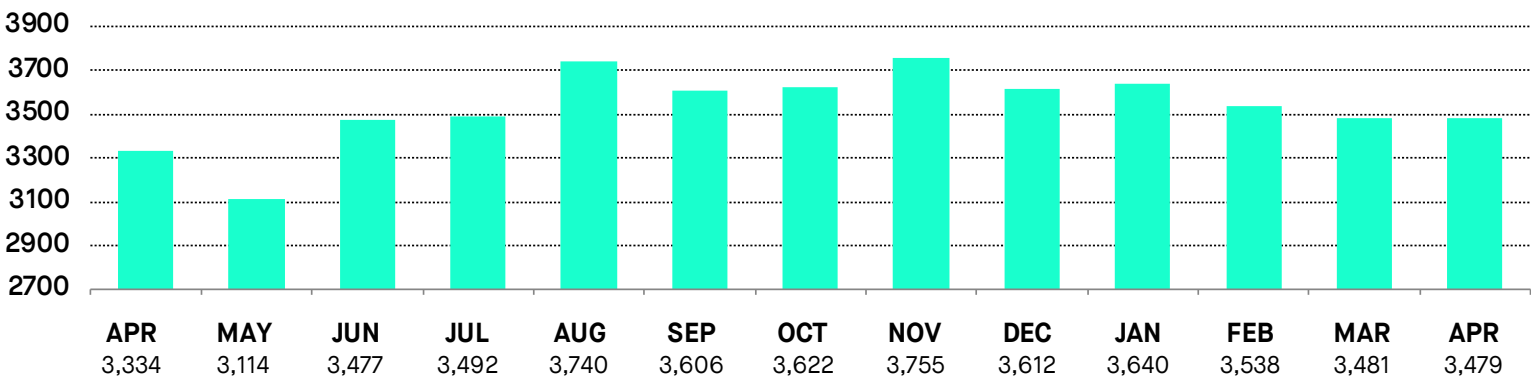
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

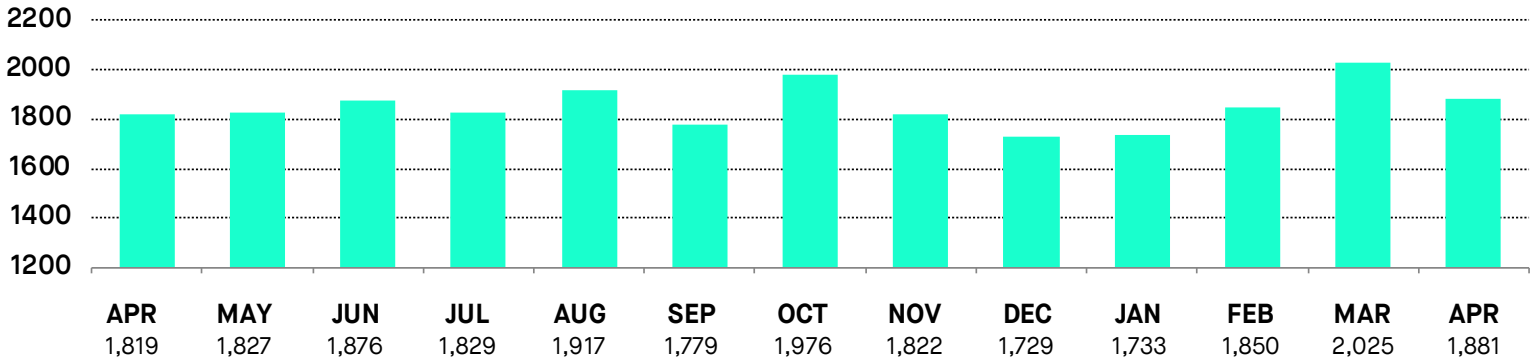




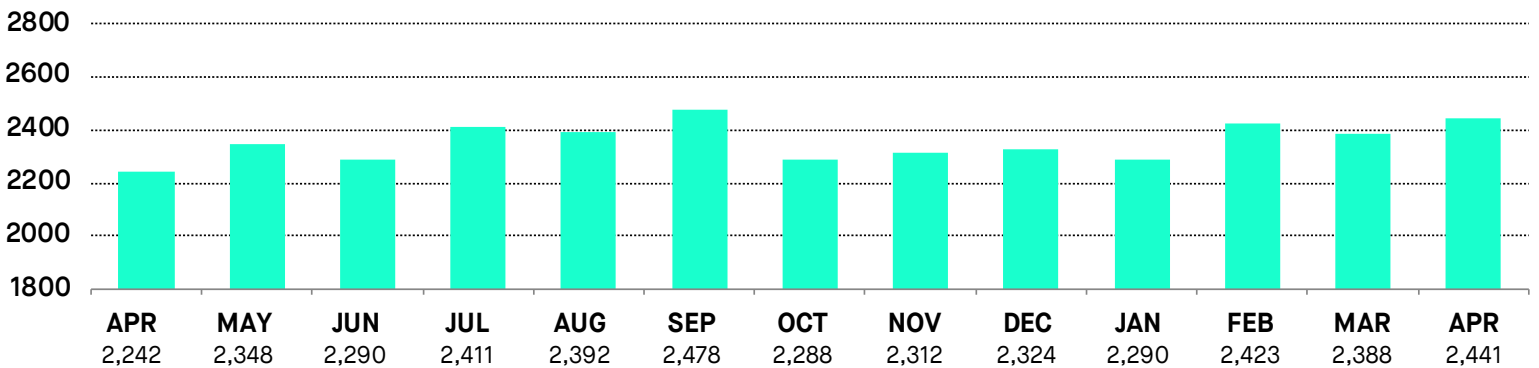
# PRICE TRENDS: RIVERDALE

THE AVERAGE RENTAL PRICE IN RIVERDALE DECREASED BY 1.95%.

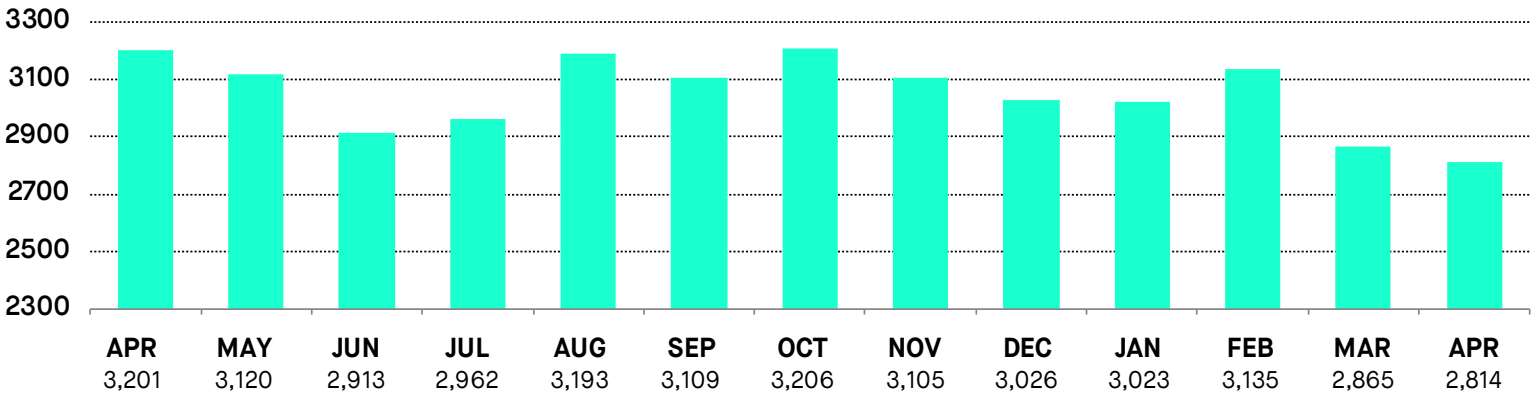
## RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



## RIVERDALE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## RIVERDALE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



# THE REPORT EXPLAINED

**THE BRONX RENTAL MARKET REPORT COMPARES FLUCTUATION IN THE CITY'S RENTAL DATA ON A MONTHLY BASIS. IT IS AN ESSENTIAL TOOL FOR POTENTIAL RENTERS SEEKING TRANSPARENCY IN THE NYC APARTMENT MARKET AND A BENCHMARK FOR LANDLORDS TO EFFICIENTLY AND FAIRLY ADJUST INDIVIDUAL PROPERTY RENTS IN BRONX.**

The Bronx Rental Market Report TM is based on a cross-section of data from available listings and priced under \$10,000, with ultraluxury property omitted to obtain a true monthly rental average. Our data is aggregated from the MNS proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR.com) and R.O.L.E.X. (Real Plus).

Author: MNS has been helping Bronx landlords and renters navigate the rental market since 1999. From large companies to individuals, MNS tailors services to meet your needs. Contact us today to see how we can help.

Contact Us Now: 718-222-0211

Note: All market data is collected and compiled by MNS's marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it may be subject to errors, omissions, changes or withdrawal without notice.

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THANK YOU

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