

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

# BRONX RENTAL MARKET REPORT

DECEMBER 2023



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# AVERAGE RENT

THE AVERAGE RENT IN BRONX  
HAS DECREASED THIS MONTH.

BRONX

↓1.59%  
CHANGE

\$2,497  
NOVEMBER 2023

\$2,457  
DECEMBER 2023

# A QUICK LOOK

## BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report decreased by 1.59%, from \$2,496.96 to \$2,457.37. Studio rental pricing decreased by 8.57%, from \$2,111.98 to \$1,930.88. The average rental price for a one-bedroom unit decreased by 0.99%, from \$2,357.48 to \$2,334.26. The average rental price for a two-bedroom unit decreased by 2.26%, from \$2,981.20 to \$2,913.84.

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 0.38%, one-bedrooms are up by 12.8% and two-bedrooms are up by 8.74%. Overall, the year-over-year average rental price tracked by this report has increased by 10.24%.

### **Most Expensive:**

Studio: Mott Haven - \$2,721

1 BD: Mott Haven - \$3,052

2 BD: Mott Haven - \$3,612

### **Least Expensive:**

Studio: Morris-University Heights - \$1,455

1 BD: Morris-University Heights - \$1,880

2 BD: Concourse/Highbridge - \$2,443

# WHERE PRICES DECREASED



**MOTT HAVEN**

Studios	-0.1%
One-Bedroom	-1.2%
Two-Bedroom	-3.8%

**CONCOURSE/HIGHBRIDGE**

Two-Bedroom	-1.9%
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**MORRIS HEIGHTS/UNIVERSITY HEIGHTS**

One-Bedroom	-4.6%
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**RIVERDALE**

Studios	-5.1%
Two-Bedroom	-2.6%

# WHERE PRICES INCREASED



**CONCOURSE/HIGHBRIDGE**

Studios	1.6%
One-Bedroom	1.1%

**MORRIS HEIGHTS/UNIVERSITY HEIGHTS**

Studios	-
Two-Bedroom	0.0%

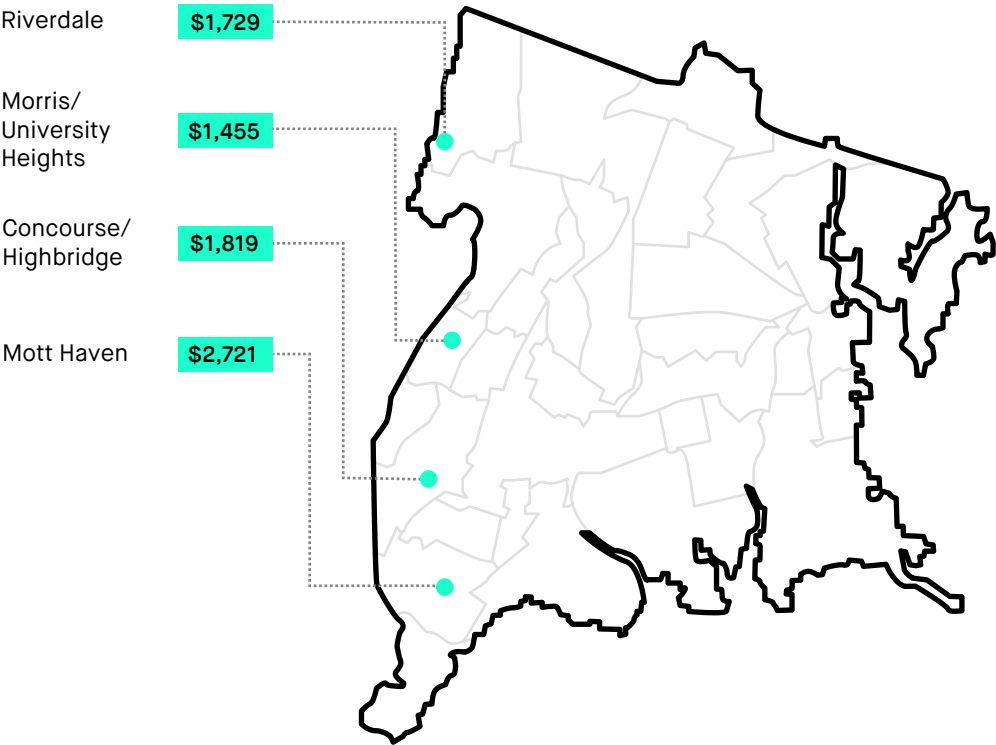
**RIVERDALE**

One-Bedroom	0.5%
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# BRONX AVERAGE PRICE

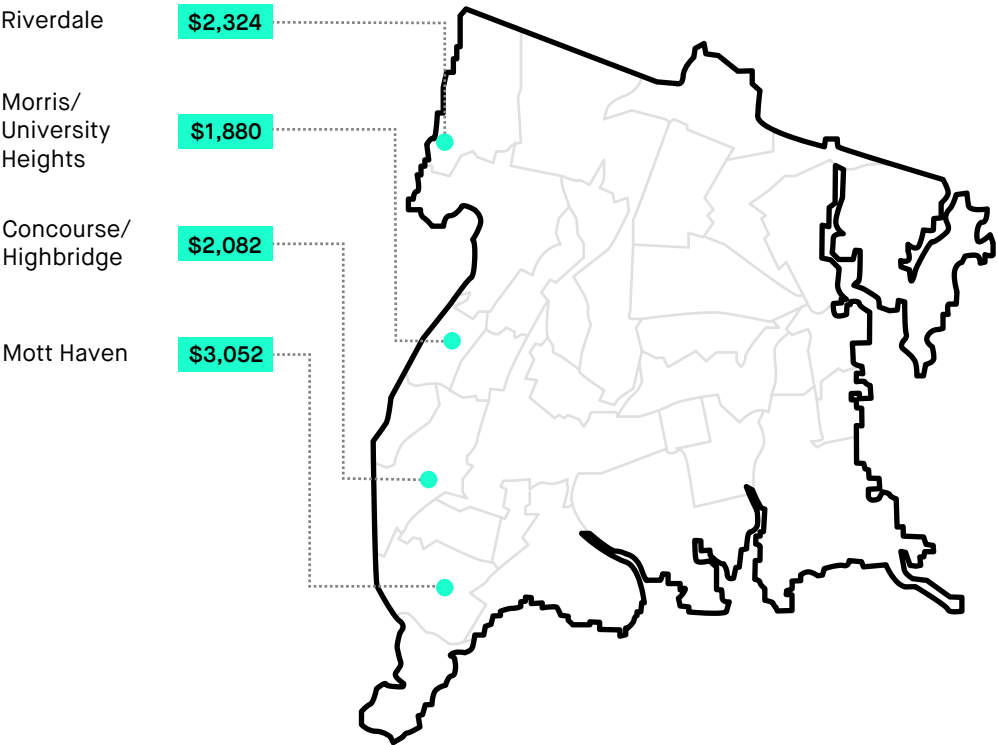
## STUDIOS





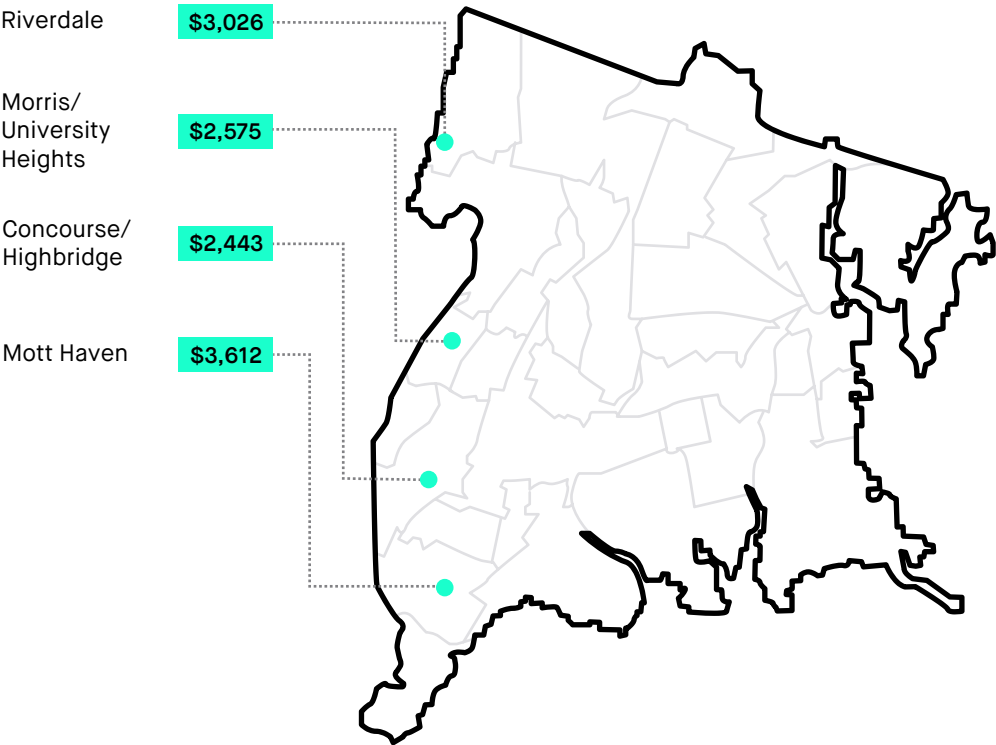
# BRONX AVERAGE PRICE

## 1 BEDROOM



# BRONX AVERAGE PRICE

## 2 BEDROOM



YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE	↑ 9.91%	MOTT HAVEN	↑ 14.41%
MORRIS-UNIVERSITY HEIGHTS	↑ 16.04%	RIVERDALE	↑ 0.88%

# PRICE CHANGES

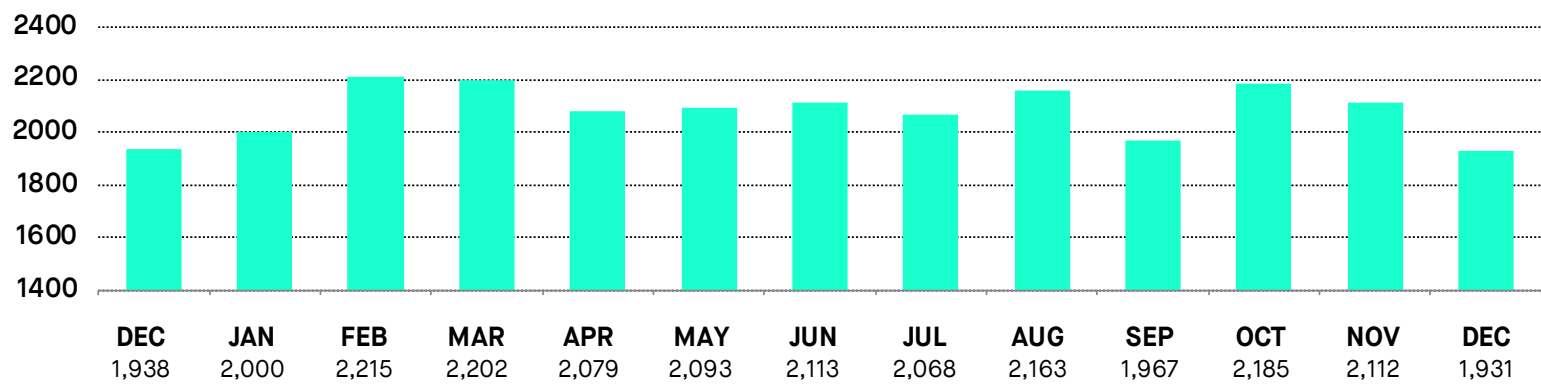
BRONX RENTS:  
DECEMBER 2022 VS. DECEMBER 2023

## PRICE CHANGES

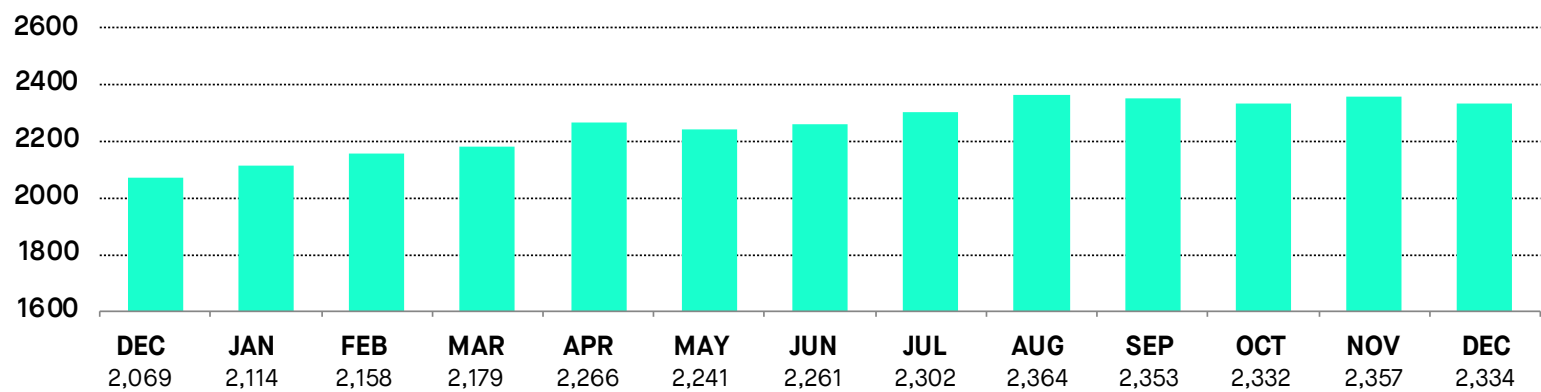
TYPE	DECEMBER 2022	DECEMBER 2023	CHANGE
Studios	\$1,938	\$1,931	↓ 0.38%
One bedrooms	\$2,069	\$2,334	↑ 12.80%
Two bedrooms	\$2,680	\$2,914	↑ 8.74%

# PRICE TRENDS: BRONX

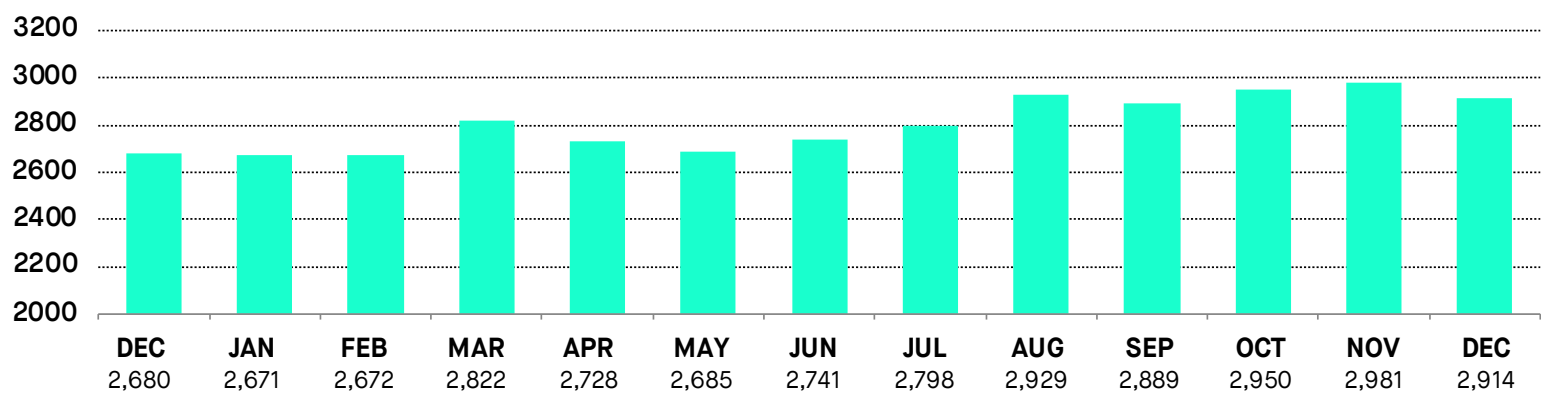
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



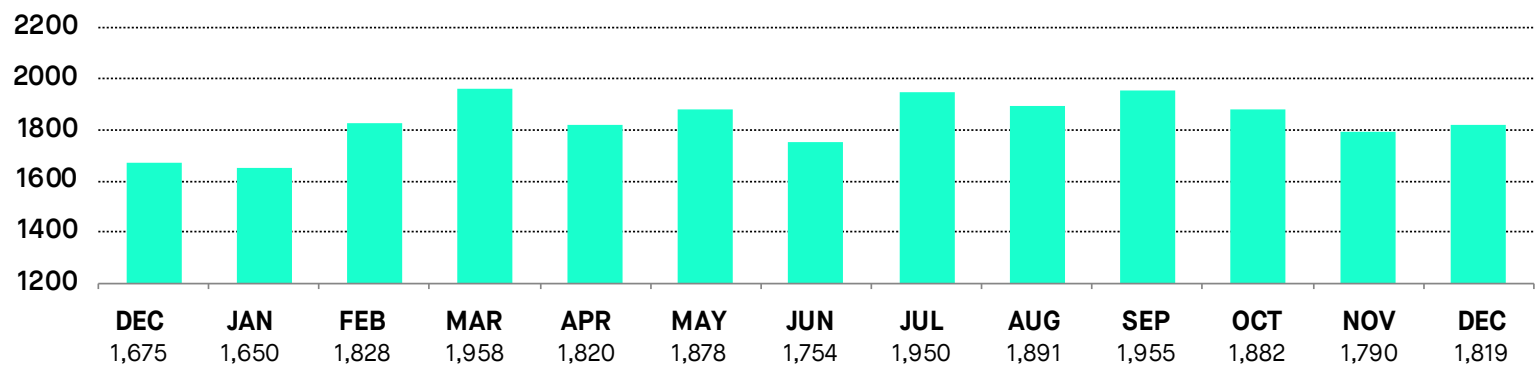
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



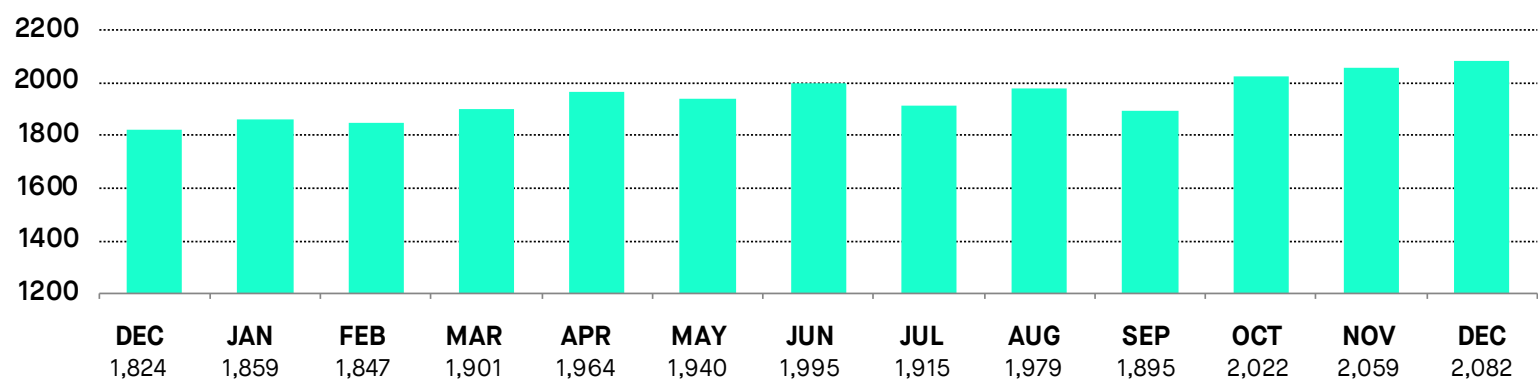
# PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN  
CONCOURSE & HIGHBRIDGE SLIGHTLY INCREASED BY JUST  
0.06%.

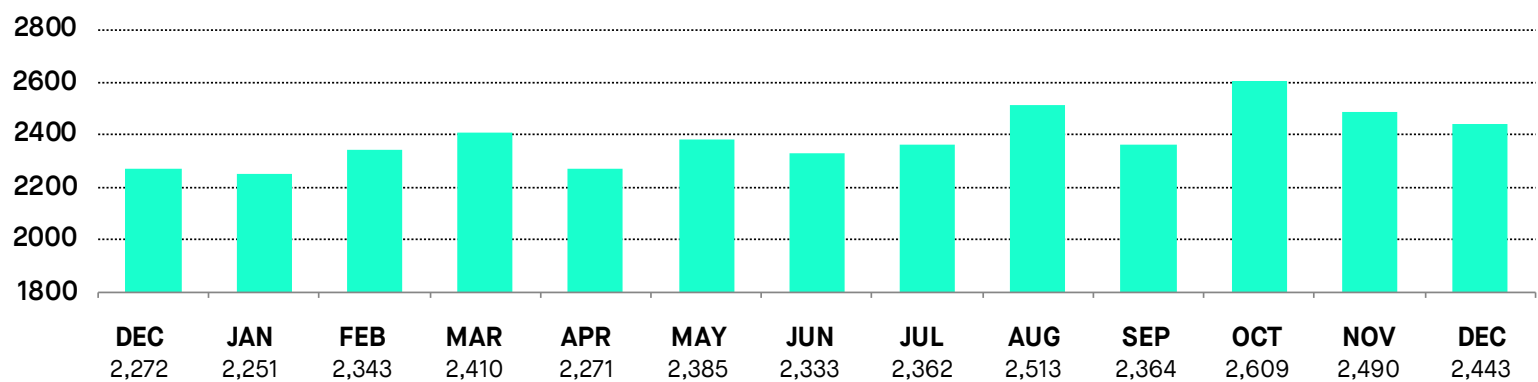
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



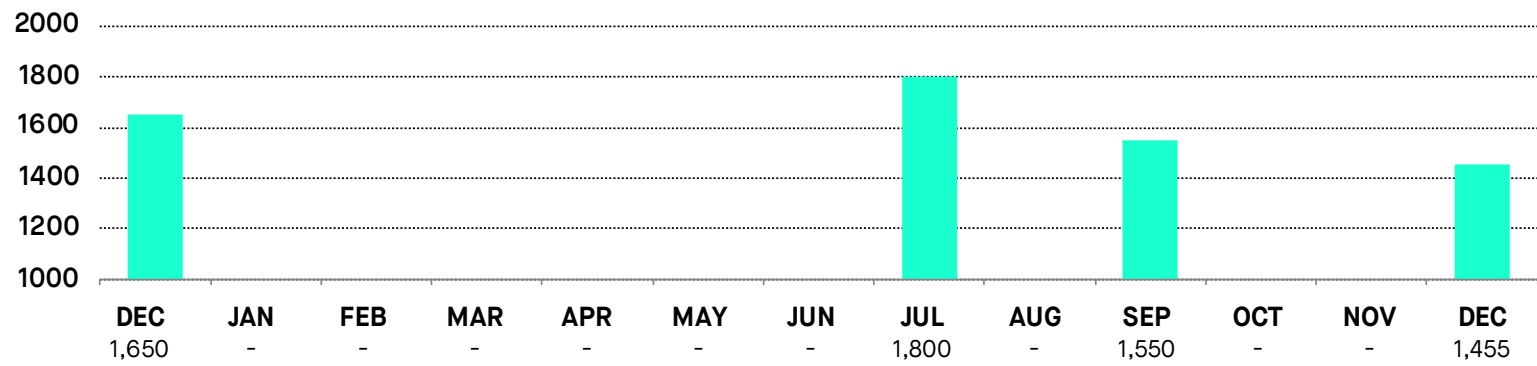
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



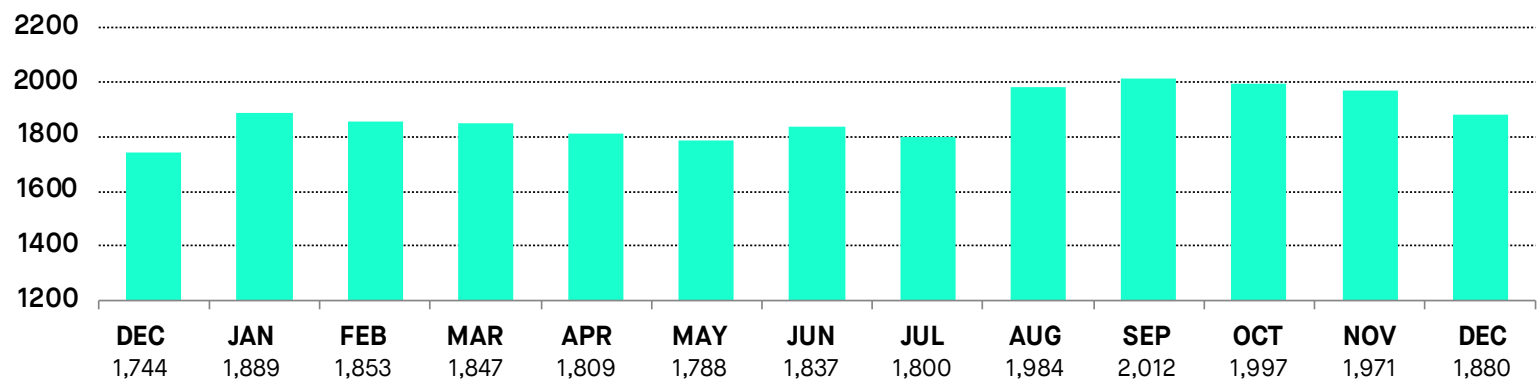
# PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

MONTH-OVER-MONTH, THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS DECREASED BY 2.00%.

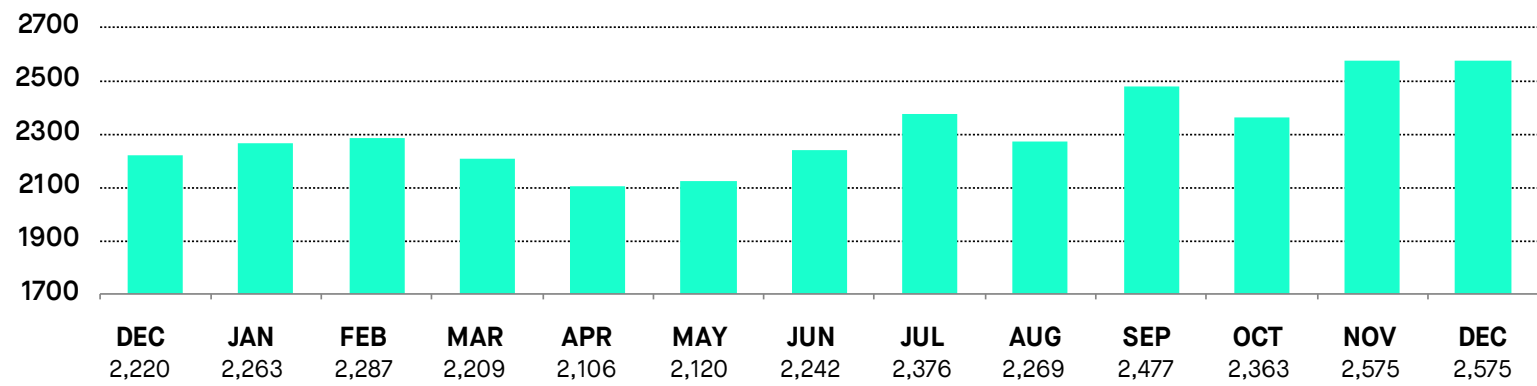
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



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

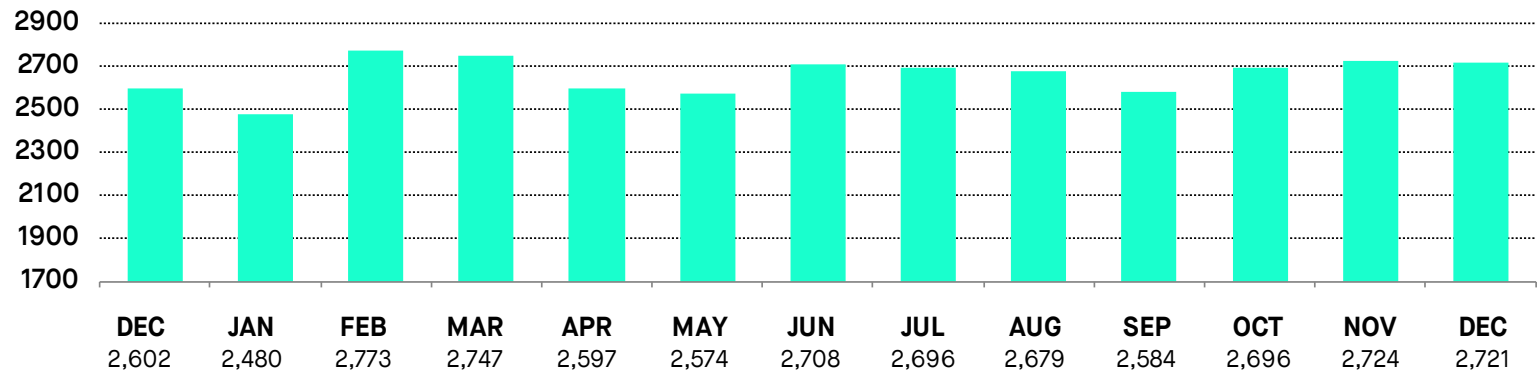




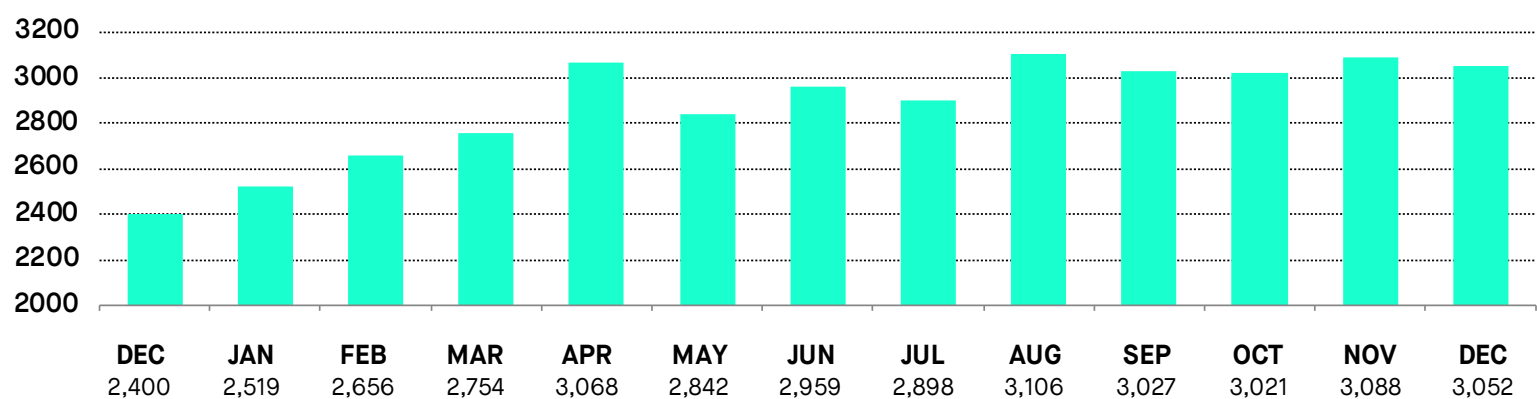
# PRICE TRENDS: MOTT HAVEN

THROUGH DECEMBER, THE AVERAGE RENTAL PRICE IN MOTT HAVEN  
DECREASED BY 1.91%.

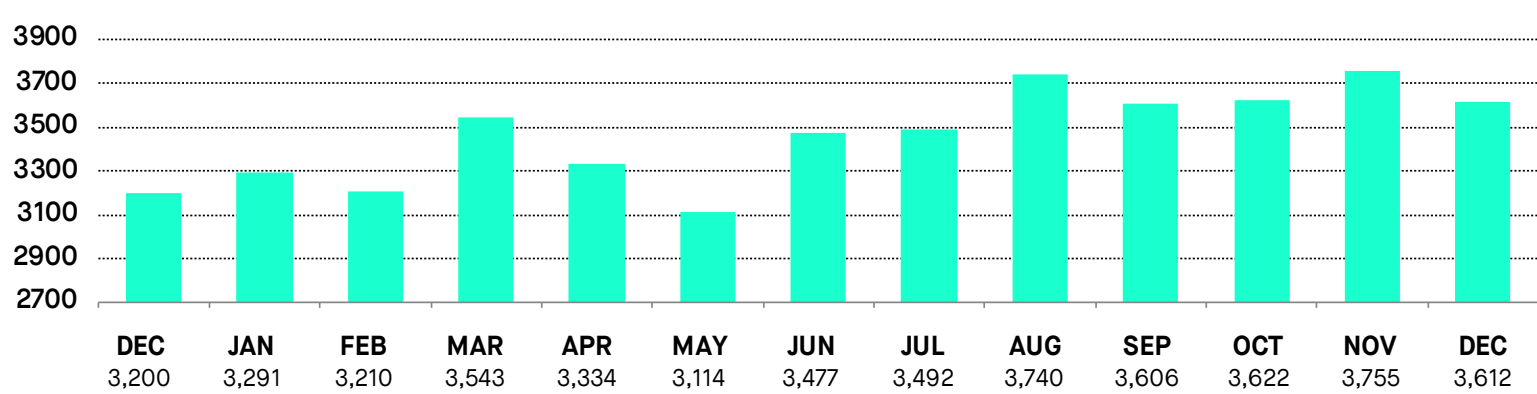
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



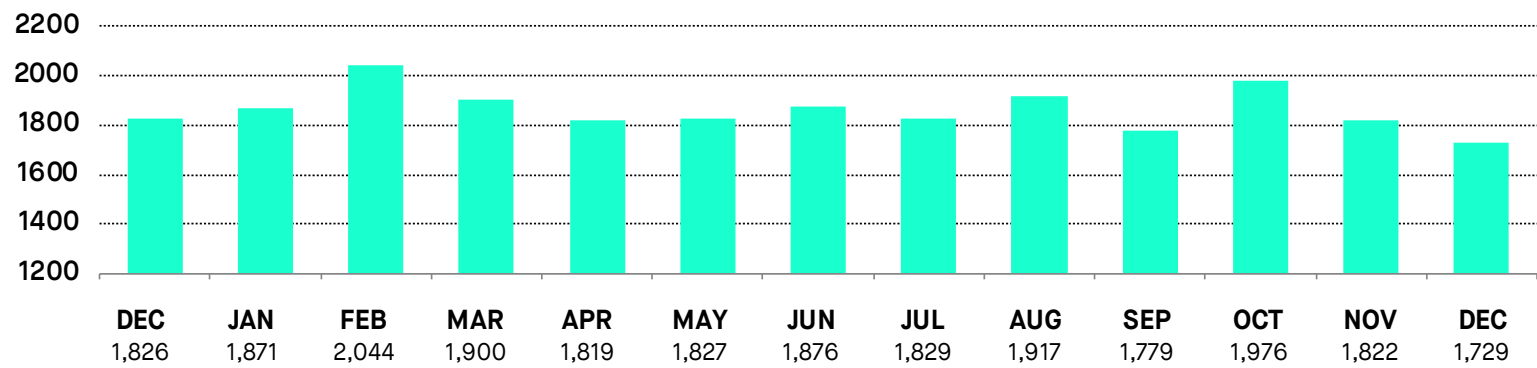
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



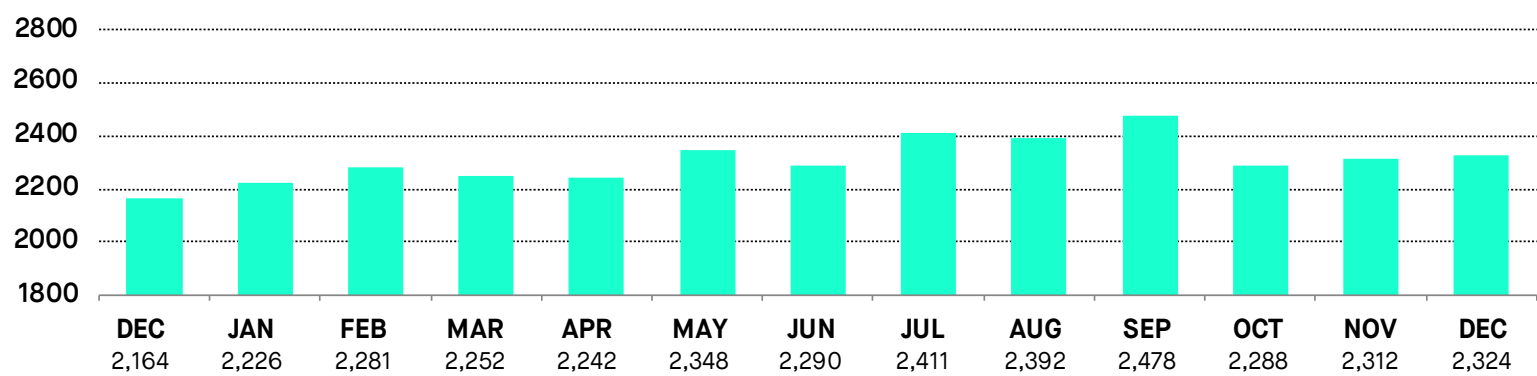
# PRICE TRENDS: RIVERDALE

THE AVERAGE RENTAL PRICE IN RIVERDALE DECREASED BY 2.21%.

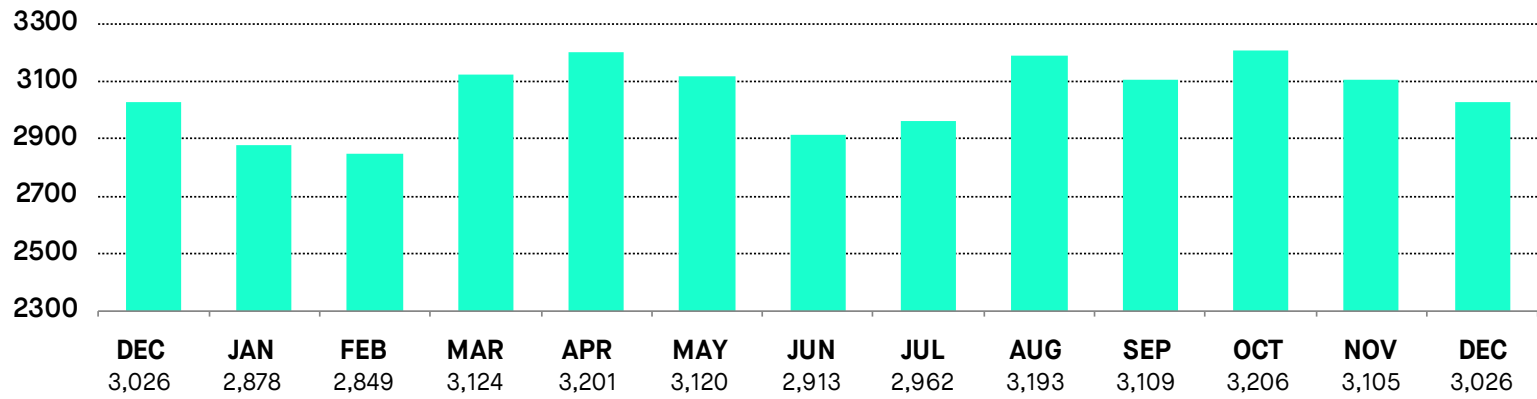
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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 December be subject to errors, omissions, changes or withdrawal without notice.

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THANK YOU

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