M.N.S
REAL ESTATE
NYC

BRONX
RENTAL MARKET REPORT

CONTENTS

AVERAGE RENT

THE AVERAGE RENT IN BRONX
HAS INCREASED THIS MONTH.

BRONX

↑1.71%	$2,687	$2,733
CHANGE	JUNE 2026	JULY 2026

A QUICK LOOK

BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report increased by 1.71%, from $2,687 to $2,733. Studio rental pricing decreased by 1.04%, from $2,249 to $2,226. The average rental price for a one-bedroom unit increased by 3.76%, from $2,616 to $2,715.
The average rental price for a two-bedroom unit increased by 1.97%, from $3,197 to $3,259.

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

Compared to this time last year, studio pricing is down by 3.66%, one-bedrooms are up by 11.47% and two-bedrooms are up by 2.55%.
Overall, the year-over-year average rental price tracked by this report has increased by 4.07%.

Most Expensive:
Studio: Mott Haven - $2,620
1 BD: Riverdale - $3,049
2 BD: Riverdale - $3,654

Least Expensive:
Studio: Morris-University Heights - $1,700
1 BD: Morris-University Heights - $1,912
2 BD: Morris-University Heights - $2,699

WHERE PRICES DECREASED

MOTT HAVEN

Studios	-6.43%
Two-Bedroom	-0.50%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

One-Bedroom	-1.81%
Two-Bedroom	-0.04%

RIVERDALE

Studios	-4.77%

WHERE PRICES INCREASED

MOTT HAVEN

One-Bedroom	0.20%

CONCOURSE/HIGHBRIDGE

Studios	4.63%
One-Bedroom	9.10%
Two-Bedroom	2.97%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

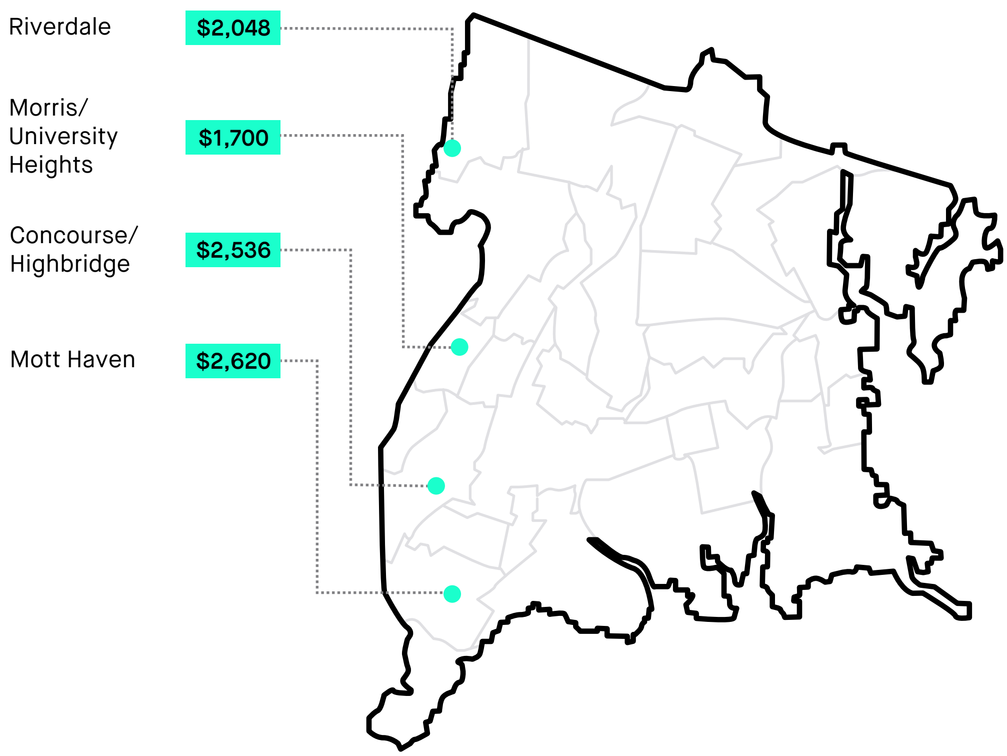
Studios	4.74%

RIVERDALE

One-Bedroom	6.13%
Two-Bedroom	5.11%

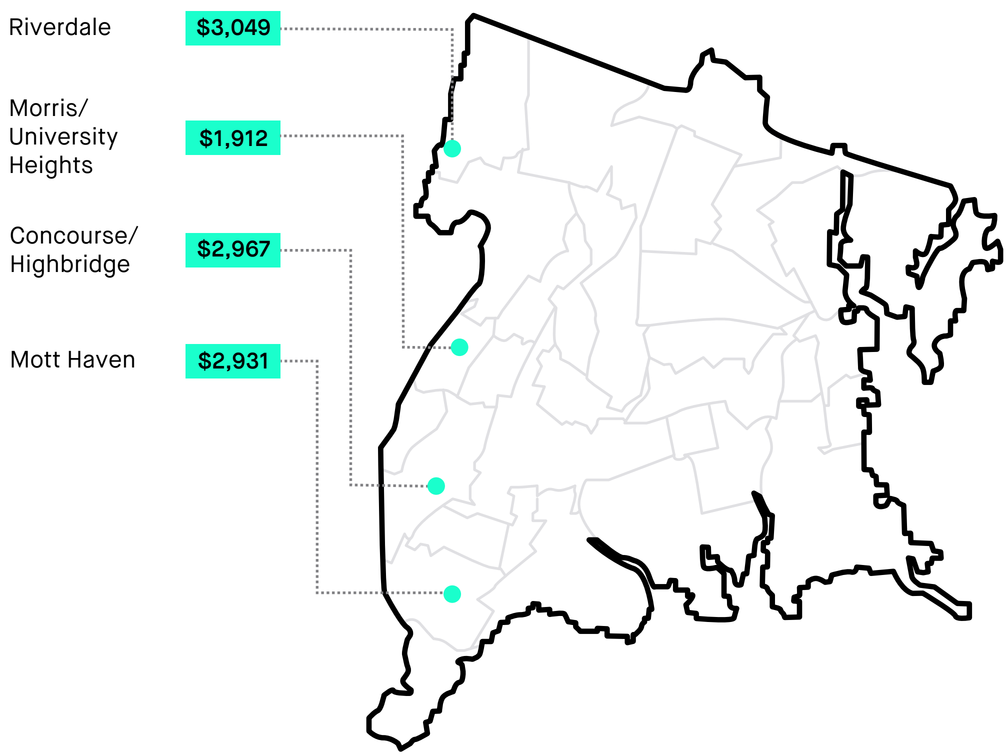
BRONX AVERAGE PRICE

STUDIOS



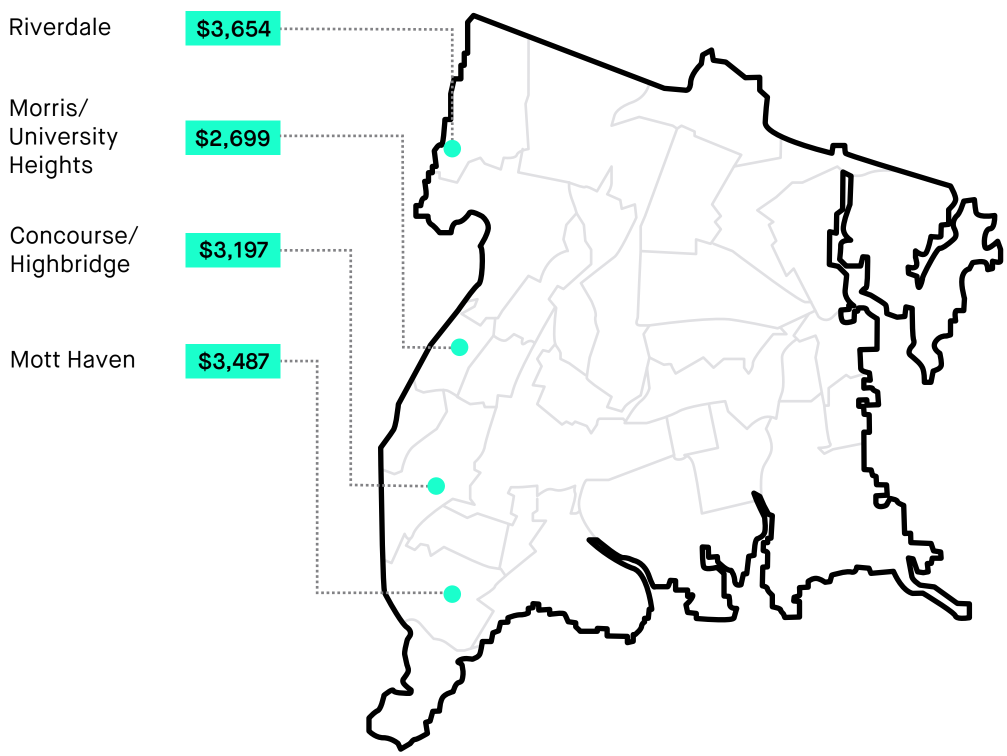
BRONX
AVERAGE PRICE

1 BEDROOM



BRONX
AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE	↑ 12.60%	**MOTT HAVEN**	↓ 4.06%
MORRIS-UNIVERSITY HEIGHTS	↓ 1.24%	**RIVERDALE**	↑ 9.67%

PRICE CHANGES

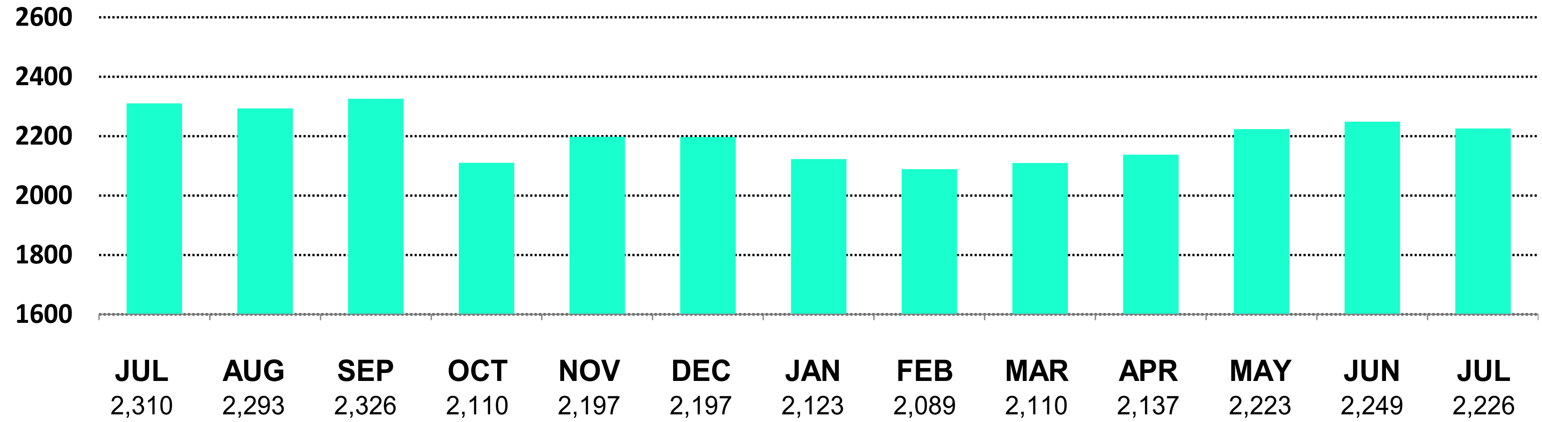
BRONX RENTS:
JULY 2025 VS. JULY 2026

PRICE CHANGES

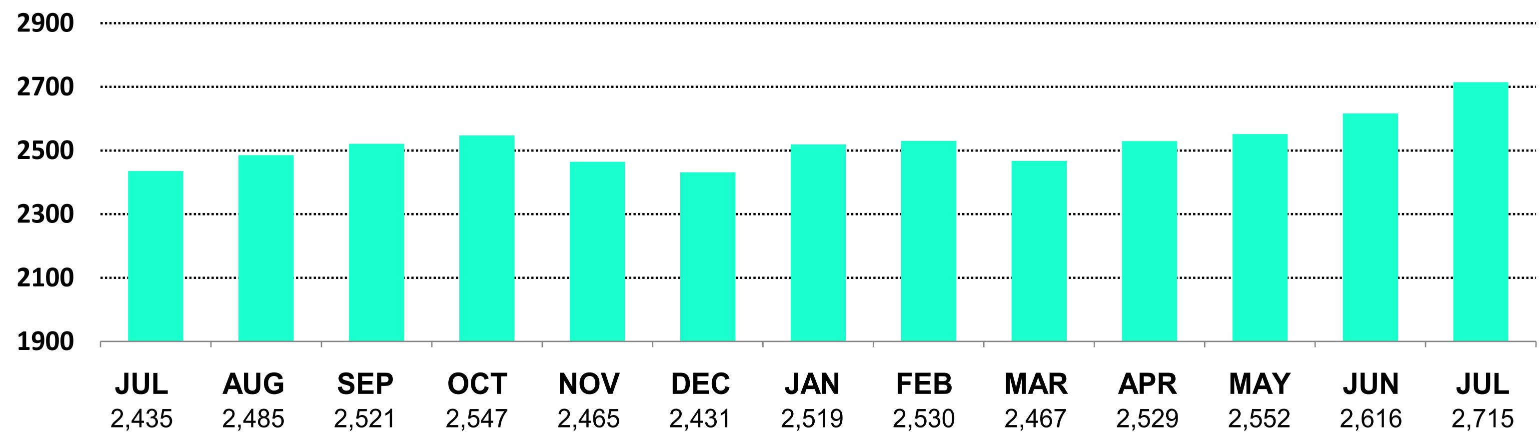
TYPE	JULY 2025	JULY 2026	CHANGE
Studios	$2,310	$2,226	↓ 3.66%
One bedrooms	$2,435	$2,715	↑ 11.47%
Two bedrooms	$3,178	$3,259	↑ 2.55%

PRICE TRENDS: BRONX

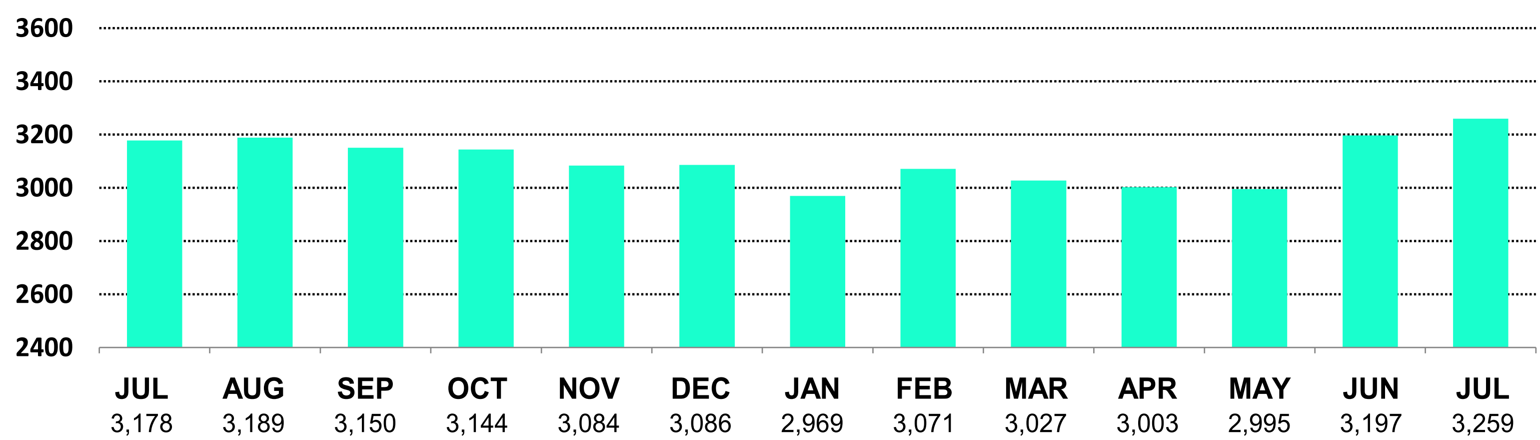
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



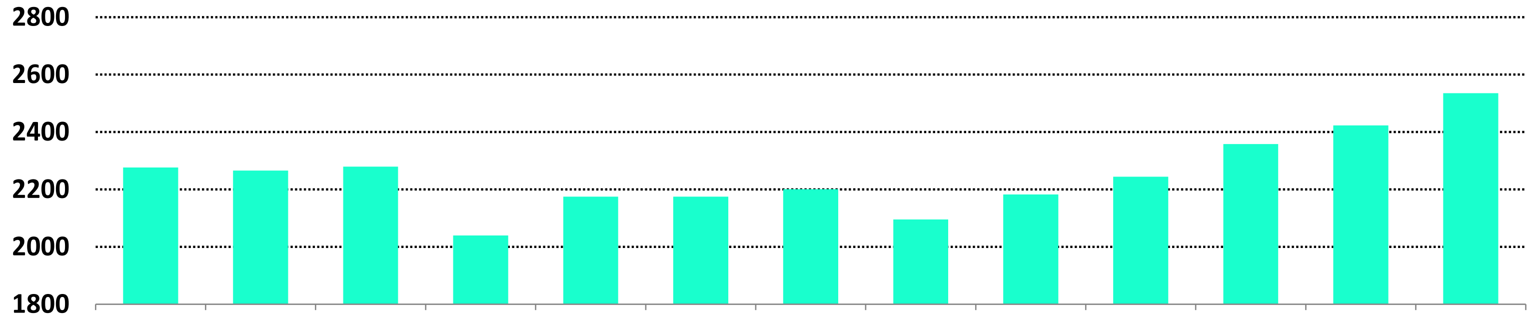
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



PRICE TRENDS: CONCOURSE/HIGHBRIDGE

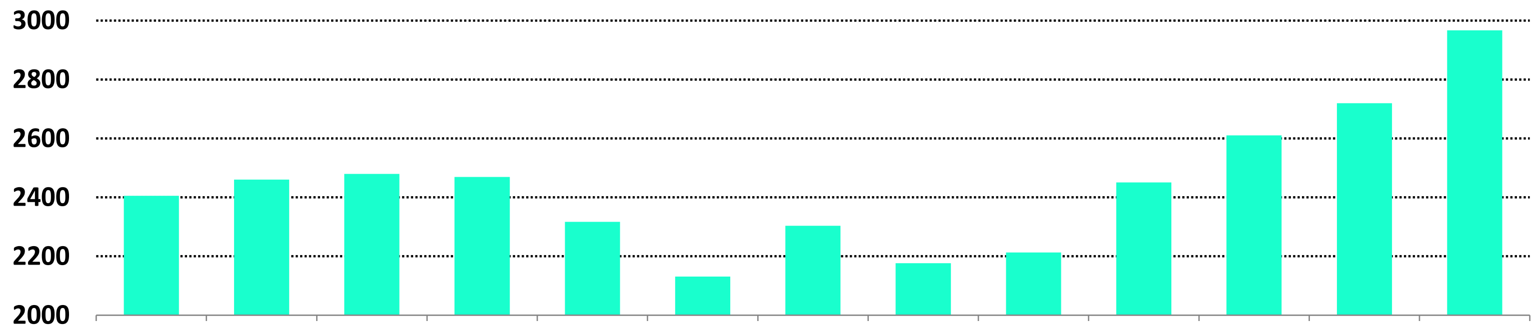
OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN CONCOURSE & HIGHBRIDGE INCREASED BY 5.48%.

CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



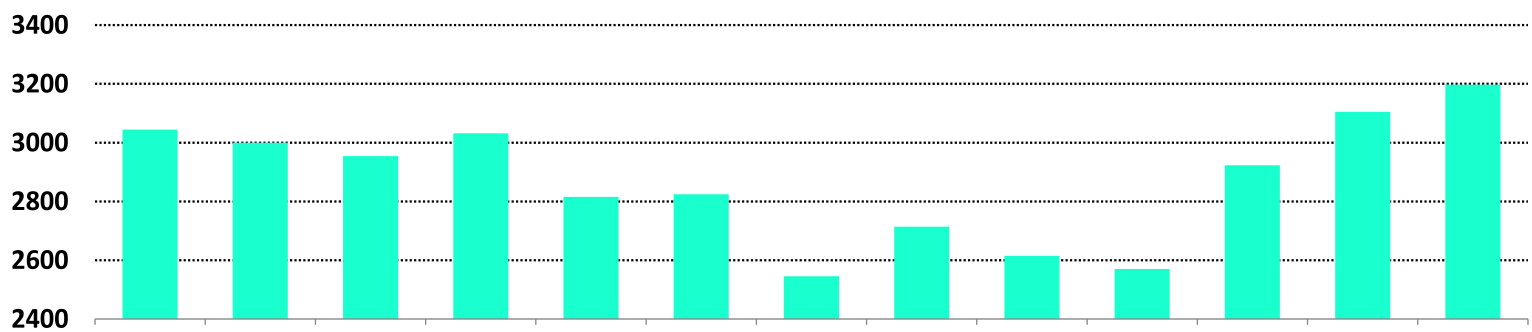
JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
2,277	2,266	2,280	2,040	2,175	2,175	2,201	2,095	2,183	2,244	2,358	2,423	2,536

CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
2,405	2,460	2,479	2,470	2,317	2,131	2,304	2,177	2,213	2,451	2,611	2,720	2,967

CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

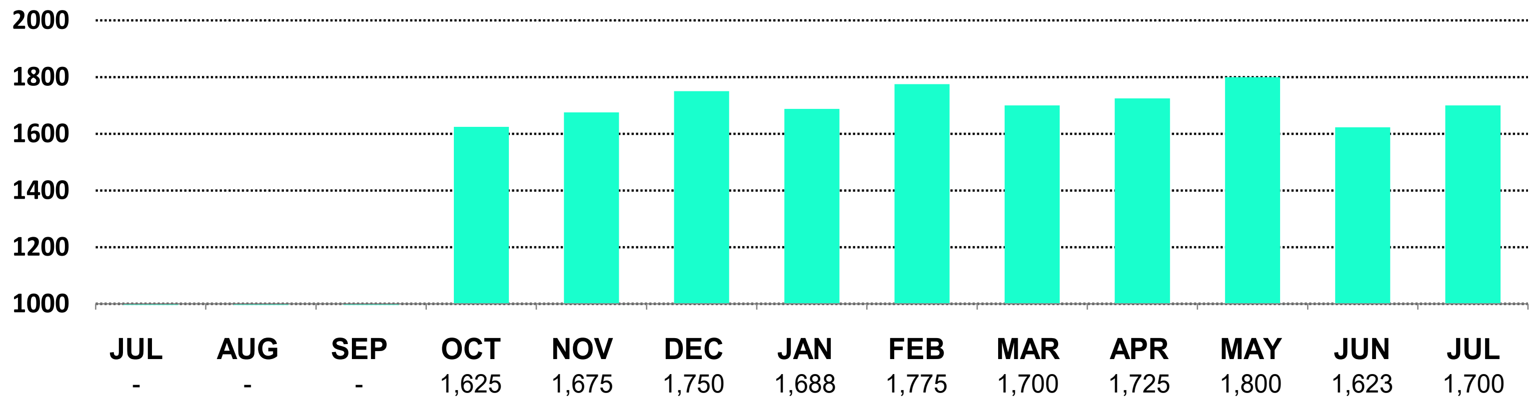


JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
3,045	3,000	2,955	3,032	2,816	2,824	2,545	2,714	2,615	2,570	2,923	3,105	3,197

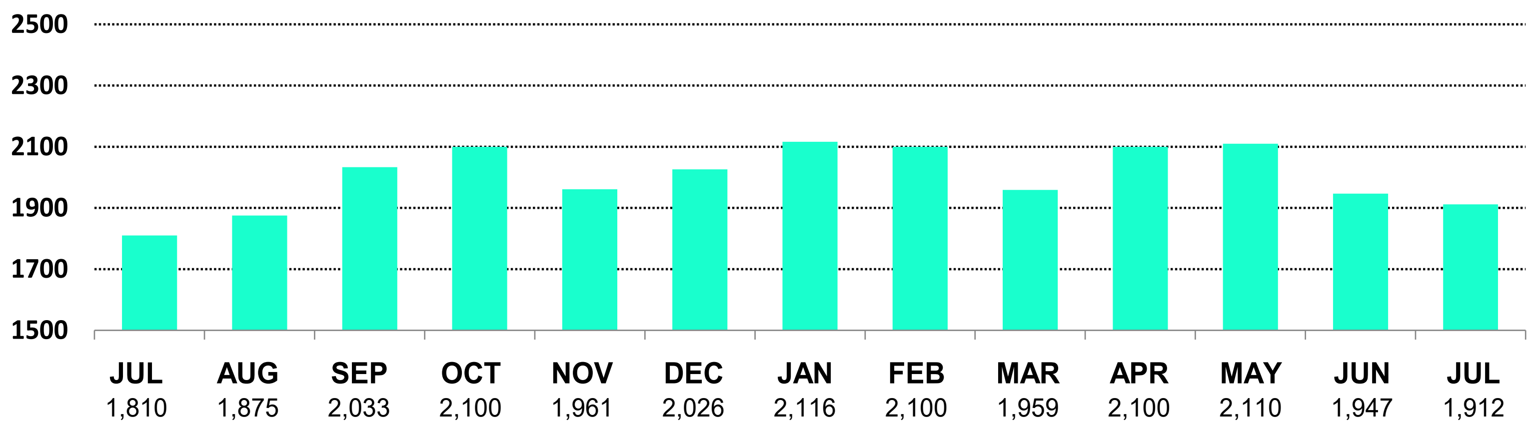
PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

MONTH-OVER-MONTH, THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS SLIGHTLY INCREASED BY JUST 0.65%.

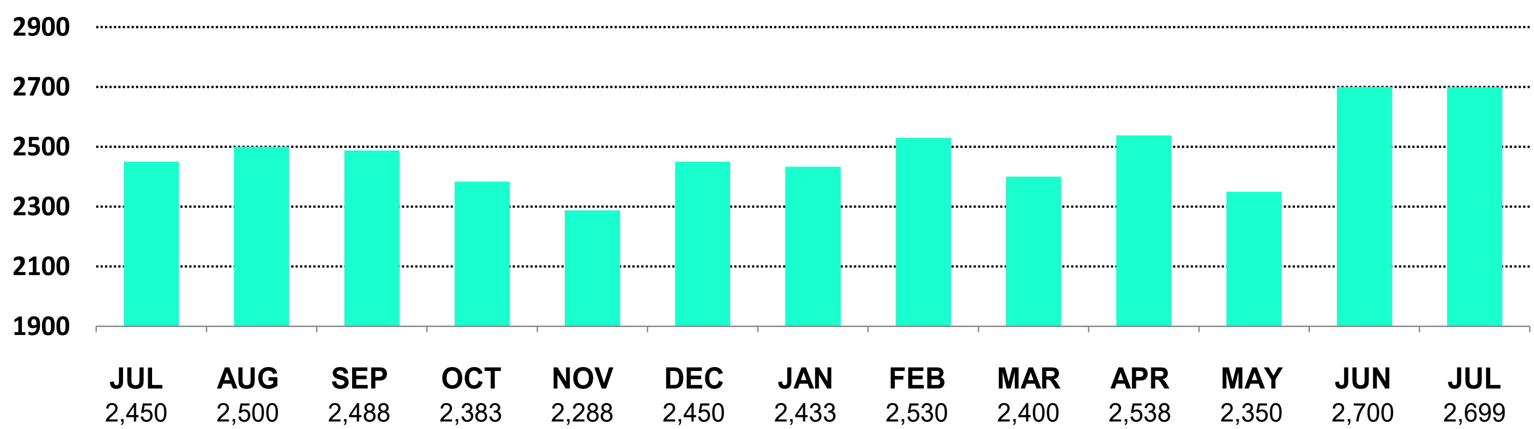
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



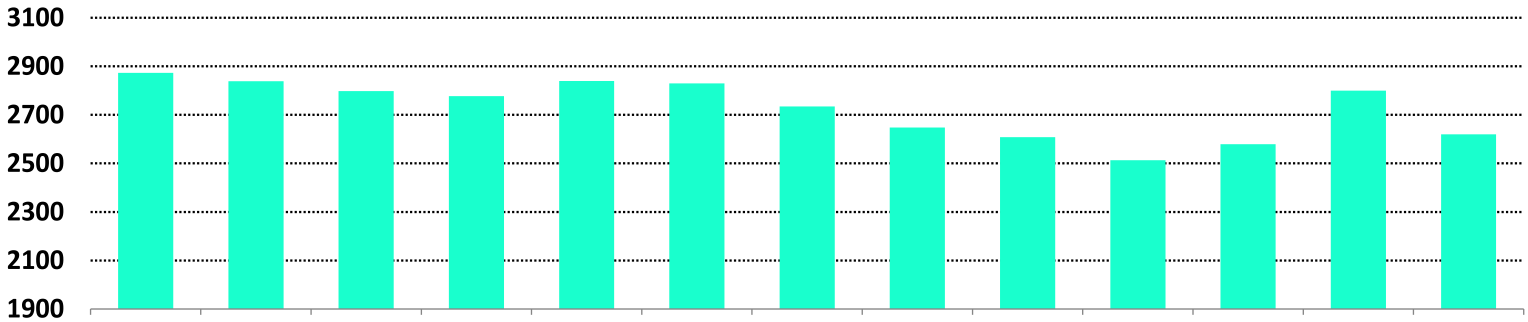
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



PRICE TRENDS: MOTT HAVEN

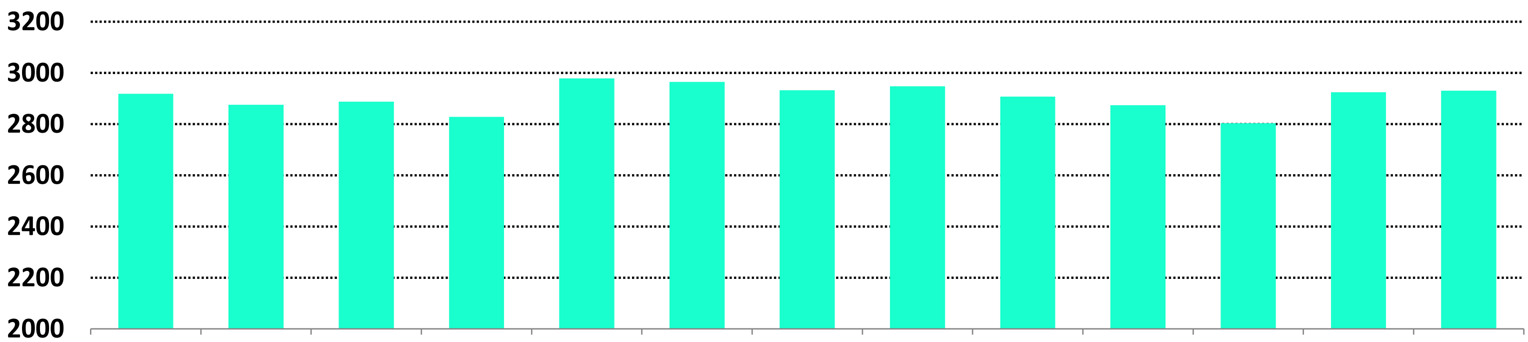
THROUGH JULY, THE AVERAGE RENTAL PRICE IN MOTT HAVEN DECREASED BY 2.08%.

MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



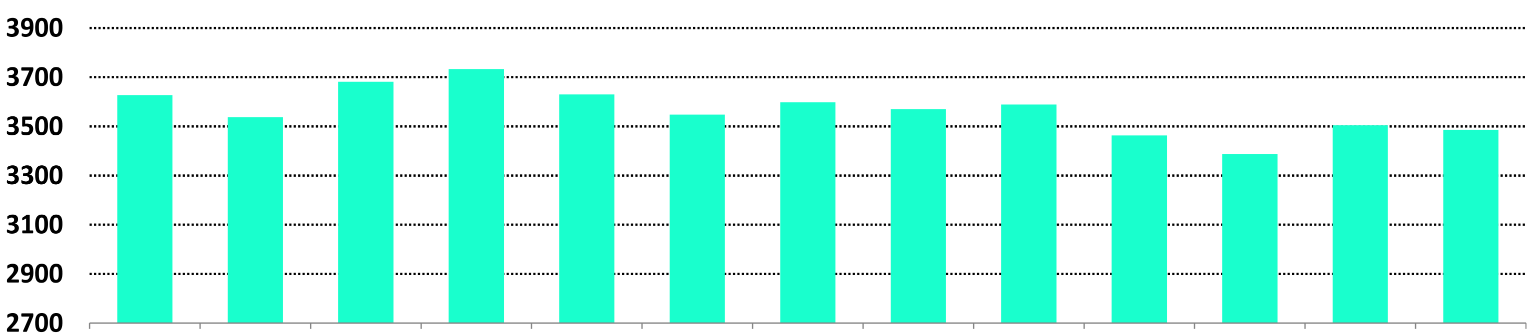
JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
2,873	2,838	2,798	2,777	2,840	2,829	2,735	2,648	2,608	2,513	2,579	2,800	2,620

MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
2,919	2,876	2,888	2,828	2,978	2,965	2,932	2,948	2,907	2,874	2,803	2,925	2,931

MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

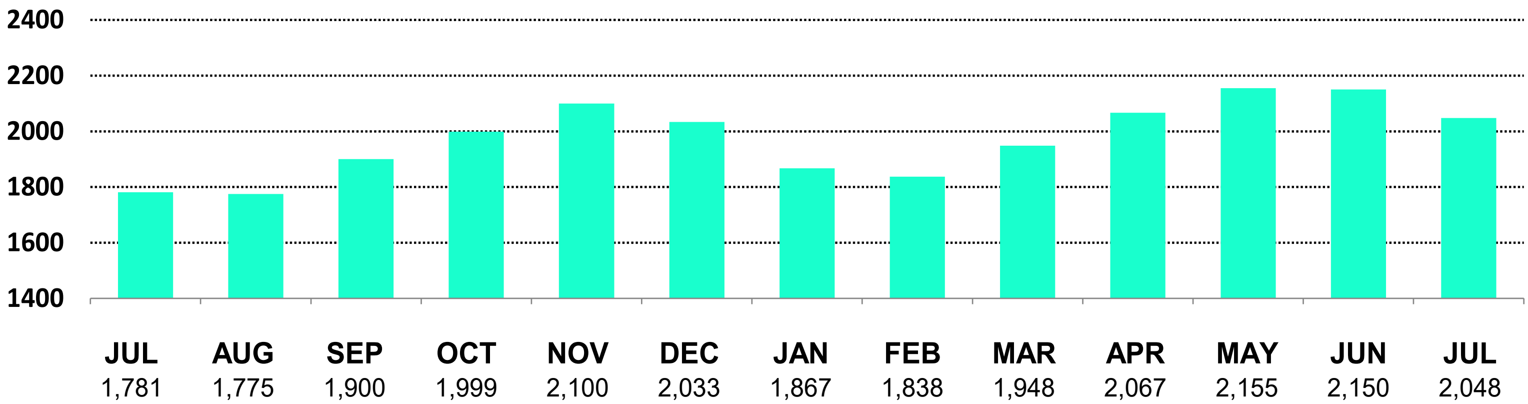


JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
3,627	3,537	3,681	3,733	3,630	3,548	3,597	3,570	3,588	3,463	3,388	3,504	3,487

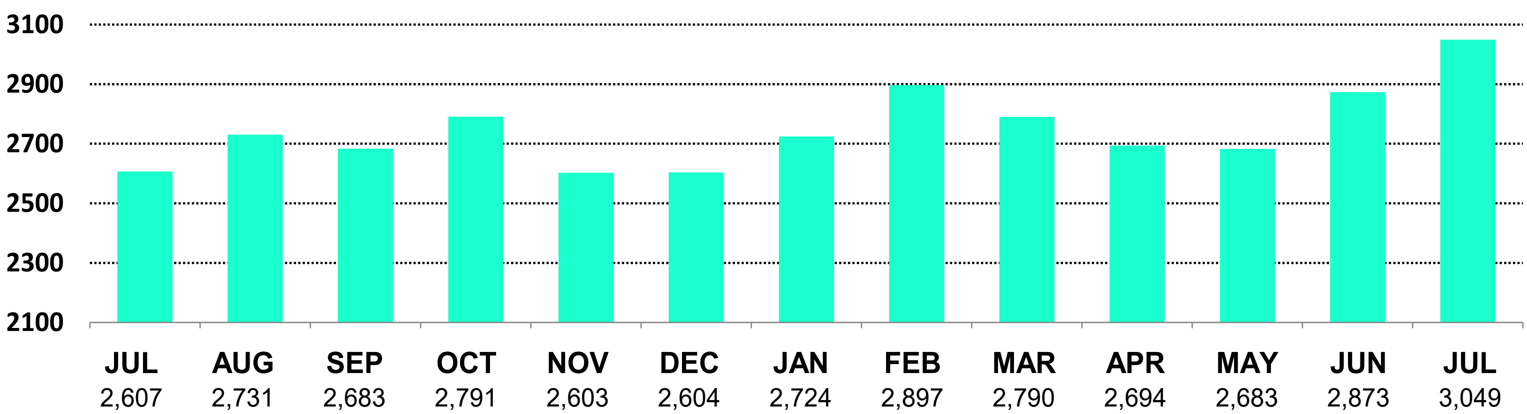
PRICE TRENDS: RIVERDALE

THE AVERAGE RENTAL PRICE IN RIVERDALE INCREASED BY 2.96%.

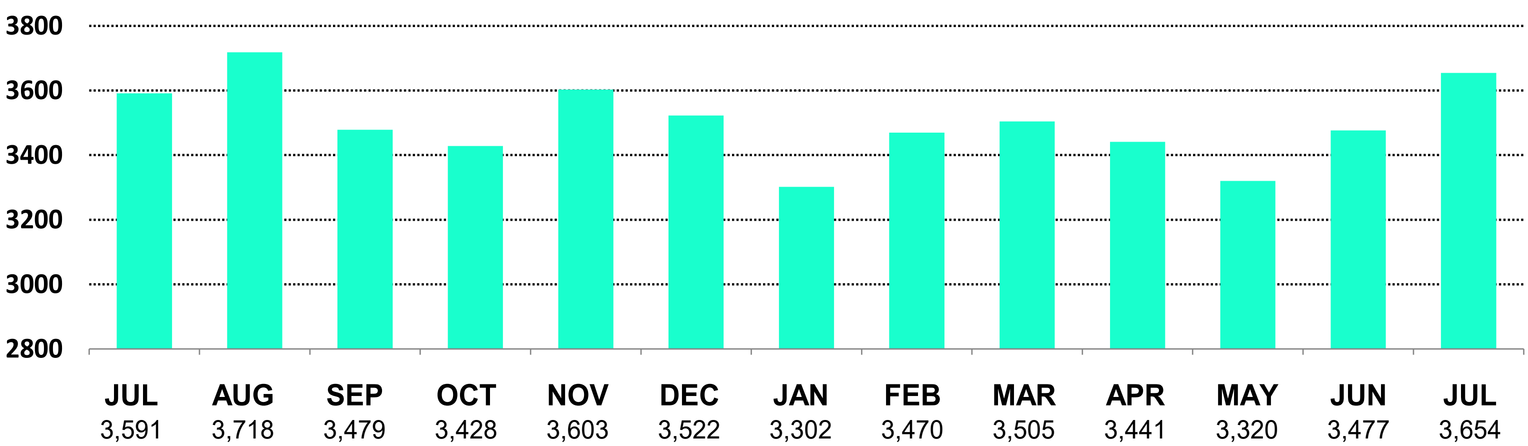
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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

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THANK YOU

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