

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

# BRONX RENTAL MARKET REPORT



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# AVERAGE RENT

THE AVERAGE RENT IN BRONX  
HAS DECREASED THIS MONTH.

BRONX

↓0.32%  
CHANGE

\$2,660  
SEPTEMBER 2025

\$2,652  
OCTOBER 2025

# A QUICK LOOK

## BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report decreased by 0.32%, from \$2,660 to \$2,652. Studio rental pricing decreased by 2.33%, from \$2,326 to \$2,272. The average rental price for a one-bedroom unit increased by 1.04%, from \$2,521 to \$2,547. The average rental price for a two-bedroom unit decreased by 0.20%, from \$3,150 to \$3,144.

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

Compared to this time last year, studio pricing is up by 10.19%, one-bedrooms are up by 5.35% and two-bedrooms are up by 6.31%. Overall, the year-over-year average rental price tracked by this report has increased by 6.97%.

### Most Expensive:

Studio: Mott Haven - \$2,777

1 BD: Mott Haven - \$2,828

2 BD: Mott Haven - \$3,733

### Least Expensive:

Studio: Riverdale - \$1,999

1 BD: Morris-University Heights - \$2,100

2 BD: Morris-University Heights - \$2,383

# WHERE PRICES DECREASED



**MOTT HAVEN**

|             |       |
|-------------|-------|
| Studios     | -0.8% |
| One-Bedroom | -2.1% |

**CONCOURSE/HIGHBRIDGE**

|             |        |
|-------------|--------|
| Studios     | -10.5% |
| One-Bedroom | -0.4%  |

**MORRIS HEIGHTS/UNIVERSITY HEIGHTS**

|             |       |
|-------------|-------|
| Two-Bedroom | -4.2% |
|-------------|-------|

**RIVERDALE**

|             |       |
|-------------|-------|
| Two-Bedroom | -1.4% |
|-------------|-------|

# WHERE PRICES INCREASED



**MOTT HAVEN**

Two-Bedroom      1.4%

**CONCOURSE/HIGHBRIDGE**

Two-Bedroom      2.6%

**MORRIS HEIGHTS/UNIVERSITY HEIGHTS**

Studios            0.0%

One-Bedroom    3.3%

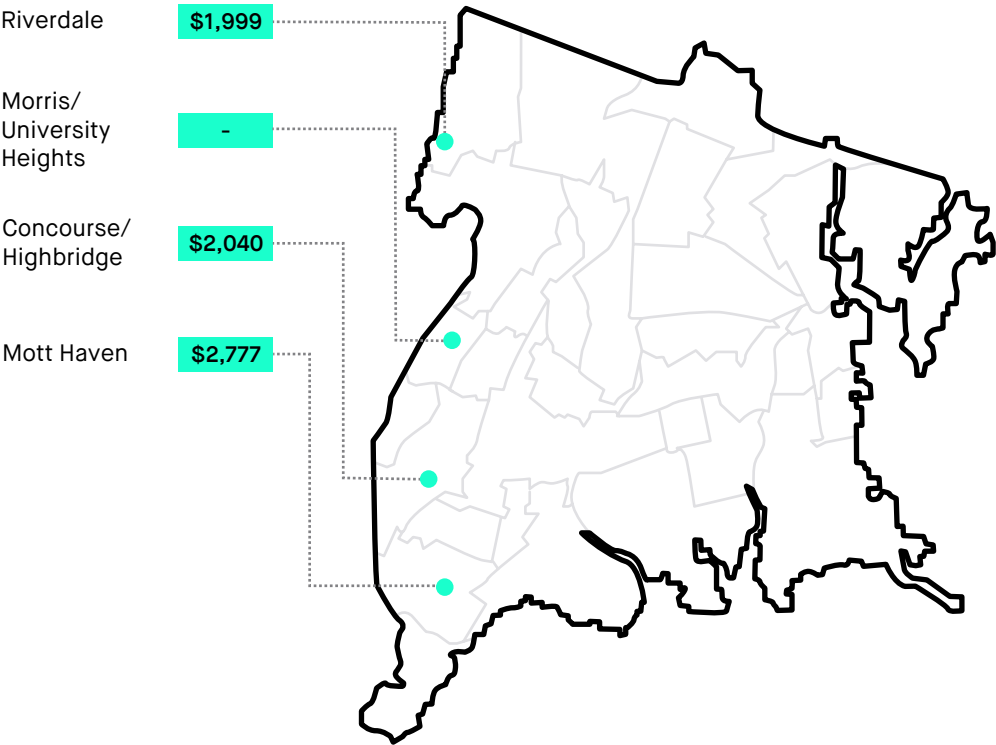
**RIVERDALE**

Studios            5.2%

One-Bedroom    4.0%

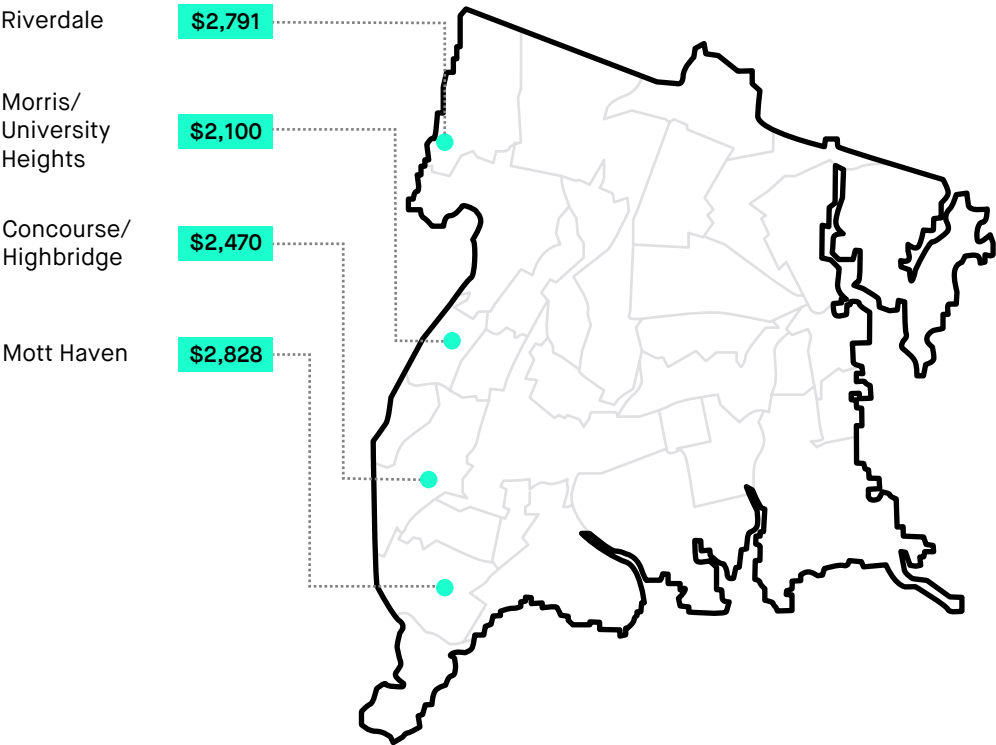
# BRONX AVERAGE PRICE

## STUDIOS



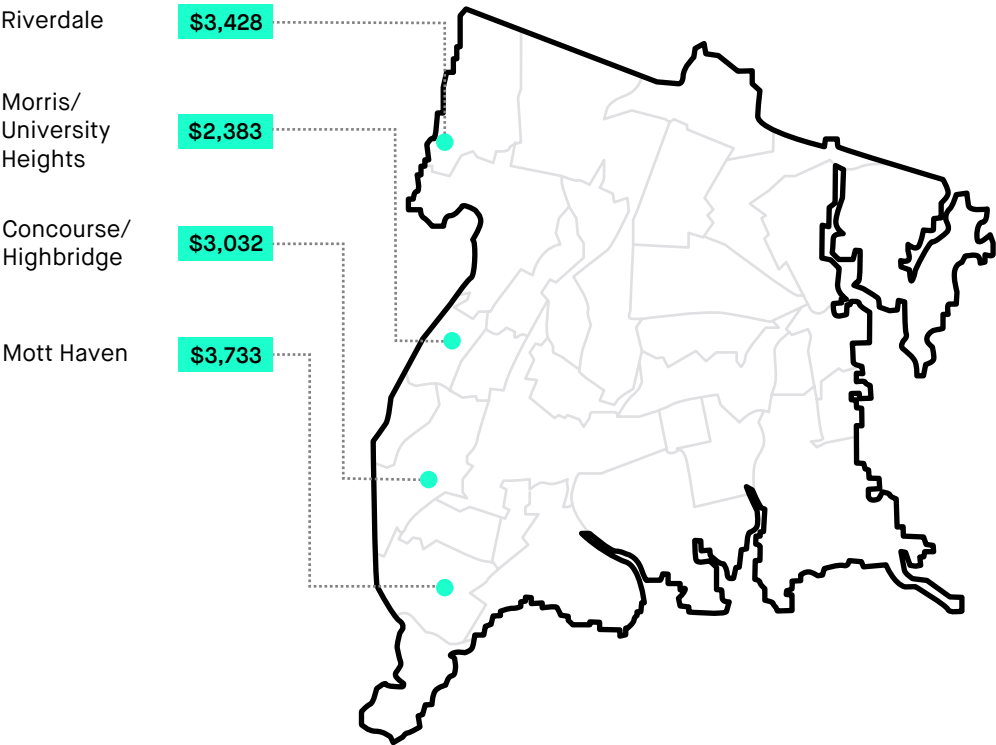
# BRONX AVERAGE PRICE

## 1 BEDROOM



# BRONX AVERAGE PRICE

## 2 BEDROOM



YEAR OVER YEAR

|                           |          |            |         |
|---------------------------|----------|------------|---------|
| CONCOURSE/HIGHBRIDGE      | ↑ 14.15% | MOTT HAVEN | ↑ 3.96% |
| MORRIS-UNIVERSITY HEIGHTS | ↑ 9.84%  | RIVERDALE  | ↑ 2.26% |

# PRICE CHANGES

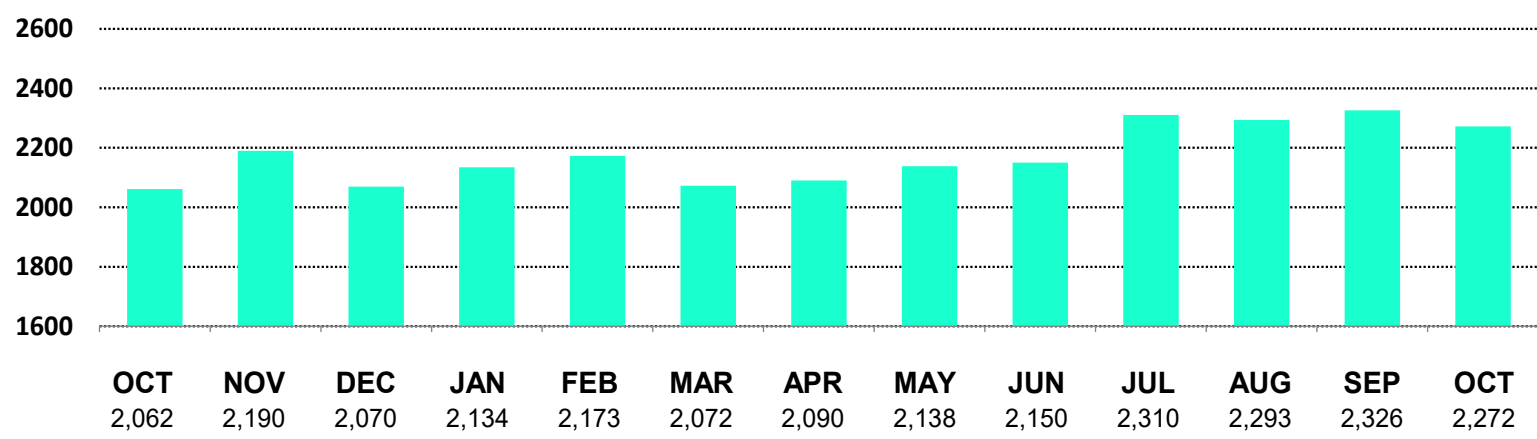
BRONX RENTS:  
OCTOBER 2024 VS. OCTOBER 2025

## PRICE CHANGES

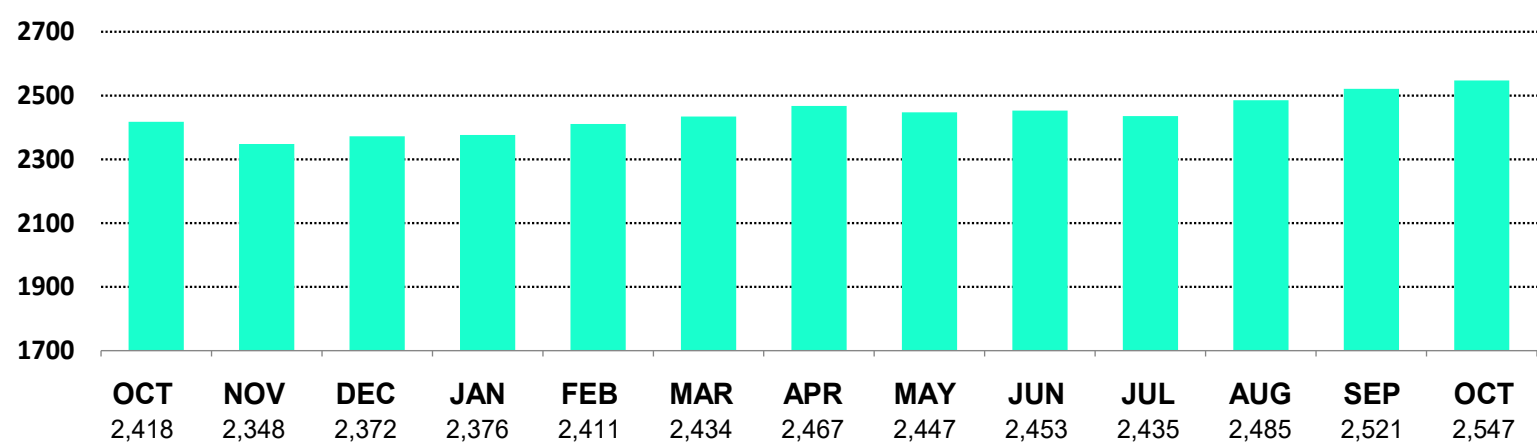
| TYPE         | OCTOBER 2024 | OCTOBER 2025 | CHANGE   |
|--------------|--------------|--------------|----------|
| Studios      | \$2,062      | \$2,272      | ↑ 10.19% |
| One bedrooms | \$2,418      | \$2,547      | ↑ 5.35%  |
| Two bedrooms | \$2,957      | \$3,144      | ↑ 6.31%  |

# PRICE TRENDS: BRONX

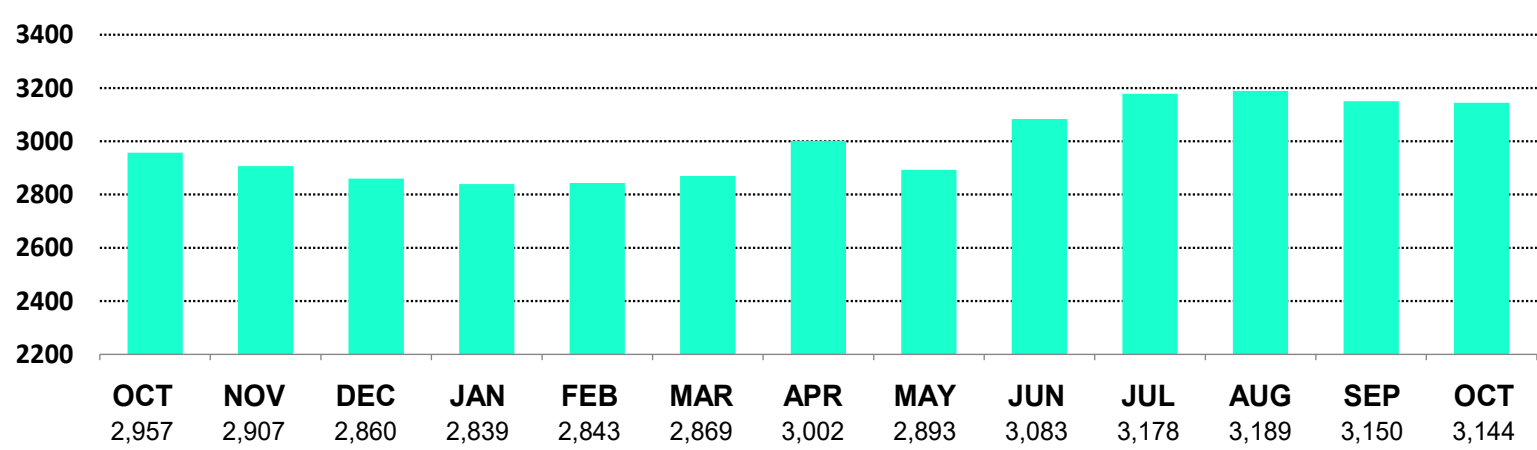
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



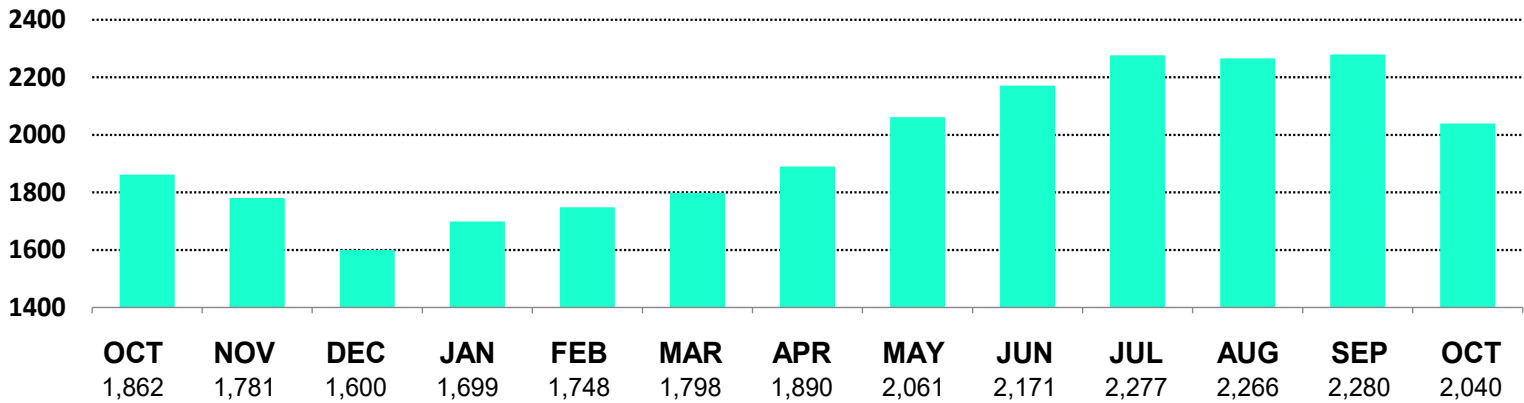
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



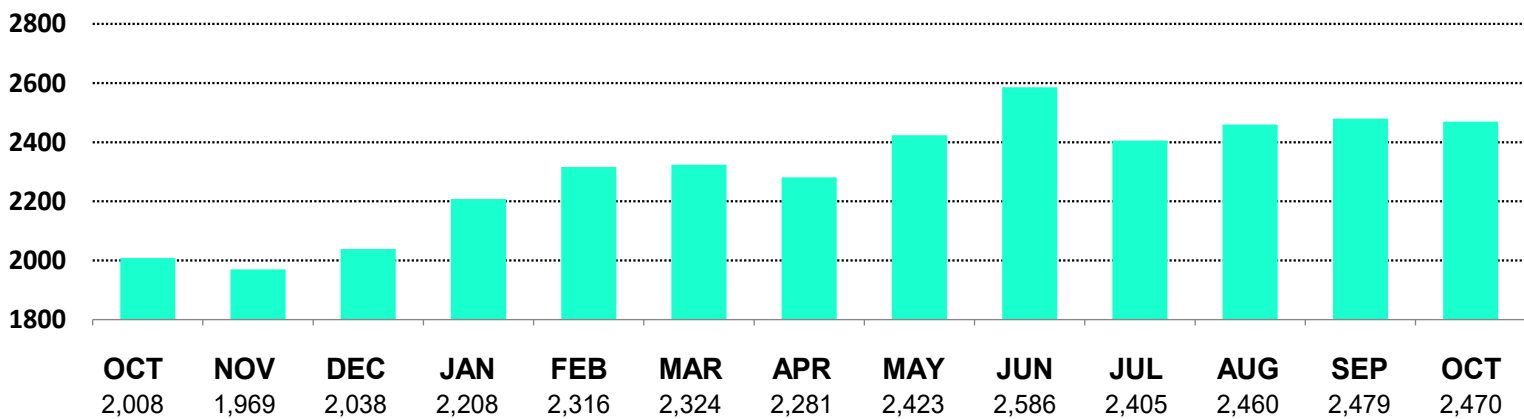
# PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN  
CONCOURSE & HIGHBRIDGE DECREASED BY 2.24%.

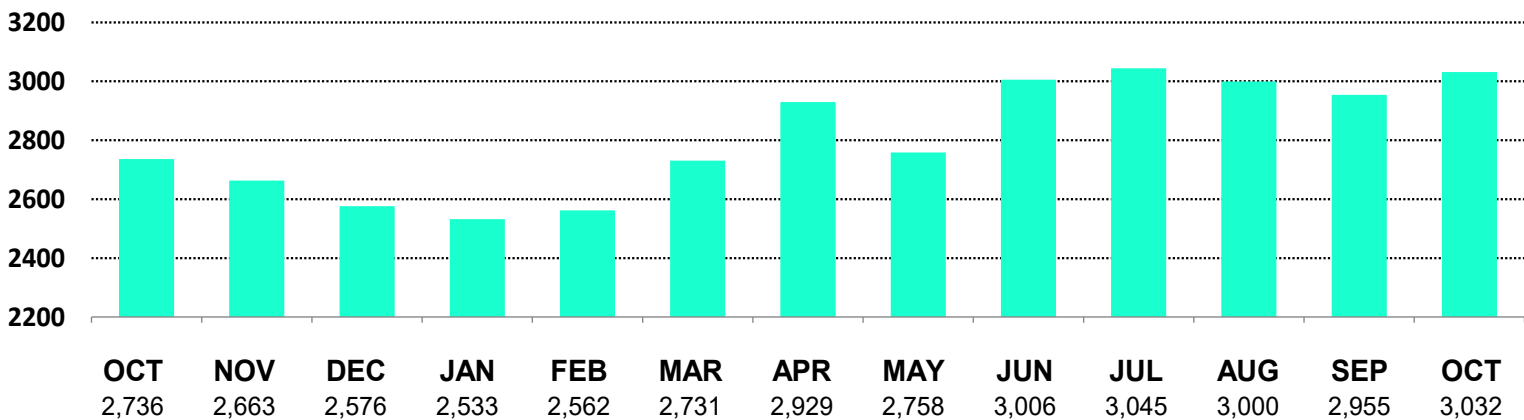
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



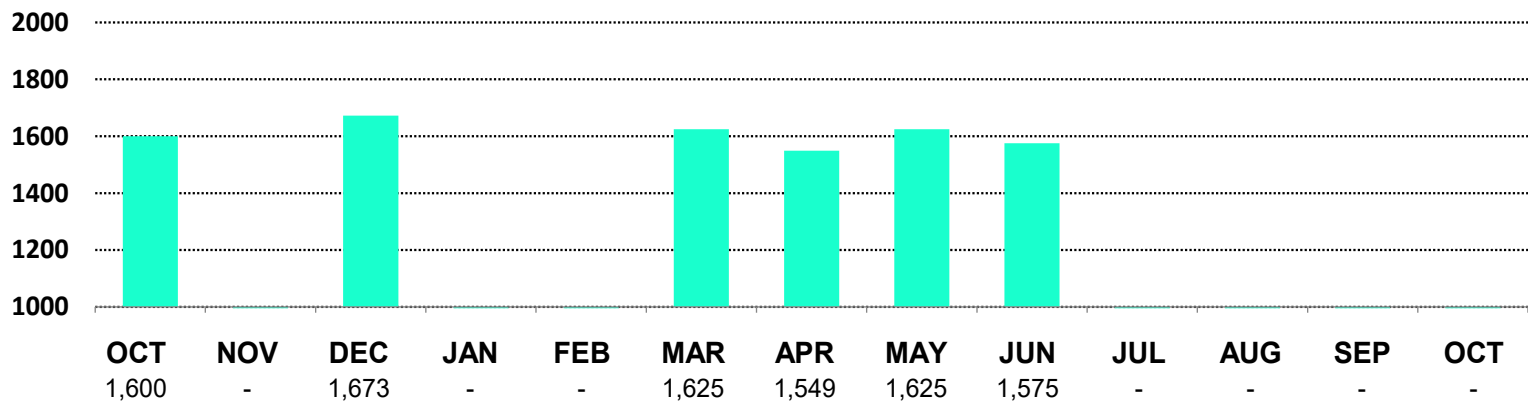
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



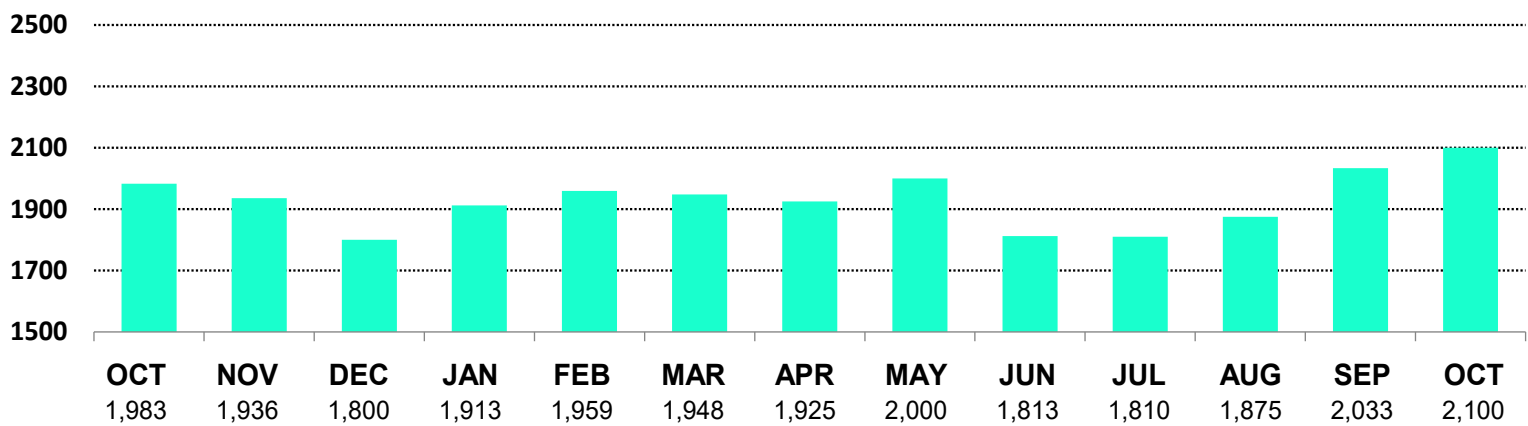
# PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

MONTH-OVER-MONTH, THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS SLIGHTLY DECREASED BY JUST 0.83%.

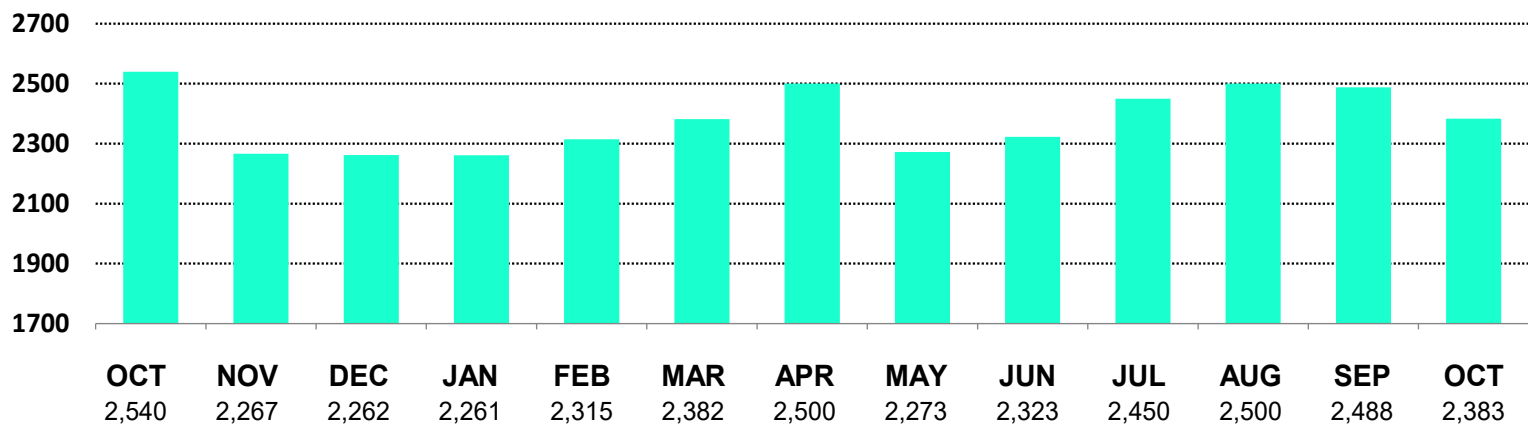
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



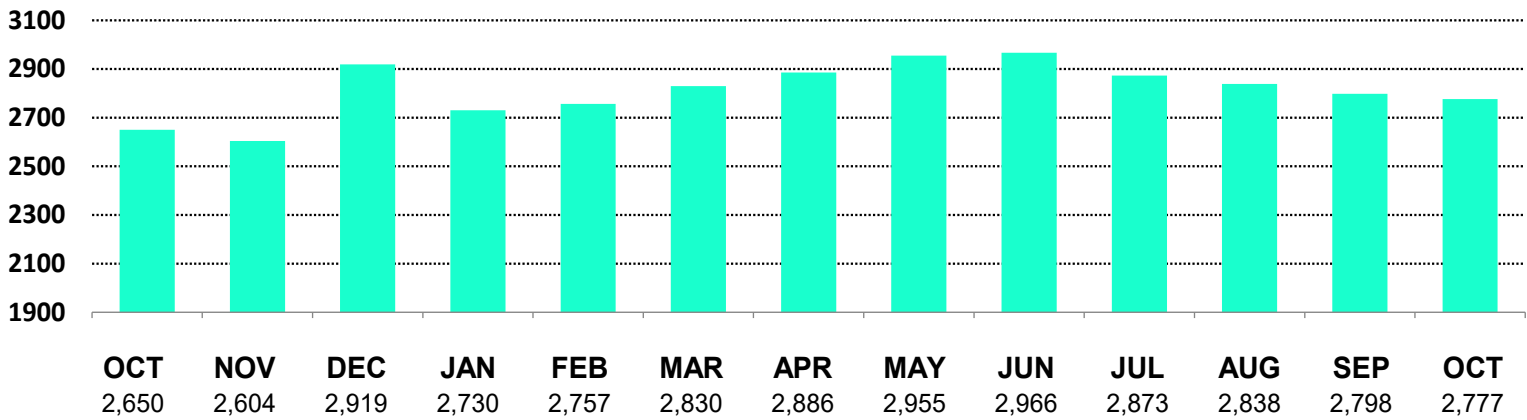
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



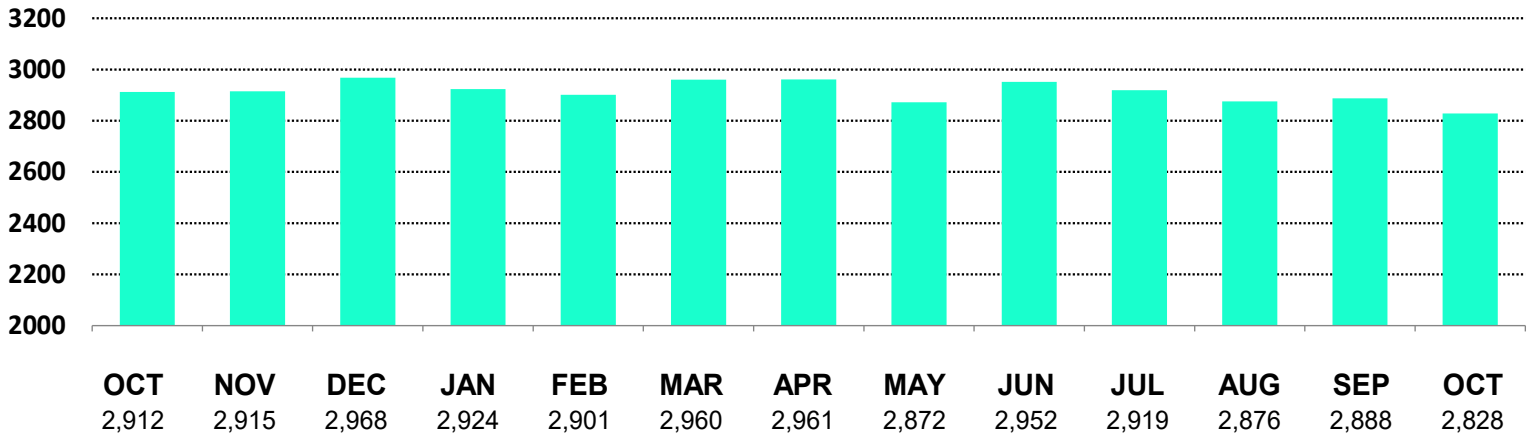
# PRICE TRENDS: MOTT HAVEN

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN MOTT HAVEN  
SLIGHTLY DECREASED BY JUST 0.31%.

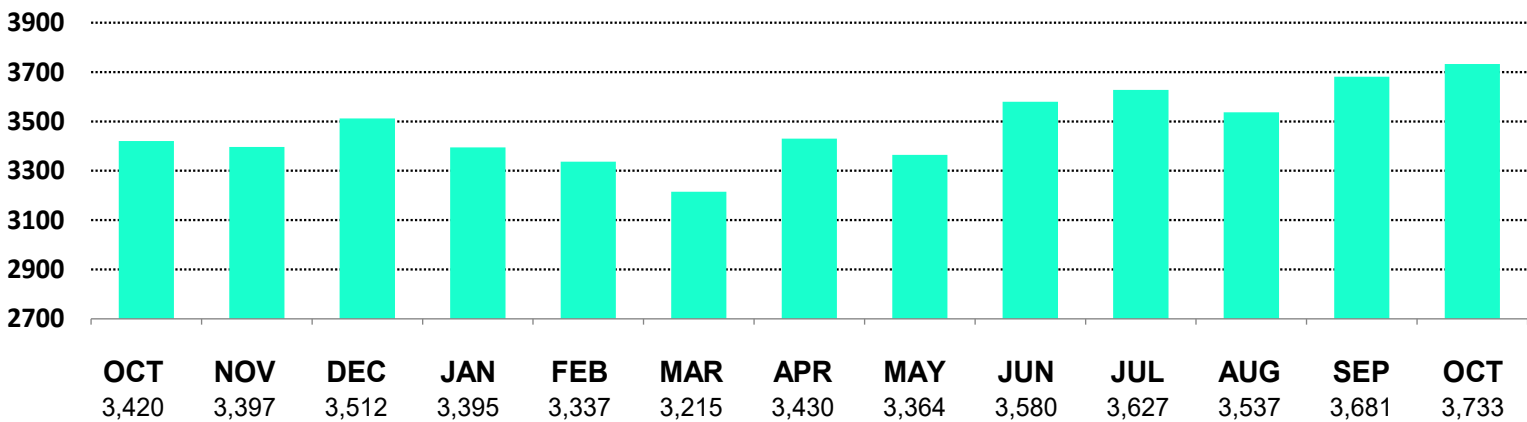
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



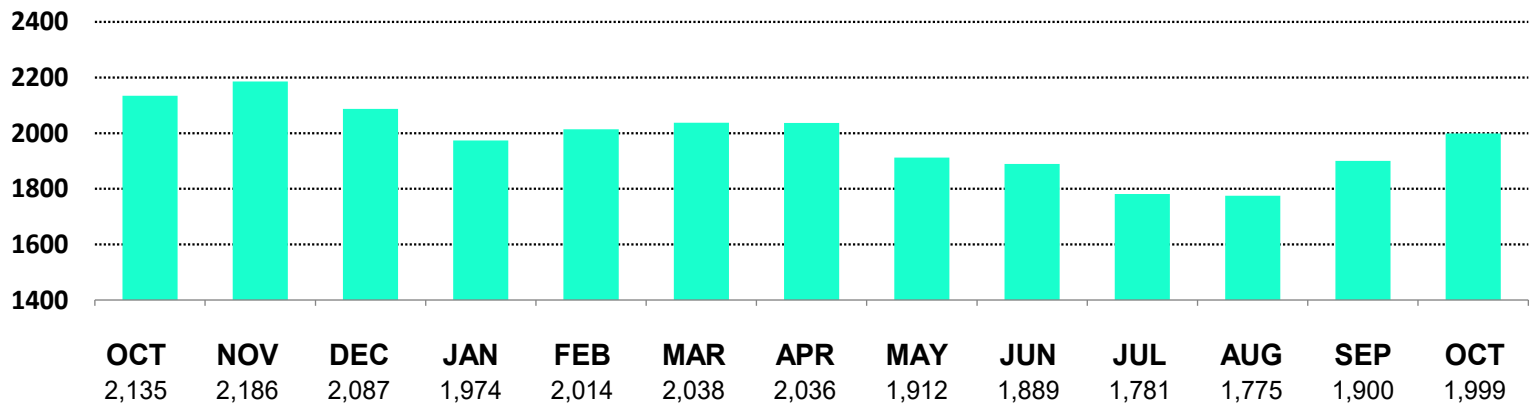
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



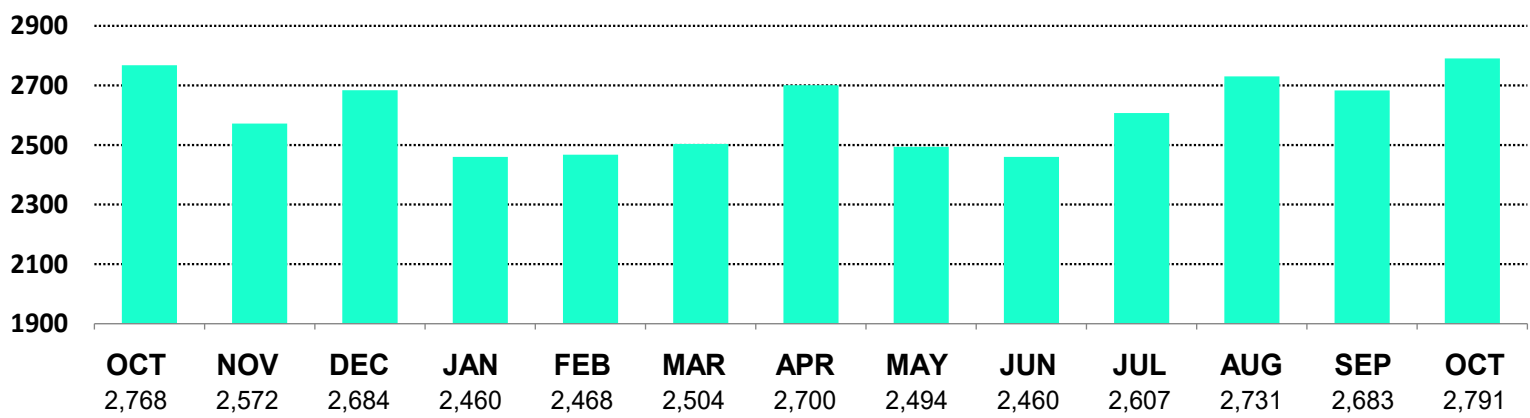
# PRICE TRENDS: RIVERDALE

THE AVERAGE RENTAL PRICE IN RIVERDALE INCREASED BY 1.93%.

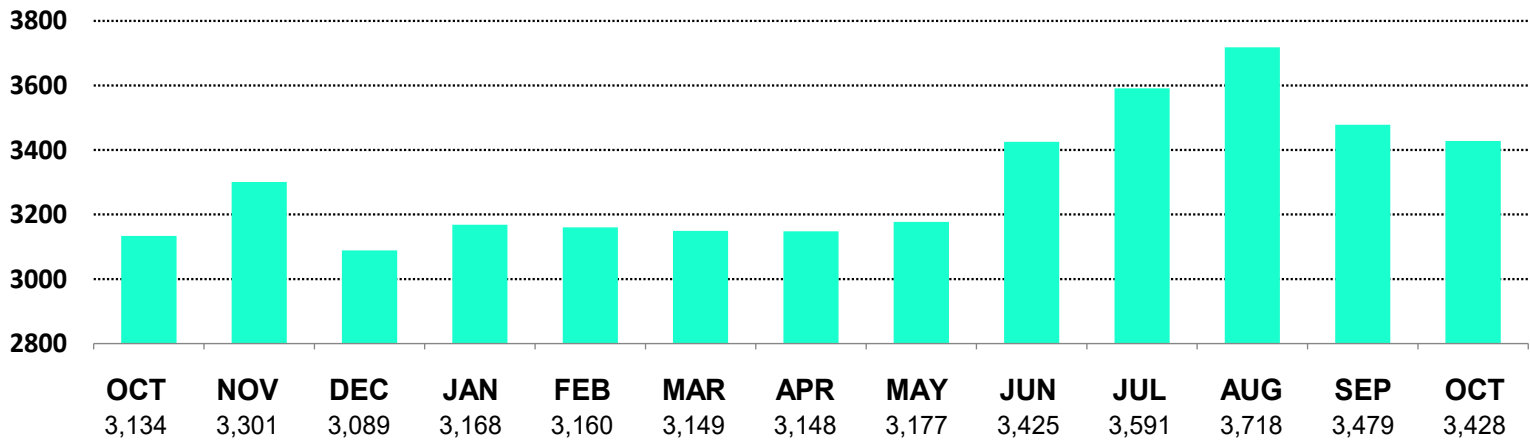
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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

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THANK YOU

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