M.N.S
REAL ESTATE
NYC

BRONX
RENTAL MARKET REPORT



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AVERAGE RENT

THE AVERAGE RENT IN BRONX
HAS INCREASED THIS MONTH.



↑0.97%	$2,705	$2,732
CHANGE	SEPTEMBER 2026	OCTOBER 2026

A QUICK LOOK



Over the past month, the average rental price in the neighborhoods analyzed by this report increased by 0.97%, from $2,705 to $2,732. Studio rental pricing increased by 9.17%, from $2,158 to $2,356. The average rental price for a one-bedroom unit decreased by 2.24%, from $2,716 to $2,655. The average rental price for a two-bedroom unit decreased by 0.24%, from $3,243 to $3,235.

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

Compared to this time last year, studio pricing is up by 11.66%, one-bedrooms are up by 4.23% and two-bedrooms are up by 2.89%. Overall, the year-over-year average rental price tracked by this report has increased by 3.01%.

Most Expensive:
Studio: Concourse/Highbridge - $2,596
1 BD: Concourse/Highbridge - $3,030
2 BD: Riverdale - $3,722

Least Expensive:
Studio: Riverdale - $1,935
1 BD: Morris-University Heights - $1,892
2 BD: Morris-University Heights - $2,416

WHERE PRICES DECREASED

MOTT HAVEN

Studios	-6.15%
One-Bedroom	-0.71%
Two-Bedroom	-6.51%

CONCOURSE/HIGHBRIDGE

Studios	-0.64%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

One-Bedroom	-7.71%

RIVERDALE

One-Bedroom	-2.47%

WHERE PRICES INCREASED

CONCOURSE/HIGHBRIDGE

One-Bedroom	0.20%
Two-Bedroom	4.69%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

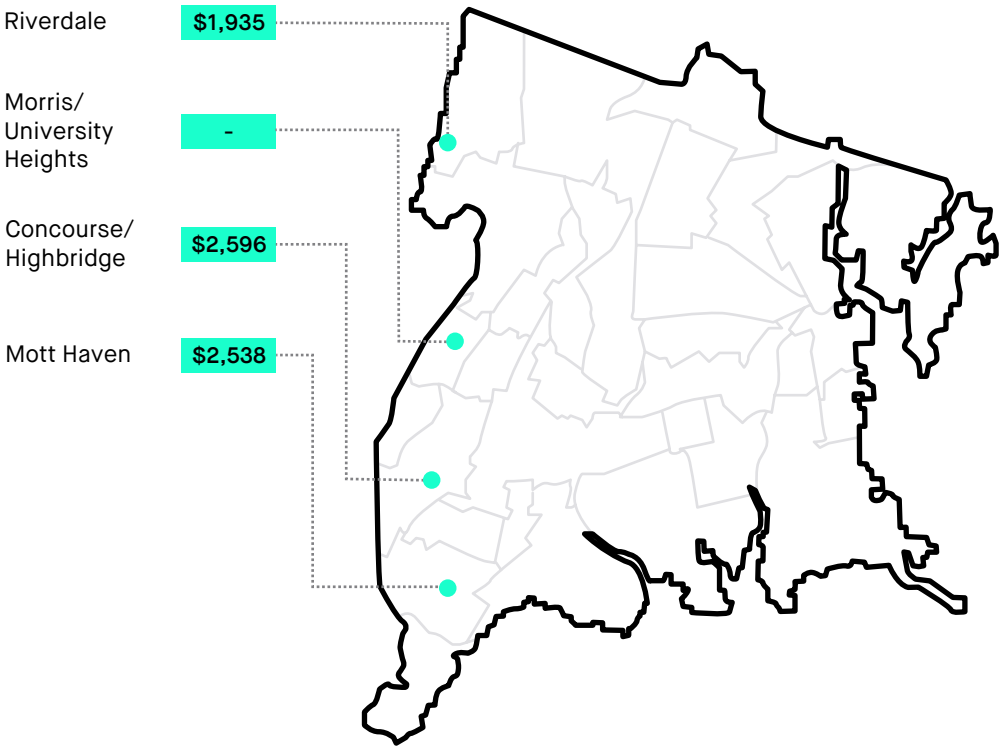
Studios	0.00%
Two-Bedroom	0.81%

RIVERDALE

Studios	3.66%
Two-Bedroom	0.62%

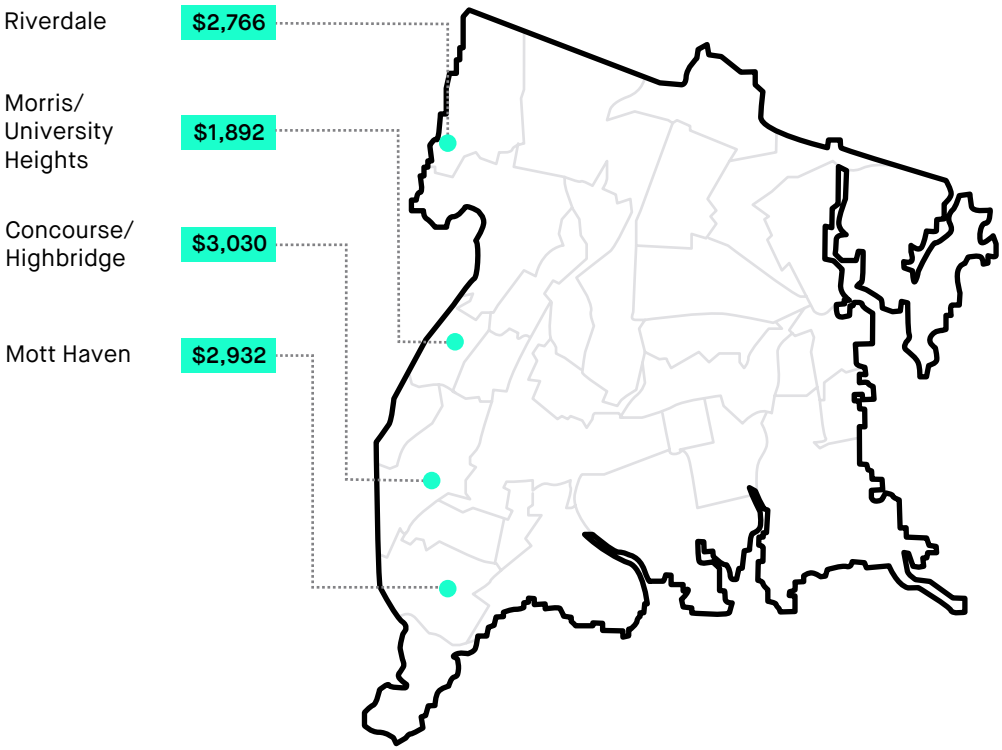
BRONX
AVERAGE PRICE

STUDIOS



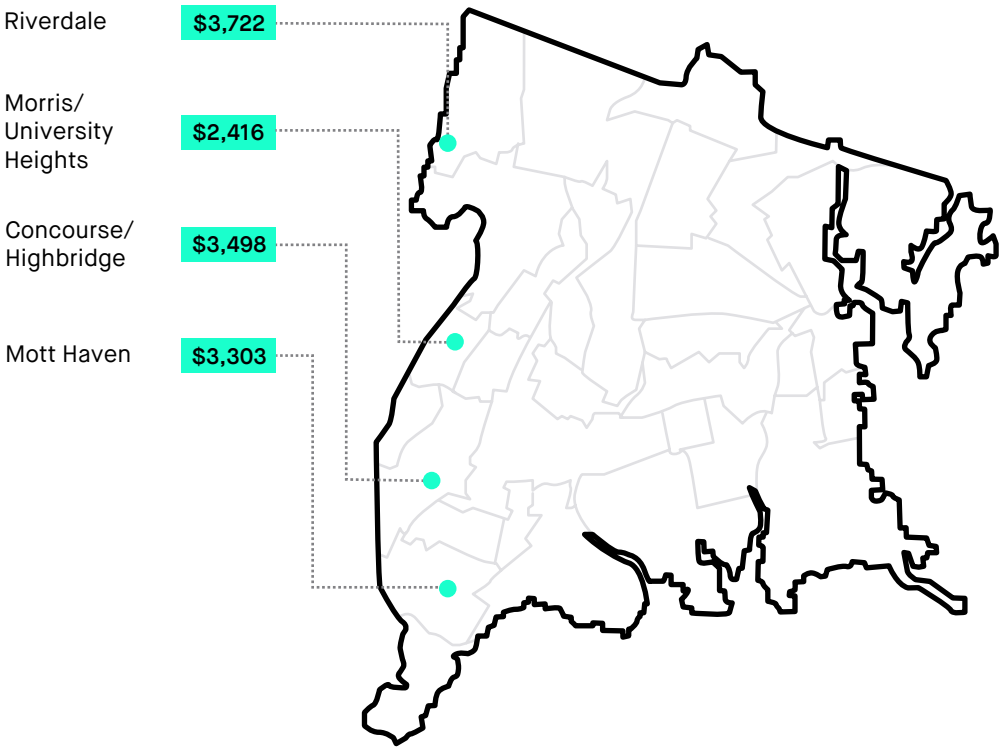
BRONX
AVERAGE PRICE

1 BEDROOM



BRONX
AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE	↑ 20.98%	**MOTT HAVEN**	↓ 6.05%
MORRIS-UNIVERSITY HEIGHTS	↓ 3.91%	**RIVERDALE**	↑ 2.50%

PRICE CHANGES

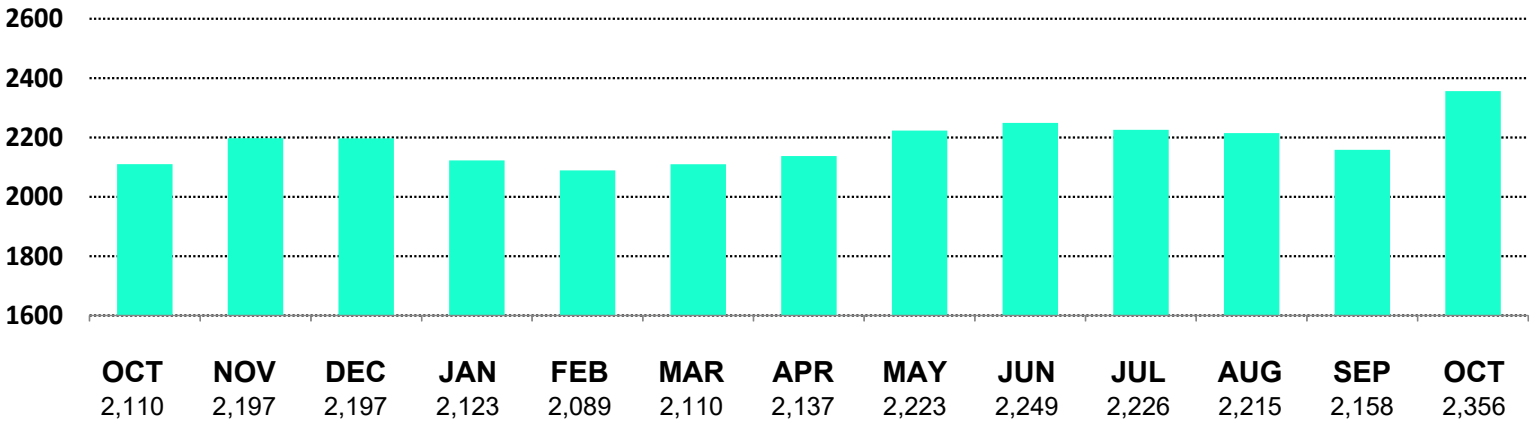
BRONX RENTS:
OCTOBER 2025 VS. OCTOBER 2026



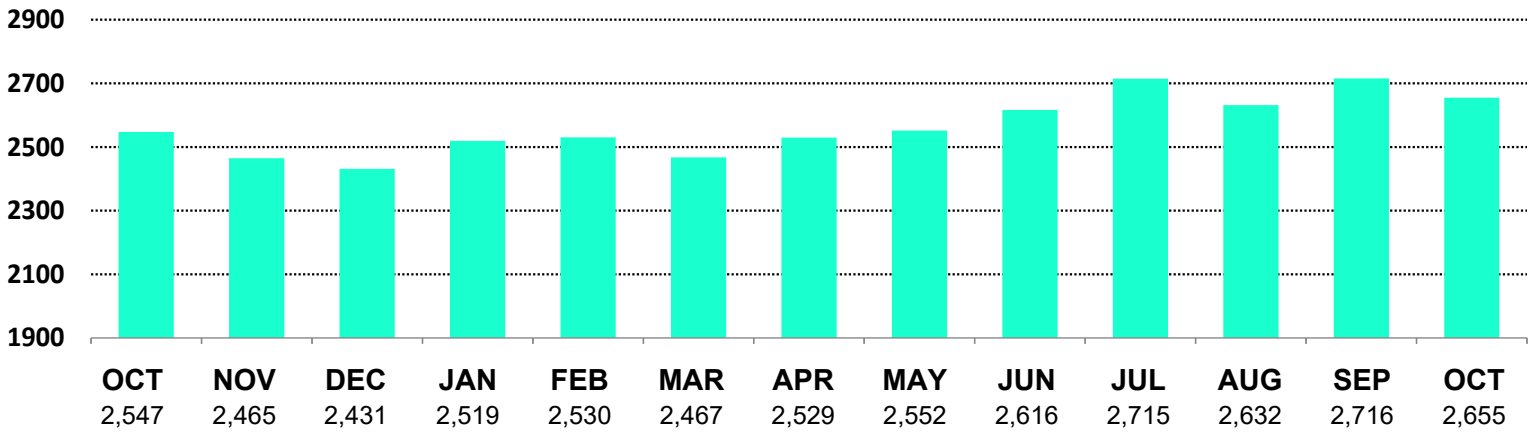
TYPE	OCTOBER 2025	OCTOBER 2026	CHANGE
Studios	$2,110	$2,356	↑ 11.66%
One bedrooms	$2,547	$2,655	↑ 4.23%
Two bedrooms	$3,144	$3,235	↑ 2.89%

PRICE TRENDS: BRONX

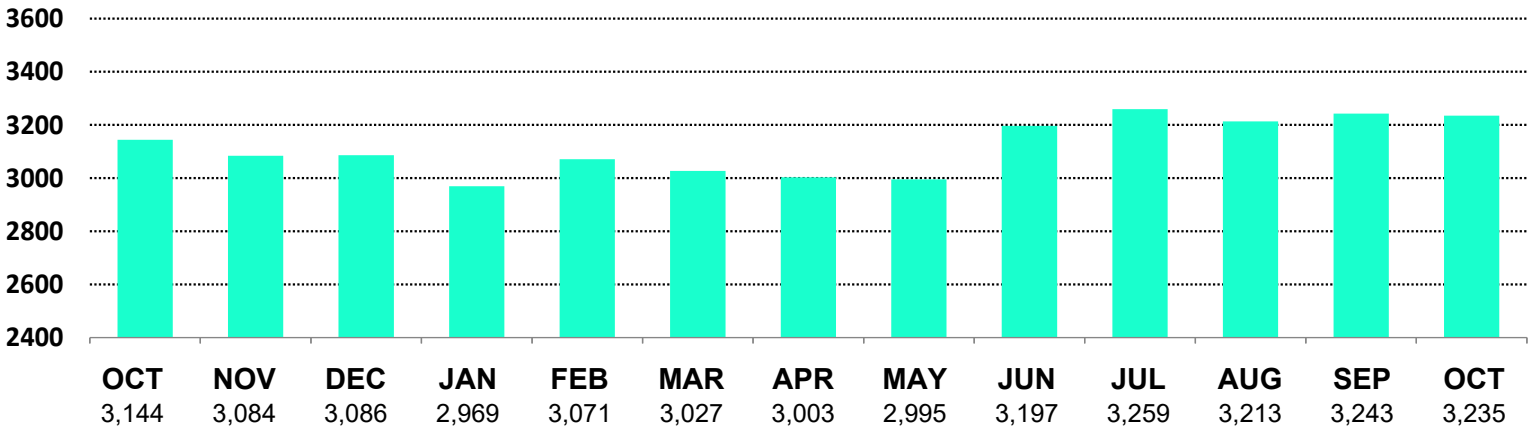
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



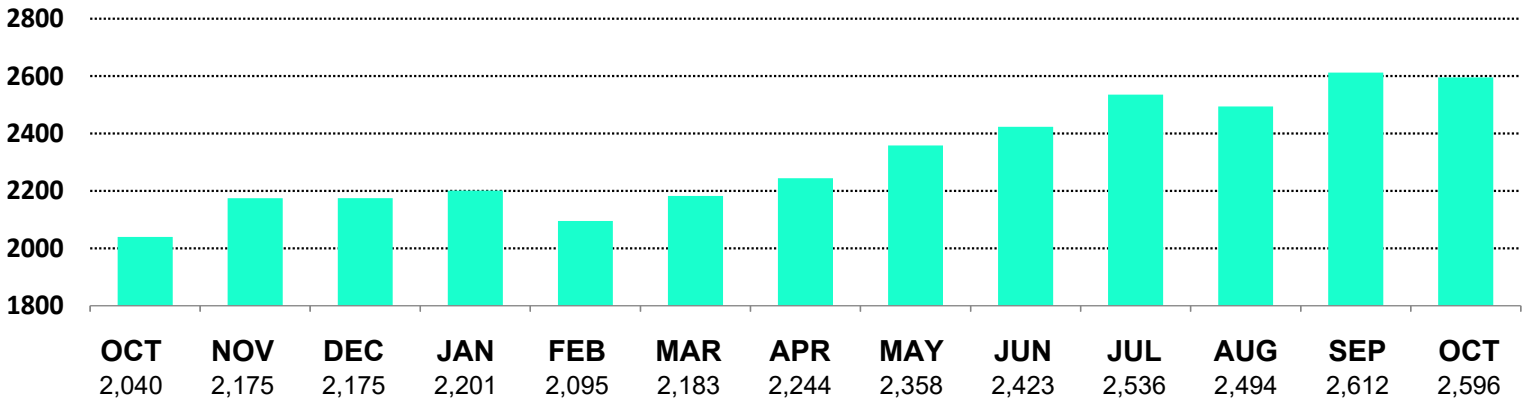
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



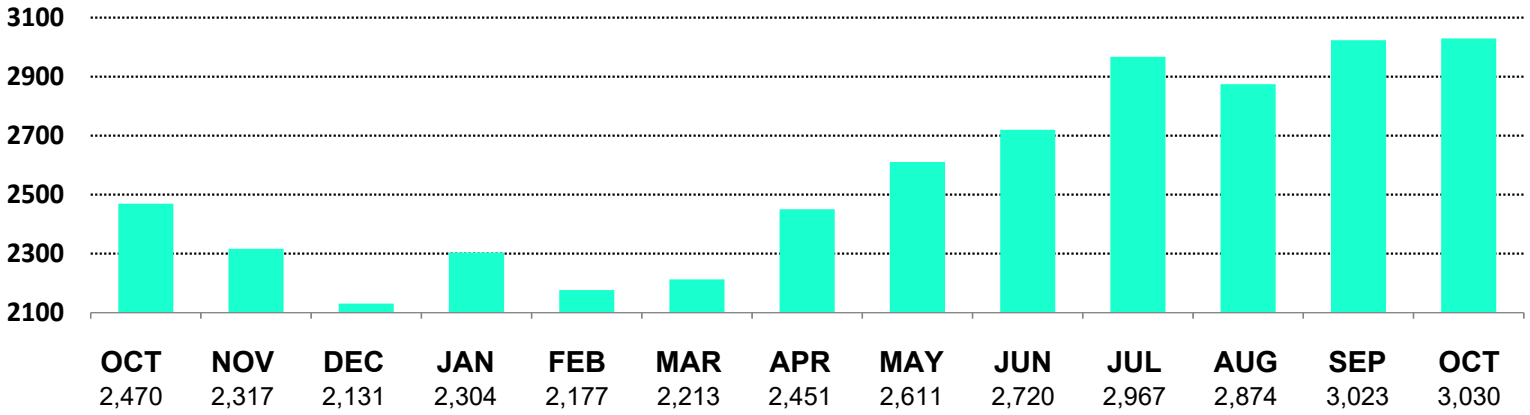
PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN CONCOURSE & HIGHBRIDGE INCREASED BY 1.63%.

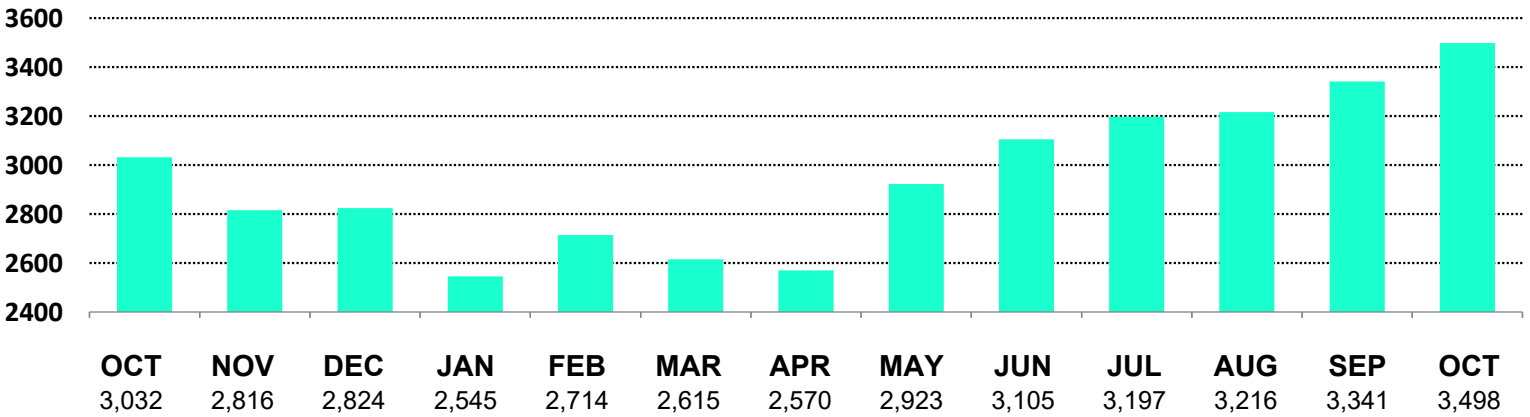
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



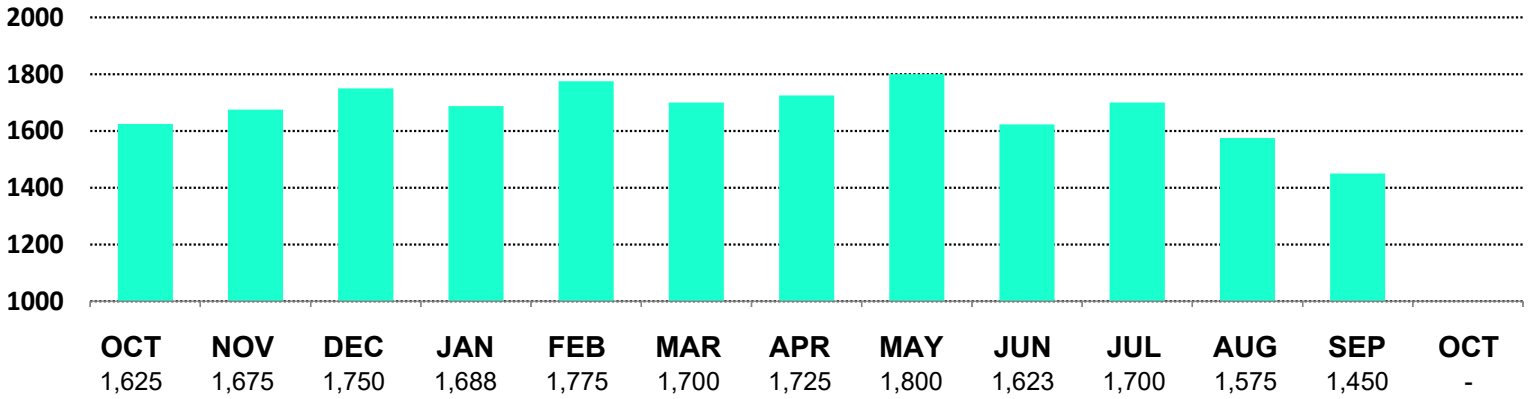
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



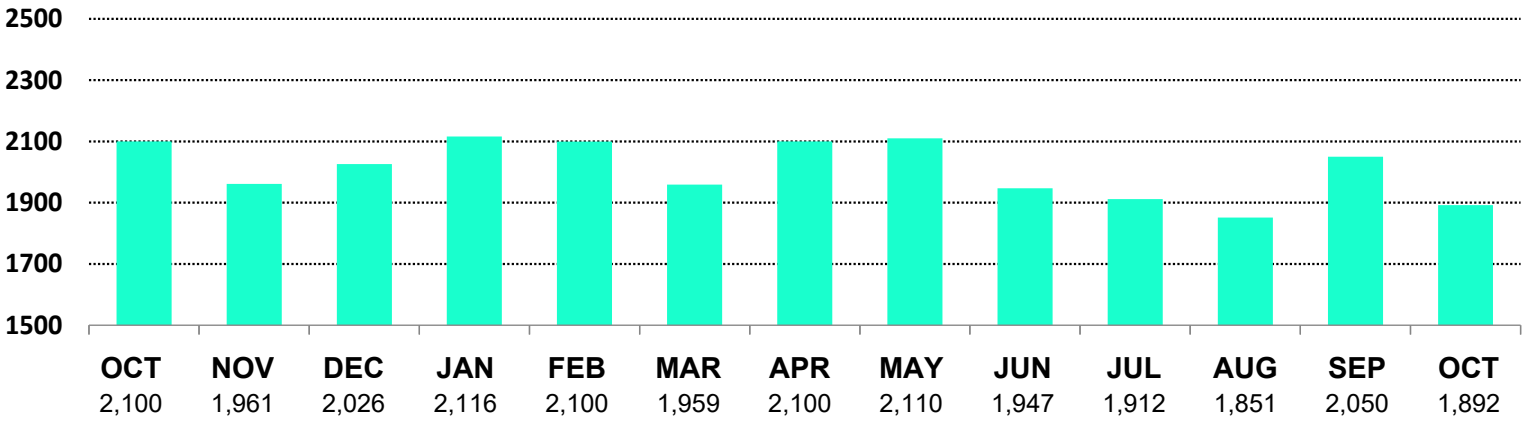
PRICE TRENDS:
MORRIS-UNIVERSITY HEIGHTS

MONTH-OVER-MONTH, THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS INCREASED BY 9.59%.

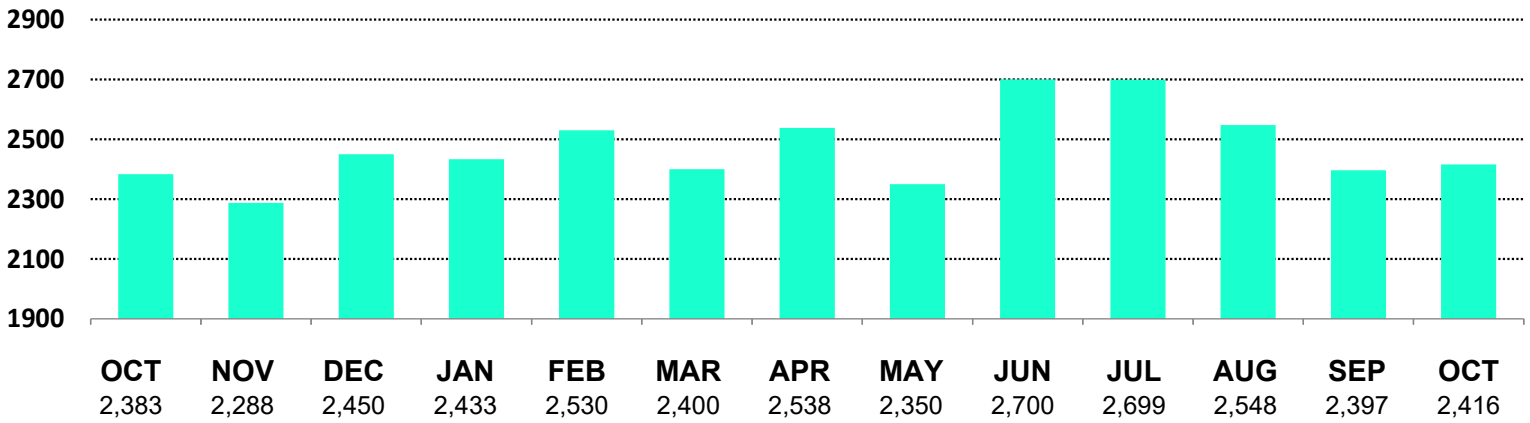
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



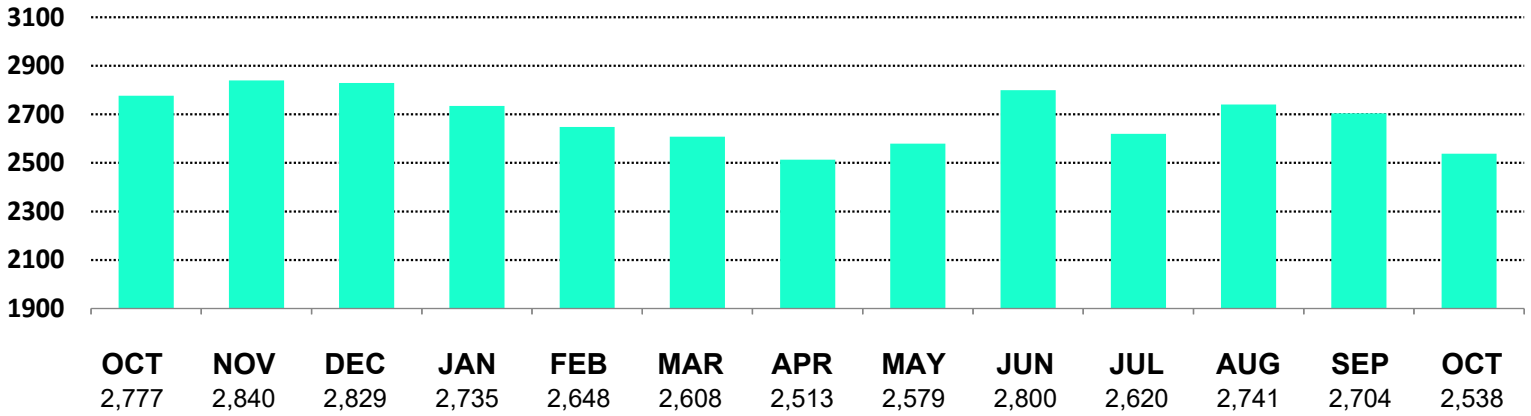
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



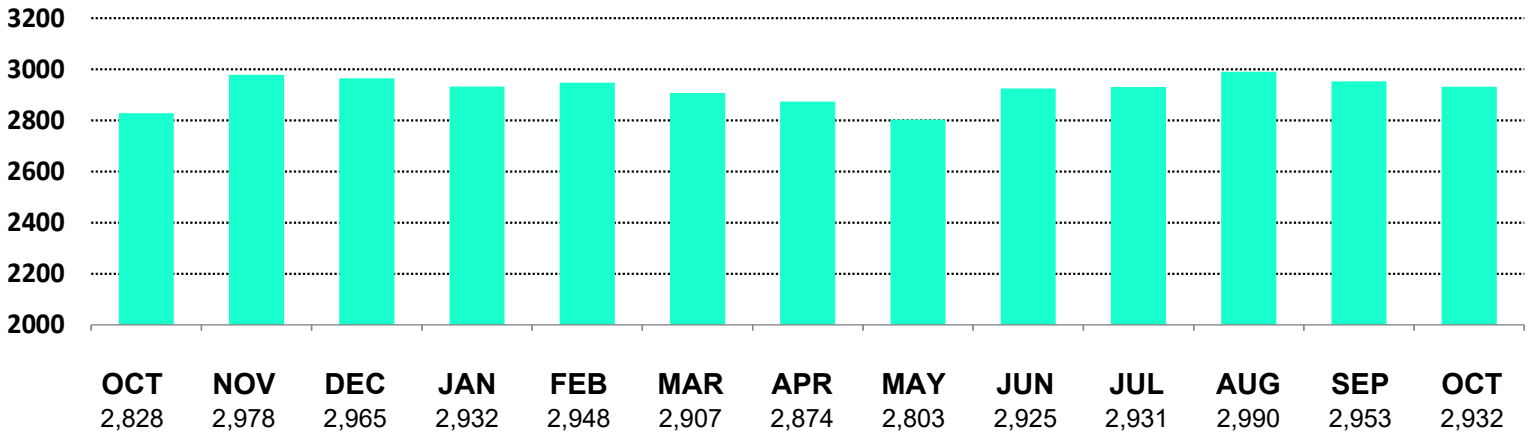
PRICE TRENDS: MOTT HAVEN

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN MOTT HAVEN DECREASED BY 4.54%.

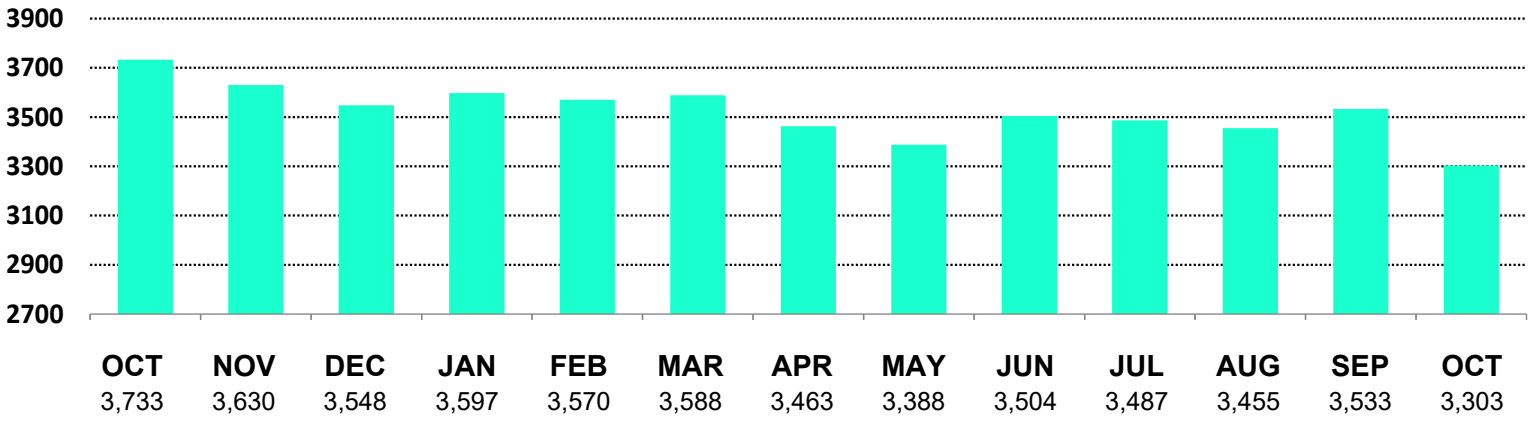
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



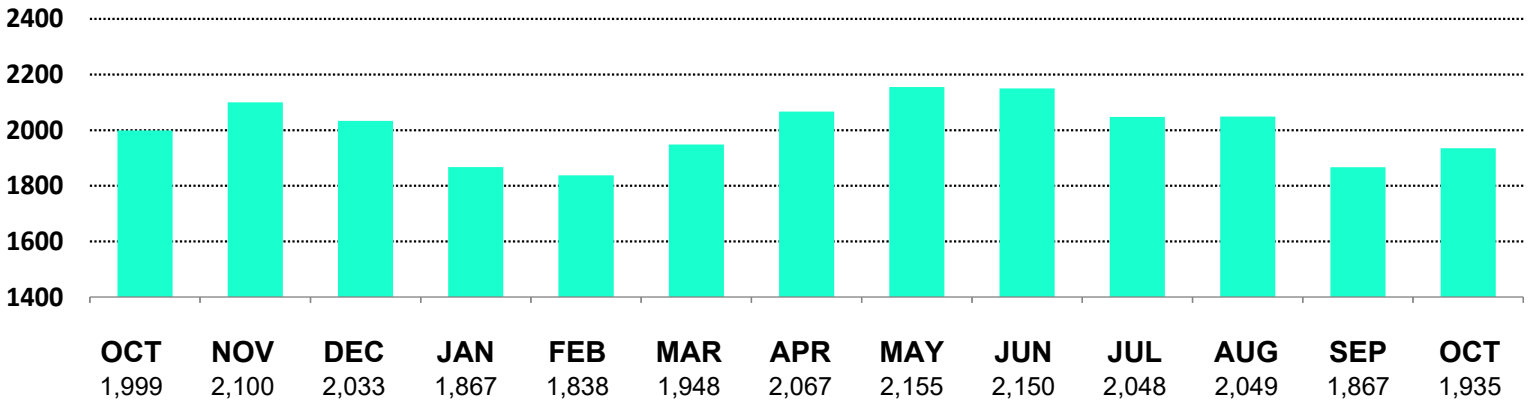
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



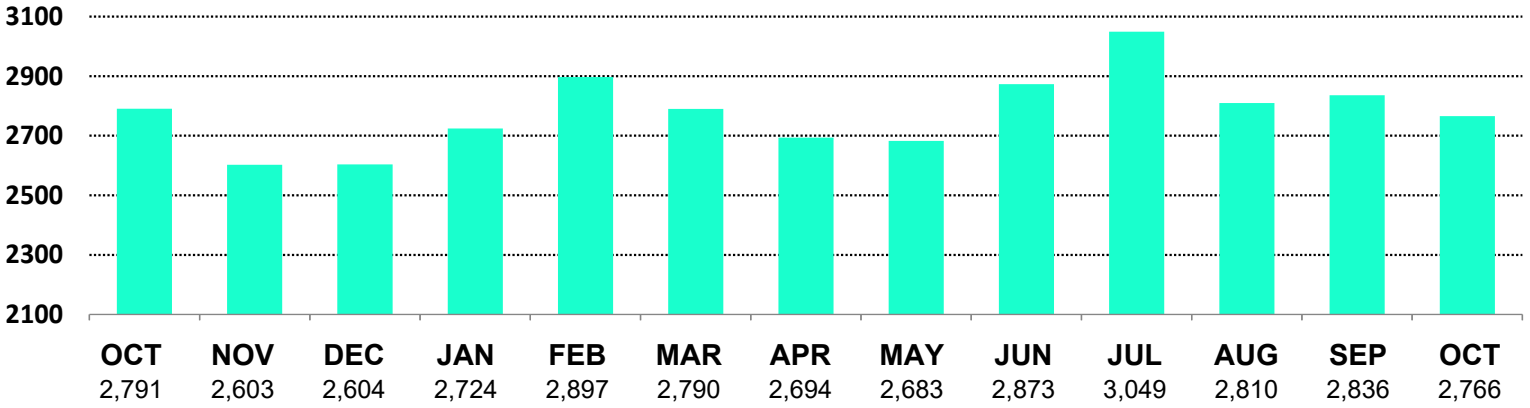
PRICE TRENDS: RIVERDALE

THE AVERAGE RENTAL PRICE IN RIVERDALE SLIGHTLY INCREASED BY JUST 0.25%.

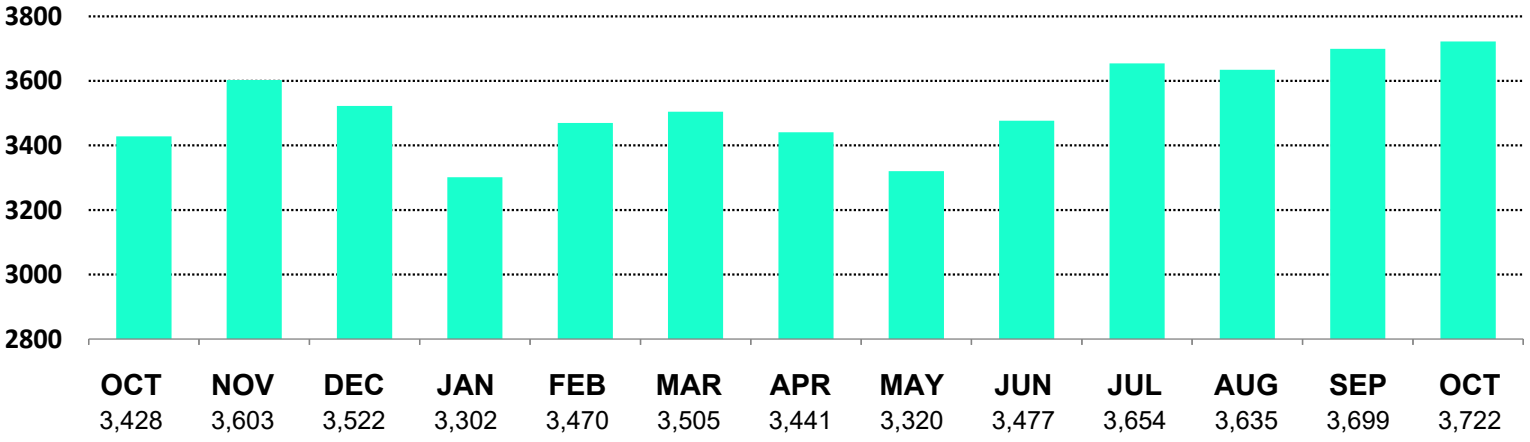
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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

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