

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

# BRONX

## YEAR END REPORT



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# INTRODUCTION

WE ARE PROUD TO PRESENT MNS' FOURTH ANNUAL  
YEAR END REPORT



MNS is proud to present our fourth annual Year End Report for Bronx, the summation of a year's worth of data collected from our monthly Bronx Rental Market Reports. We hope you find this report useful in determining the rental trends present in Bronx's major neighborhoods, as well as the overall climate of the Bronx rental market.

Over the last year, overall rental prices in the neighborhoods analyzed by the Bronx were up 7.91%, from \$2,216 in 2022 to \$2,391 this past year. Studio rental prices increased by 9.67% year-over-year, from \$1,902 to \$2,086. Year-over-year, one-bedroom rental prices are up by 8.41%, from \$2,096 to \$2,272. Two-bedroom rental prices increased by 6.24% year-over-year, from \$2,650 to \$2,815.

## Growth & Borough Trends

Morris-University Heights saw the years largest overall increase in rent, with a 12.63% increase, followed by Concourse/Highbridge, with an 8.71% increase.

# NOTABLE TRENDS

## BRONX RENTS: 2022 VS. 2023

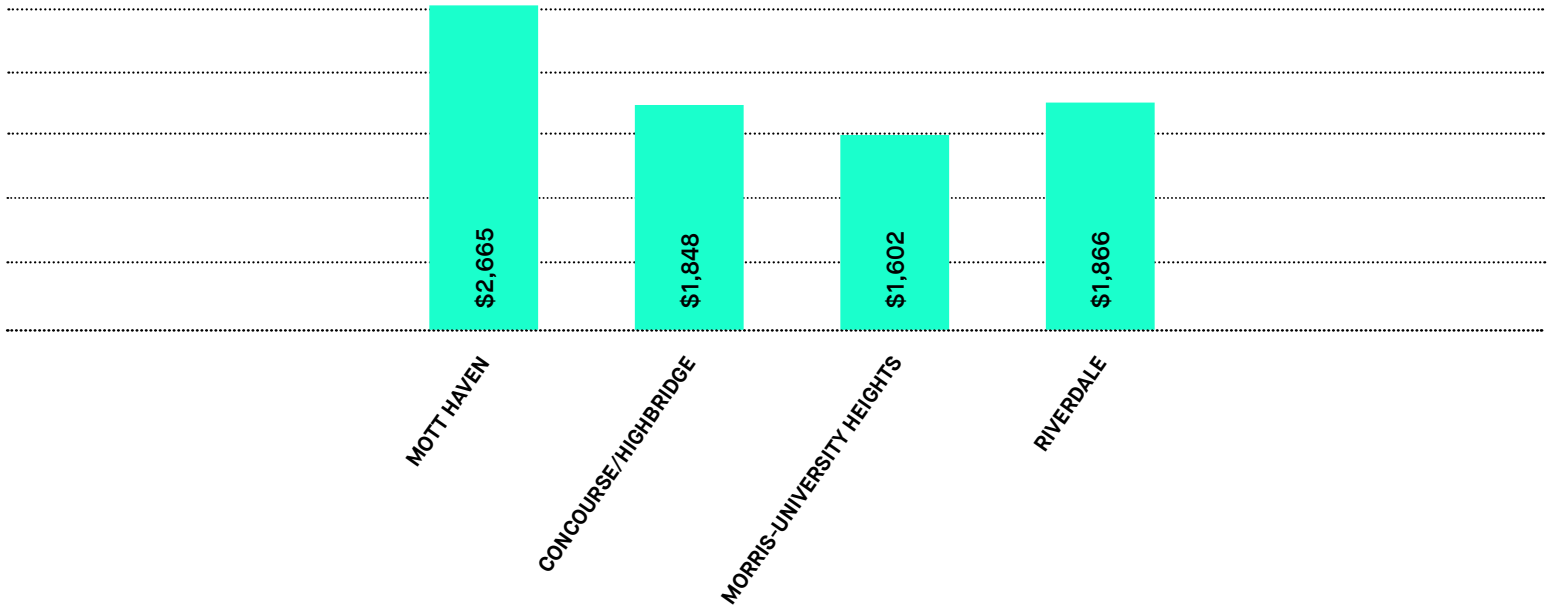
TYPE	2022	2023	CHANGE
Studios	\$1,902	\$2,086	↑ 9.67%
One bedrooms	\$2,096	\$2,272	↑ 8.41%
Two bedrooms	\$2,650	\$2,815	↑ 6.24%

# MEAN RENTAL PRICES

## 2023 MEAN BRONX RENTAL PRICES

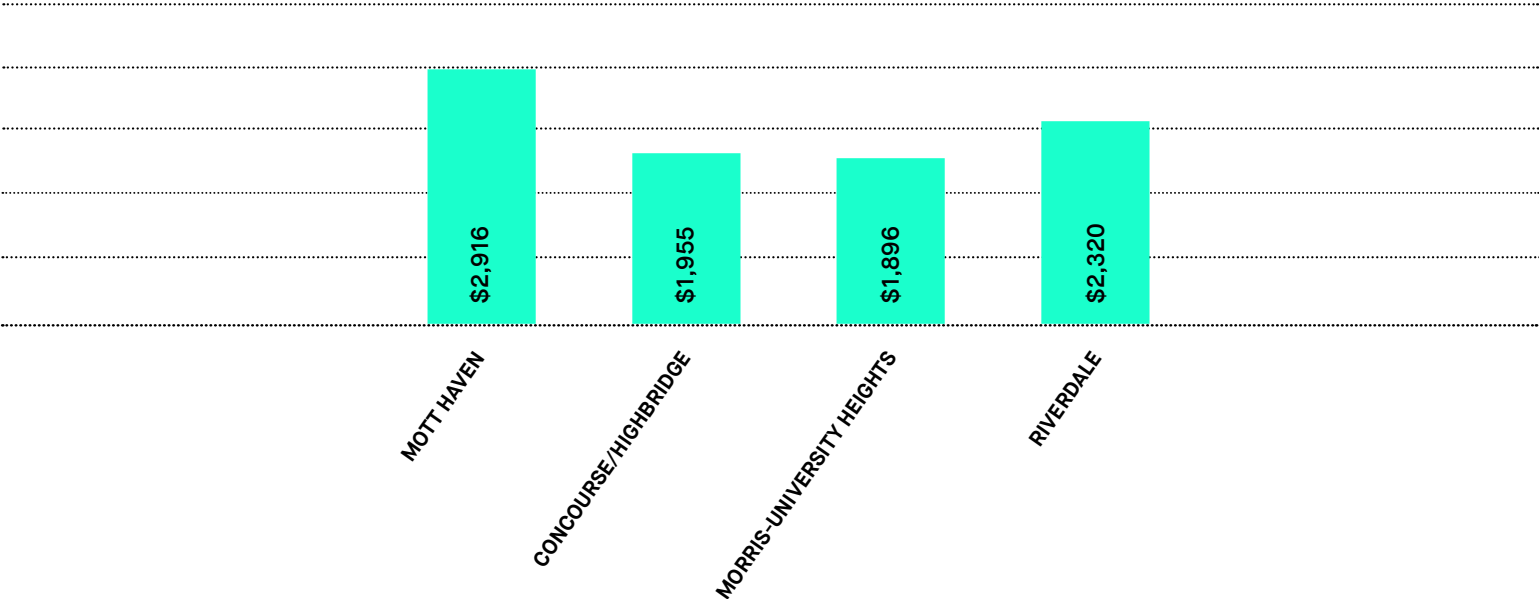
TYPE	PRICE
Studios	\$2,086
One bedrooms	\$2,272
Two bedrooms	\$2,815

## 2023 MEAN STUDIO RENTAL PRICES

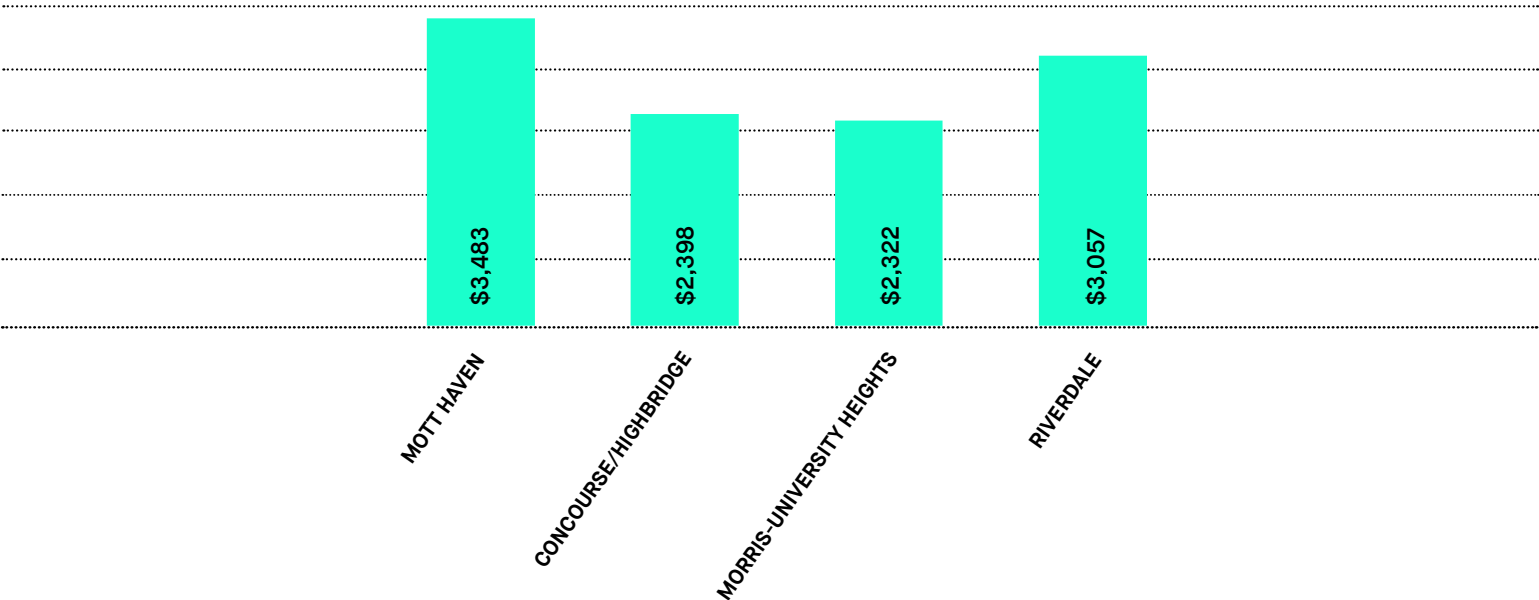


# MEAN RENTAL PRICES

2023 MEAN ONE BEDROOM RENTAL PRICES



2023 MEAN 2 BEDROOM RENTAL PRICES



# BRONX PRICE TRENDS

# PRICE CHANGES

### CONCOURSE/HIGHBRIDGE

Price changes of 2023\*

#### TYPE

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Studios	↑ 13.89%
One bedrooms	↑ 9.42%
Two bedrooms	↑ 4.50%

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### MORRIS-UNIVERSITY HEIGHTS

Price changes of 2023\*

#### TYPE

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Studios	↑ 2.86%
One bedrooms	↑ 7.05%
Two bedrooms	↑ 5.08%

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\*This figure represents the percentage change in the total average pricing from 2022-2023 for each unit type.



# BRONX PRICE TRENDS

# PRICE CHANGES

## MOTT HAVEN

Price changes of 2023\*

### TYPE

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Studios	↑ 3.05%
One bedrooms	↑ 12.56%
Two bedrooms	↑ 9.20%

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## RIVERDALE

Price changes of 2023\*

### TYPE

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Studios	↑ 1.29%
One bedrooms	↑ 3.88%
Two bedrooms	↑ 5.24%

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\*This figure represents the percentage change in the total average pricing from 2022-2023 for each unit type.

# BRONX PRICE TRENDS

## AVERAGE PRICES

### AVERAGE PRICES OVER THE YEAR

CONCOURSE/HIGHBRIDGE \$2,067

MOTT HAVEN \$3,021

MORRIS-UNIVERSITY HEIGHTS \$2,079

RIVERDALE \$2,414

# THE REPORT EXPLAINED

**THE BRONX RENTAL MARKET REPORT IS THE ONLY REPORT THAT 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 is based on data cross-sectioned from over 10,000 currently available listings priced under \$10,000, with ultra-luxury 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 at 718.222.0211

Note All market data is collected and compiled by MNS' 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. If you would like to republish this report on the web, please be sure to source it as the "Bronx Rental Market Report" with a link back to its original location.

[HTTP://WWW.MNS.COM/BRONX\\_YEAR\\_END\\_MARKET\\_REPORT\\_2023](http://www.mns.com/bronx_year_end_market_report_2023)

THANK YOU

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