RENT OR BUY · MARKET REPORT · NOVEMBER 2026

# Tremont, the Bronx

Two numbers that decide it: what landlords ask, and what homes are listed at. Data through September 2026.

> In September 2026, landlords in Tremont asked about $1,850 a month for a typical apartment, down 33.8% from a year earlier. The typical house for sale was listed at $1,074,500, and houses made up 26 of the 33 recorded home sales from October 2025 through September 2026.

RENTING

## What landlords ask

| APARTMENT SIZE | SEP 2025 | SEP 2026 | CHANGE |
|---|---|---|---|
| Studio | $2,350 | $1,700 | -27.7% |
| 1 bedroom | $3,125 | $1,768 | -43.4% |
| 2 bedrooms | $3,475 | Too few listings | |
| 3+ bedrooms | Too few listings | Too few listings | |
| **All sizes** | **$2,795** | **$1,850** | **-33.8%** |

Typical (median) asking rent. Rentals listed in September 2026: 13, against 28 a year earlier.

BUYING

## What homes are listed at, and what sells

| HOME TYPE | TYPICAL ASKING PRICE | LISTED, SEP 2026 | SOLD, LAST 12 MONTHS |
|---|---|---|---|
| Co-ops | Too few listings | 1 | 6 |
| Condos | Too few listings | 1 | 1 |
| Houses | $1,074,500 | 4 | 26 |
| **All homes** | **$999,000** | **6** | **33** |

Typical (median) asking price in September 2026. Sold = recorded sales, October 2025 through September 2026.

**0.0%**

Of house listings cut their price in September 2026

The typical house that sold in September 2026 sold for $700,000 (2 recorded sales that month).

**Milton Coste**, Licensed Real Estate Associate Broker · Keller Williams NYC · 360 Madison Avenue, 9th Floor, New York, NY 10017 · 917.416.7433 

RENT OR OWN, BY THE MONTH

# The typical house at today's rate

An example with 20% down on a 30-year fixed loan. Loan payment only, not lending advice.

| | |
|---|---|
| Typical house asking price, Tremont, September 2026 | $1,074,500 |
| Down payment, 20% | $214,900 |
| Loan amount | $859,600 |
| 30-year fixed rate (Freddie Mac average, Nov 5, 2026) | 7.18% |
| **Loan payment** | **$5,823 a month** |

OWN: LOAN PAYMENT

**$5,823**

plus property taxes, upkeep and insurance

RENT: TYPICAL ASKING

**$1,850**

all apartment sizes, September 2026

The loan payment alone on the typical house is about $3,970 a month above the typical rent, before the property taxes, upkeep and insurance, and before the $214,900 down payment and closing costs you put in up front.

**Want the real numbers for a specific home?**

Send me a house you like and I'll pull its taxes, recent sales nearby and your full monthly cost. Call or text 917.416.7433, email mcoste@kwnyc.com, or book 15 minutes at cal.com/miltoncoste/15min.

PLAIN ENGLISH

## What the terms mean

**Typical (median)**
The middle figure: half the listings or sales are above it, half below.

**Asking price and asking rent**
What sellers and landlords ask. Signed deals can land higher or lower.

**Recorded sales**
Sales that closed and were filed with the city.

**Days on the market**
How long a listing stays up before it goes into contract or comes off the market.

**Sources.** Rents, asking prices, listings, sales, days on the market, sale-to-asking and price cuts: StreetEasy data for Tremont, data through September 2026, monthly figures for September 2025 and September 2026; sales counts sum October 2025 through September 2026. Mortgage rate: Freddie Mac Primary Mortgage Market Survey, 30-year fixed average, Nov 5, 2026. Payment uses standard amortization on the loan amount shown. Figures change monthly; ask for the latest before you decide.

**Milton Coste**, Licensed Real Estate Associate Broker · Keller Williams NYC · 360 Madison Avenue, 9th Floor, New York, NY 10017 · D: 917.416.7433 · O: 212.301.1140 · mcoste@kwnyc.com · miltoncoste.com · NY License #10301213304 · Equal Housing Opportunity · Fair Housing Notice: dos.ny.gov 