

M.N.S
REAL ESTATE
NYC

BRONX

RENTAL MARKET REPORT

NOVEMBER 2019



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AVERAGE RENT

THE AVERAGE RENT IN BRONX
HAS DECREASED THIS MONTH.

BRONX

↓3.53%
CHANGE

\$1,960
OCTOBER 2019

\$1,891
NOVEMBER 2019

A QUICK LOOK

BRONX

Over the last month, the average rental rate in the neighborhoods analyzed by this report decreased by 3.53%, from \$1,959.71 to \$1,890.53. Studio rental pricing fell by 2.01%, from \$1,651.96 to \$1,618.71. One-bedroom rental pricing decreased by 3.29%, from \$1,902.56 to \$1,840.01. Two-bedroom pricing experienced a correction of 3.08%, from \$2,283.09 to \$2,212.87.

This past month, the most expensive studio and one-bedroom units by average rent could be found in Mott Haven, while the most expensive two-bedroom units were in Riverdale. The most affordable studio, one-bedroom, and two-bedroom units by average rent were in Morris/University Heights.

WHERE PRICES DECREASED



MOTT HAVEN

One-Bedroom -10.3%
Two-Bedroom -11.3%

CONCOURSE/HIGHBRIDGE

Studios -0.6%
Two-Bedroom -3.0%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

One-Bedroom -1.4%

RIVERDALE

Studios -2.4%
One-Bedroom -1.7%

WHERE PRICES INCREASED



MOTT HAVEN

Studios 2.7%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

Two-Bedroom 0.6%

CONCOURSE/HIGHBRIDGE

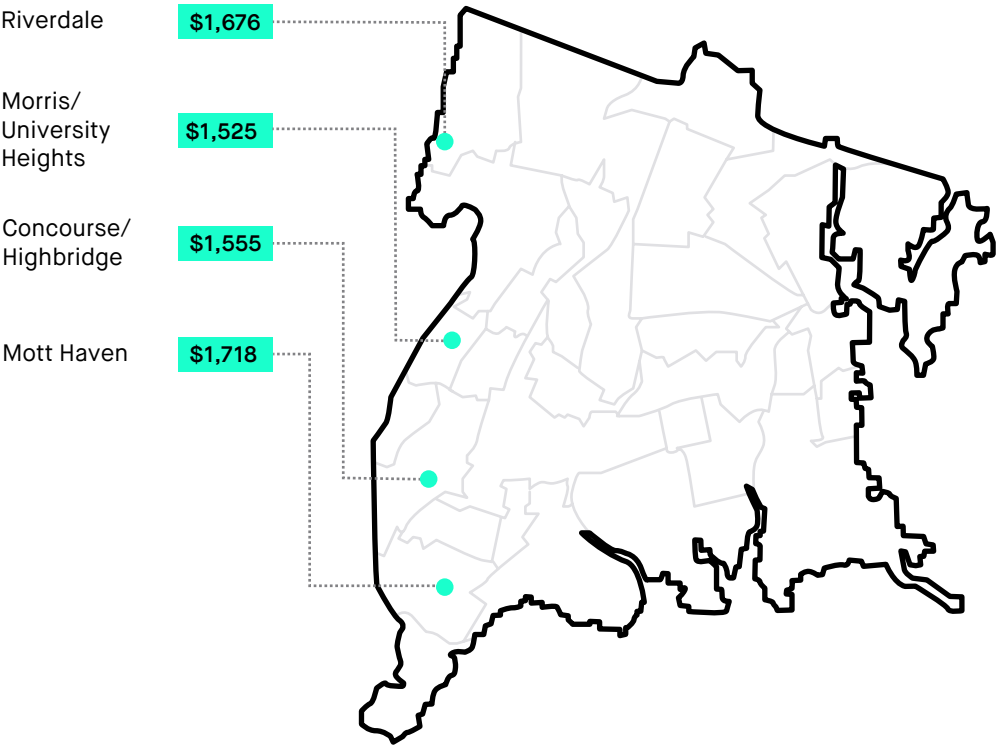
One-Bedroom 2.5%

RIVERDALE

Two-Bedroom 2.1%

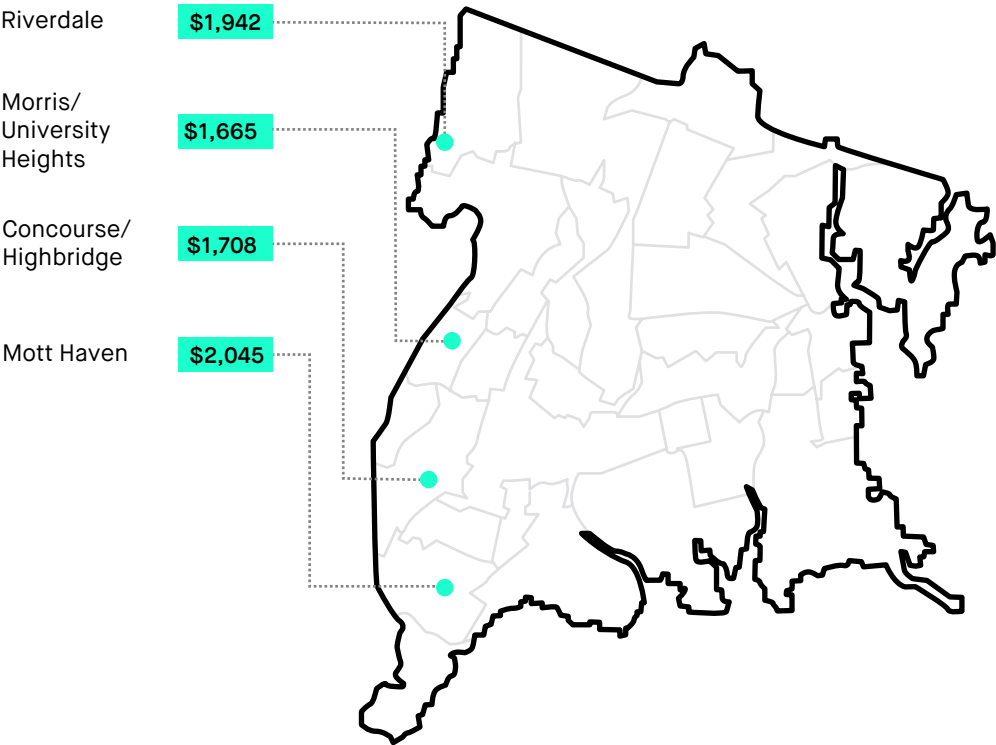
BRONX AVERAGE PRICE

STUDIOS



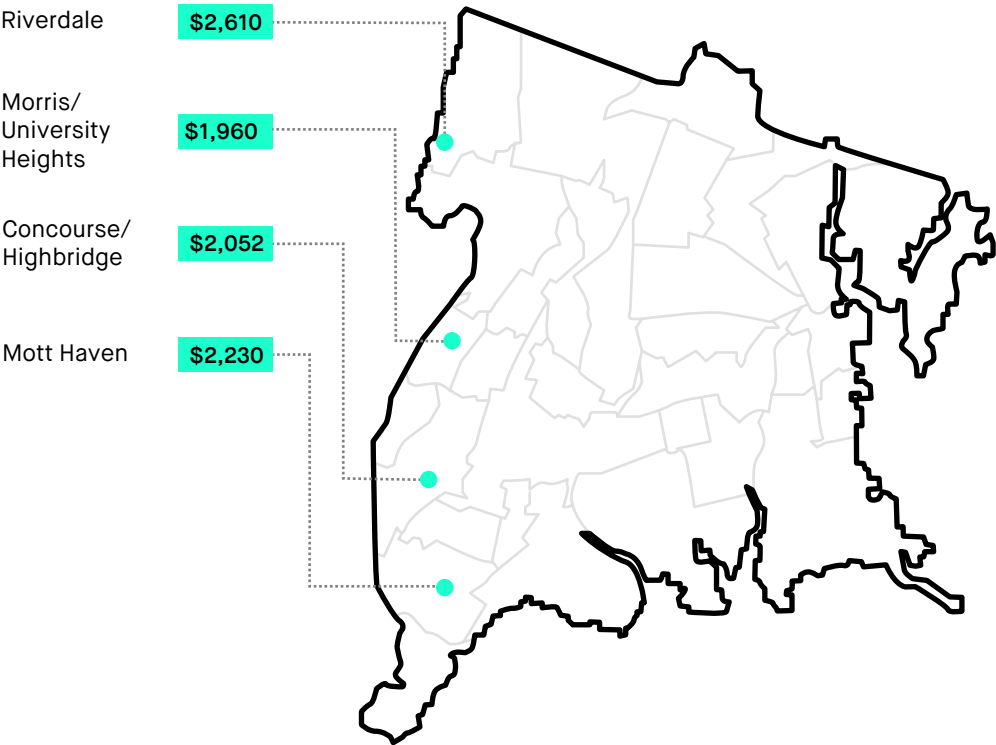
BRONX AVERAGE PRICE

1 BEDROOM



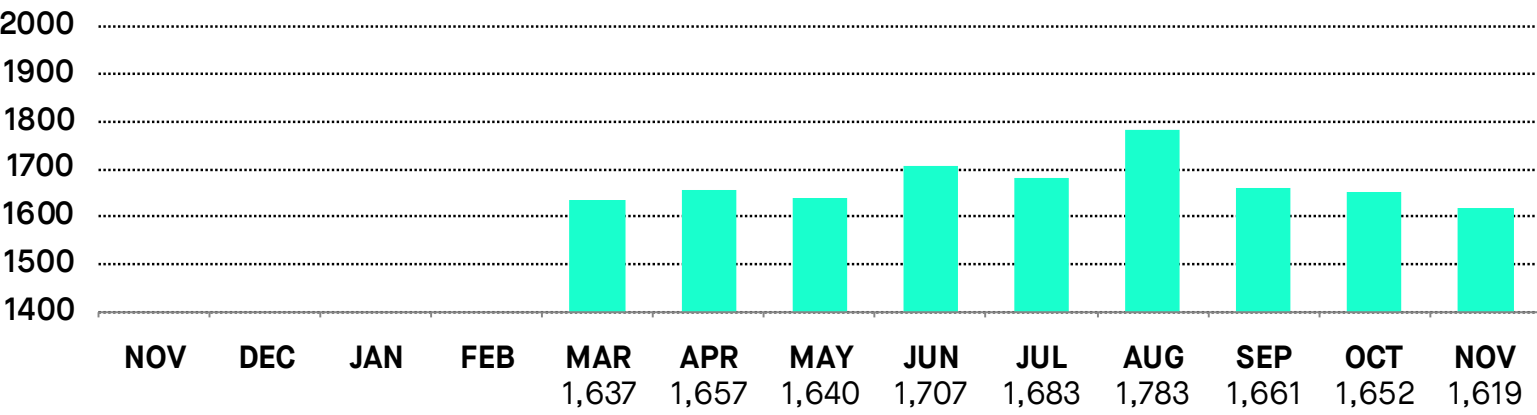
BRONX AVERAGE PRICE

2 BEDROOM

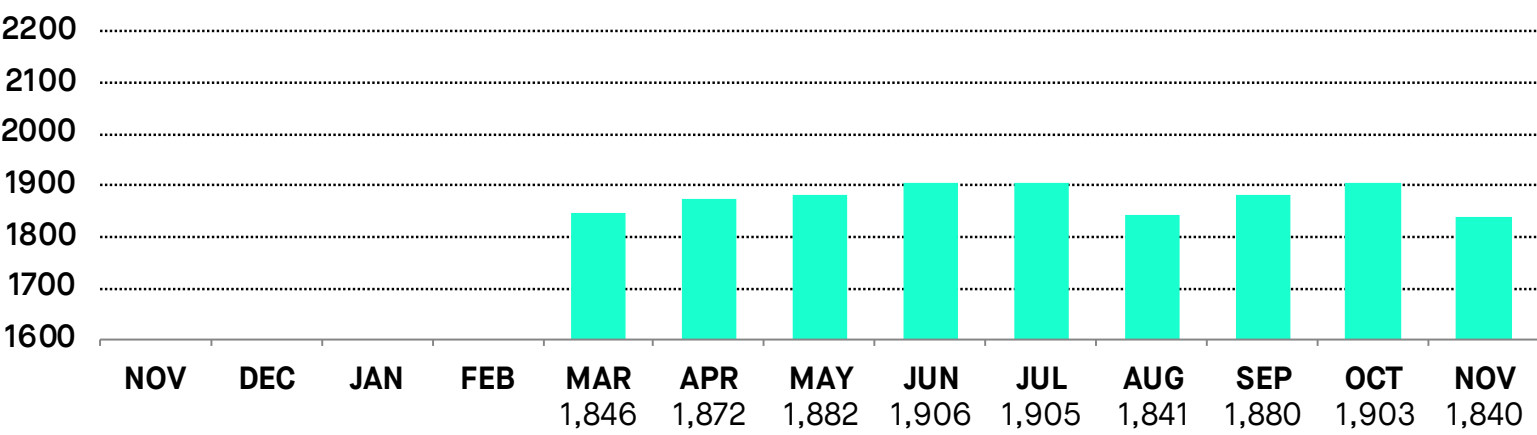


PRICE TRENDS: BRONX

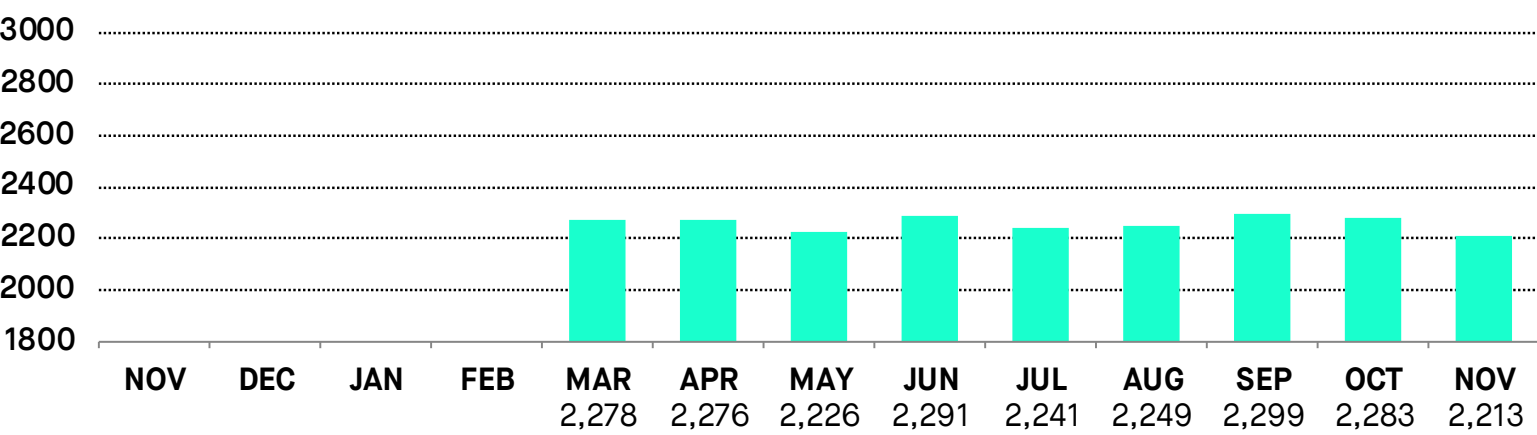
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



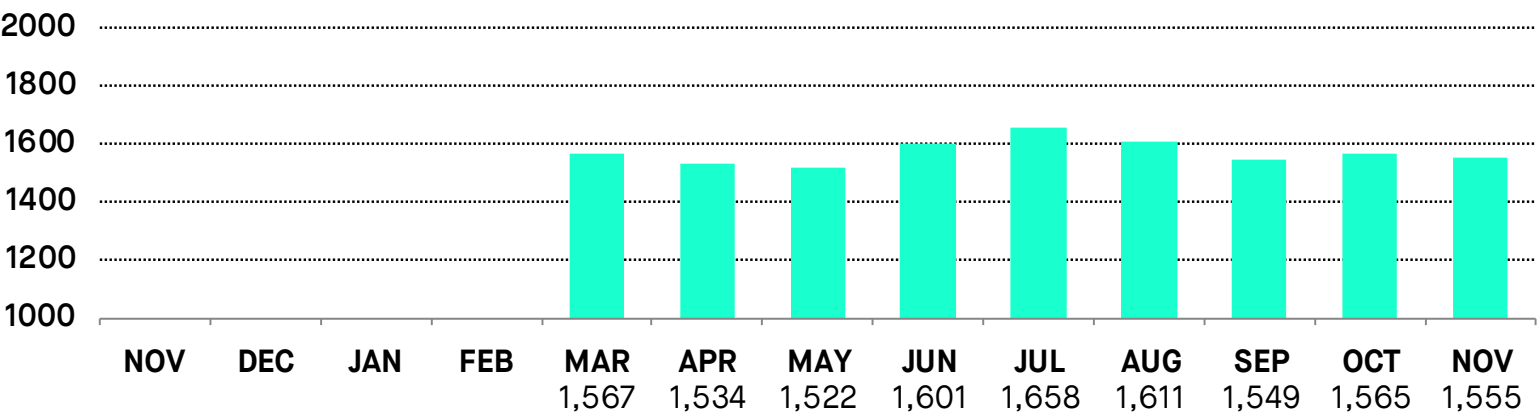
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



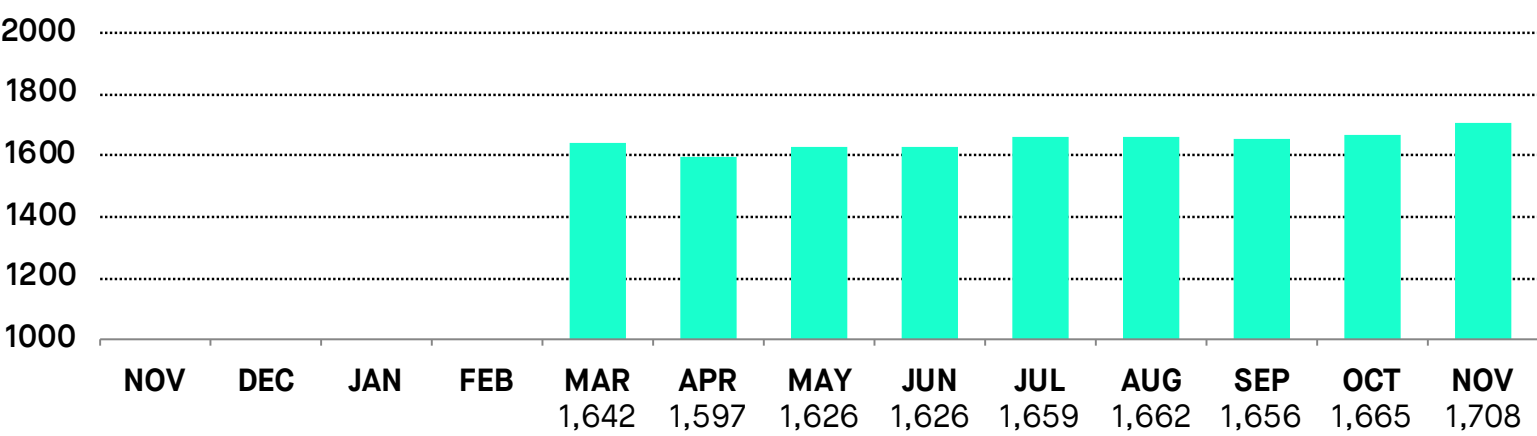
PRICE TRENDS: CONCOURSE/HIGHBRIDGE

REMAINING RELATIVELY STABLE, THE AVERAGE RENTAL PRICE IN CONCOURSE & HIGHBRIDGE FELL BY JUST 0.58% THROUGH NOVEMBER.

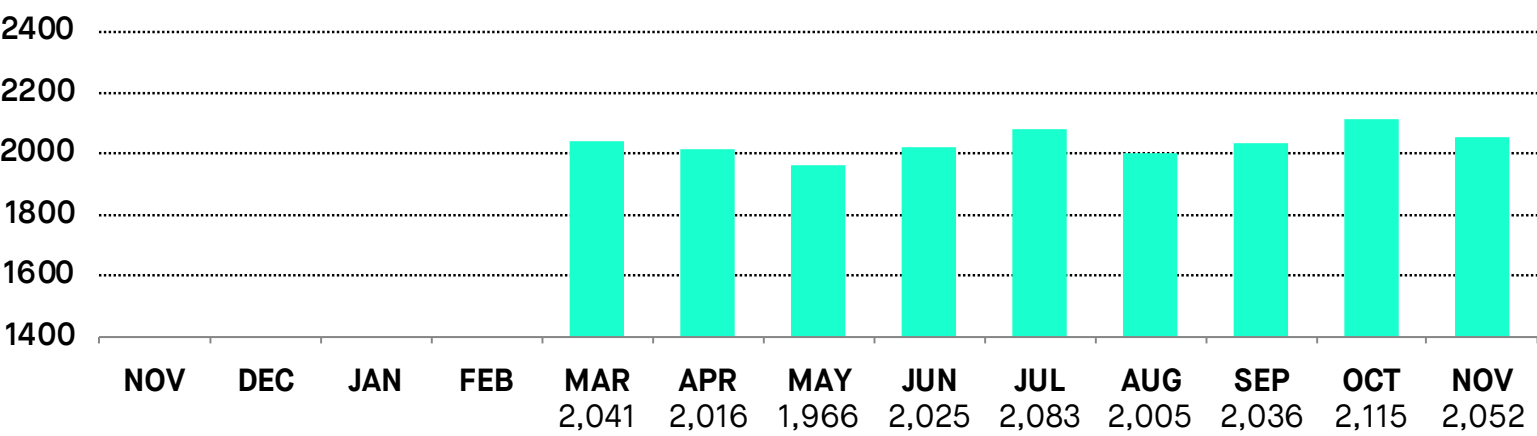
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



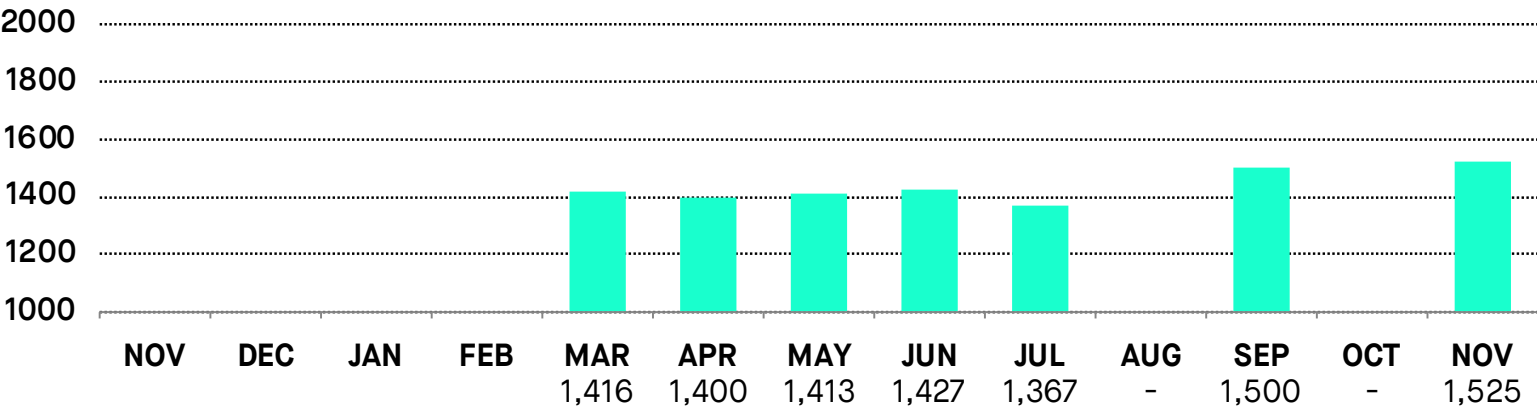
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



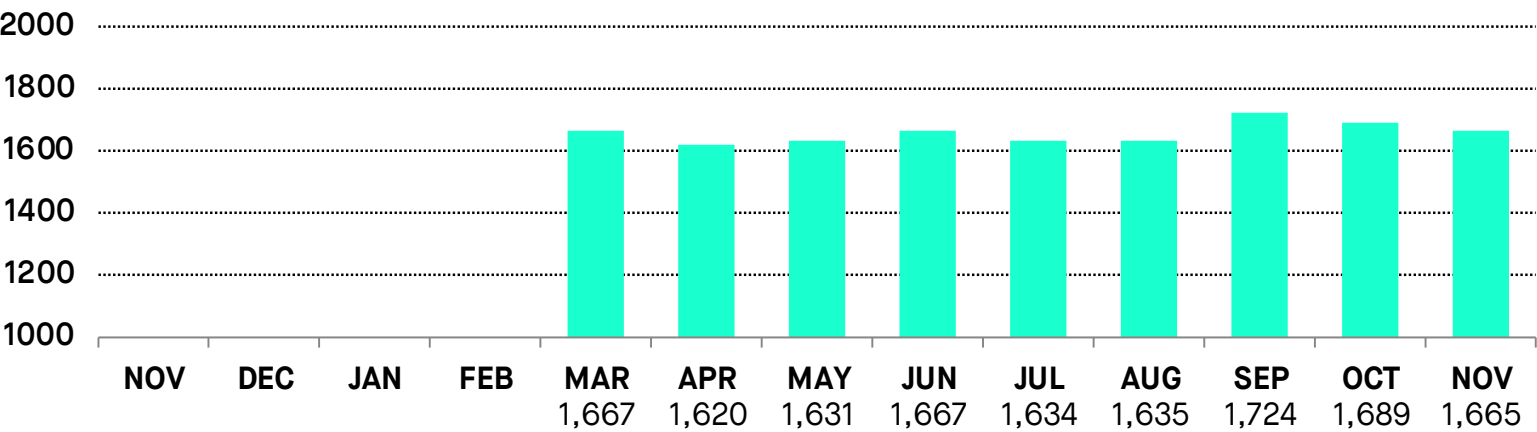
PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

THANKS TO THE REINTRODUCTION OF STUDIO INVENTORY IN THE MORRIS/UNIVERSITY HEIGHTS MARKET, THE AVERAGE RENTAL PRICE IN THE AREA FELL BY 5.59%.

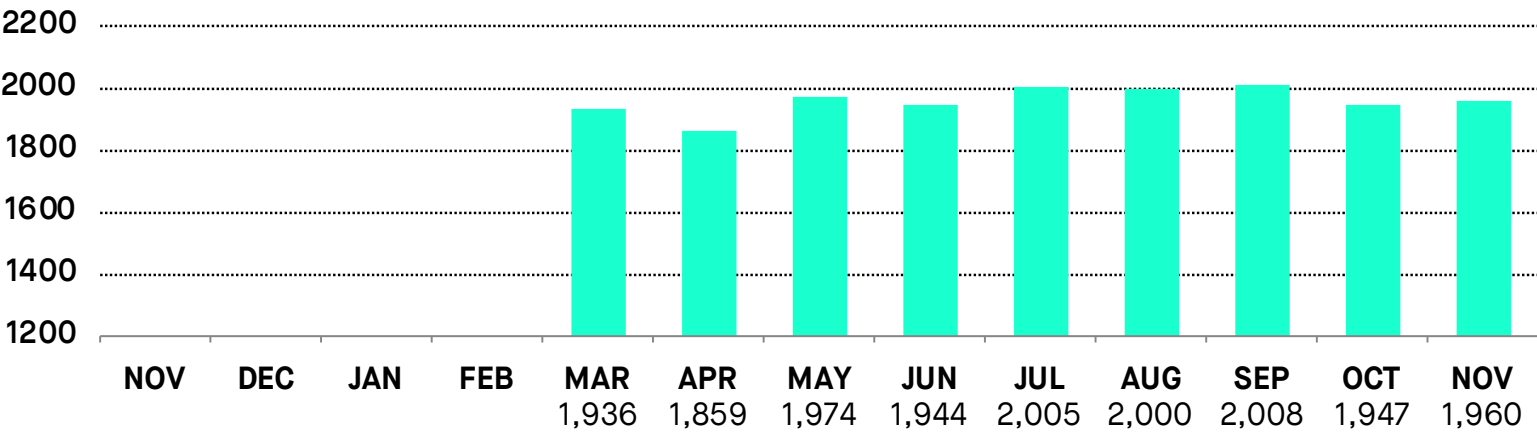
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



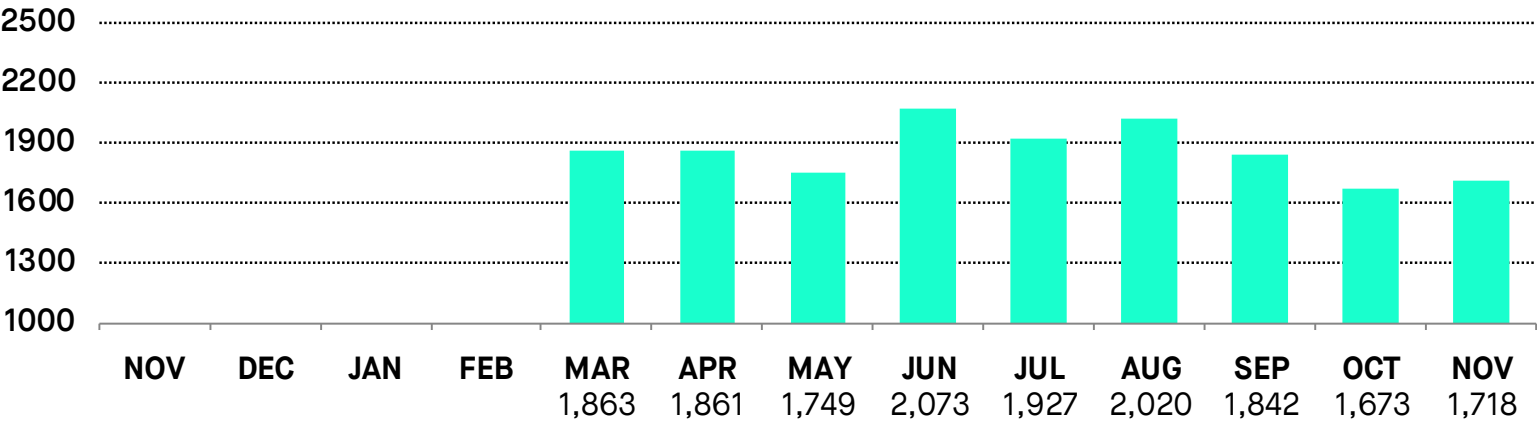
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



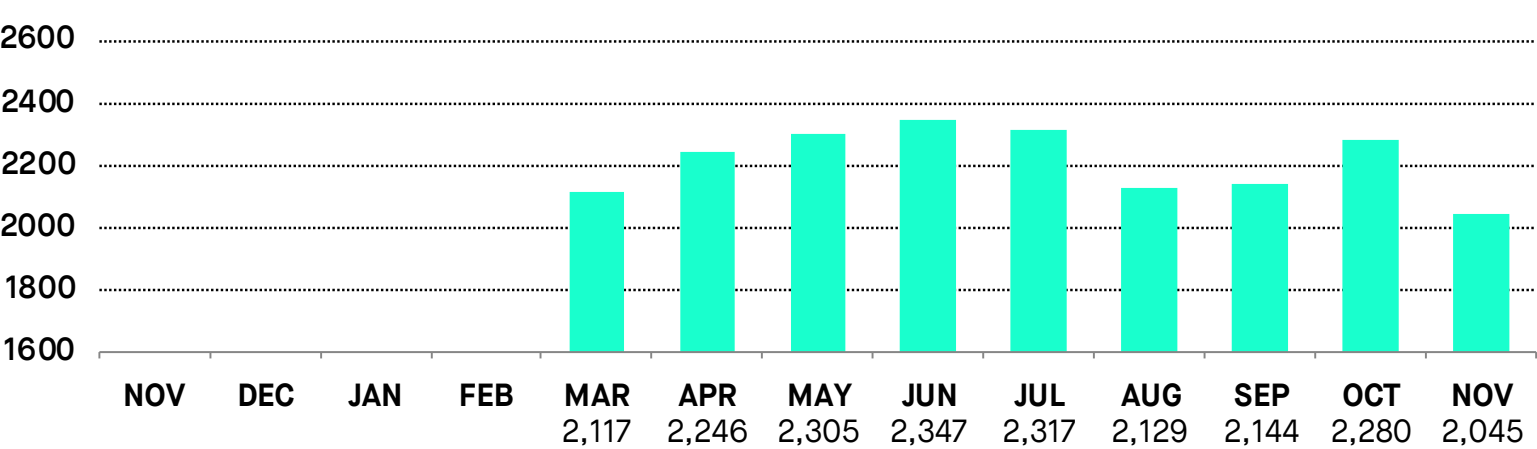
PRICE TRENDS: MOTT HAVEN

THIS PAST MONTH, THE AVERAGE RENTAL PRICE IN MOTT HAVEN EXPERIENCED A CORRECTION OF 7.31%. THIS DROP IS THE RESULT OF RENTAL MARKET SEASONALITY COINCIDING WITH A DECREASE IN LUXURY INVENTORY IN THE AREA.

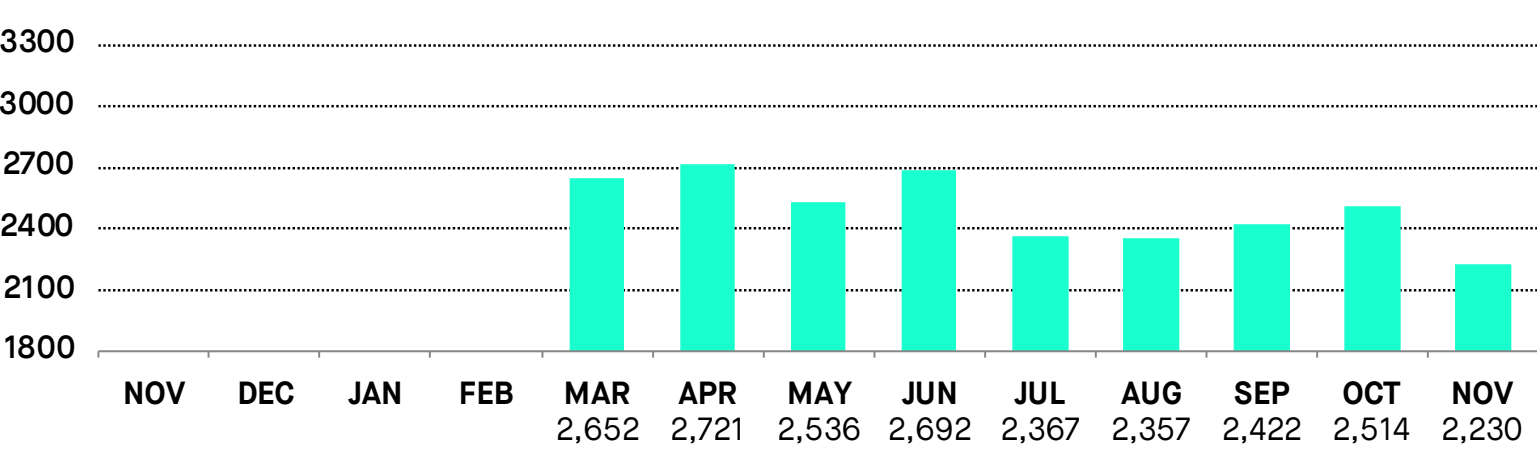
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



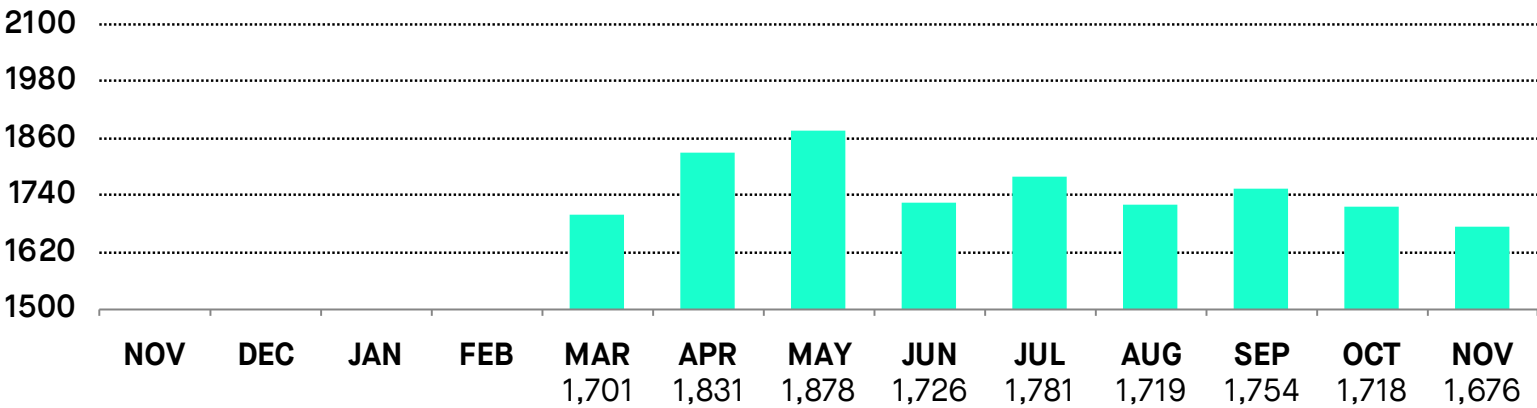
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



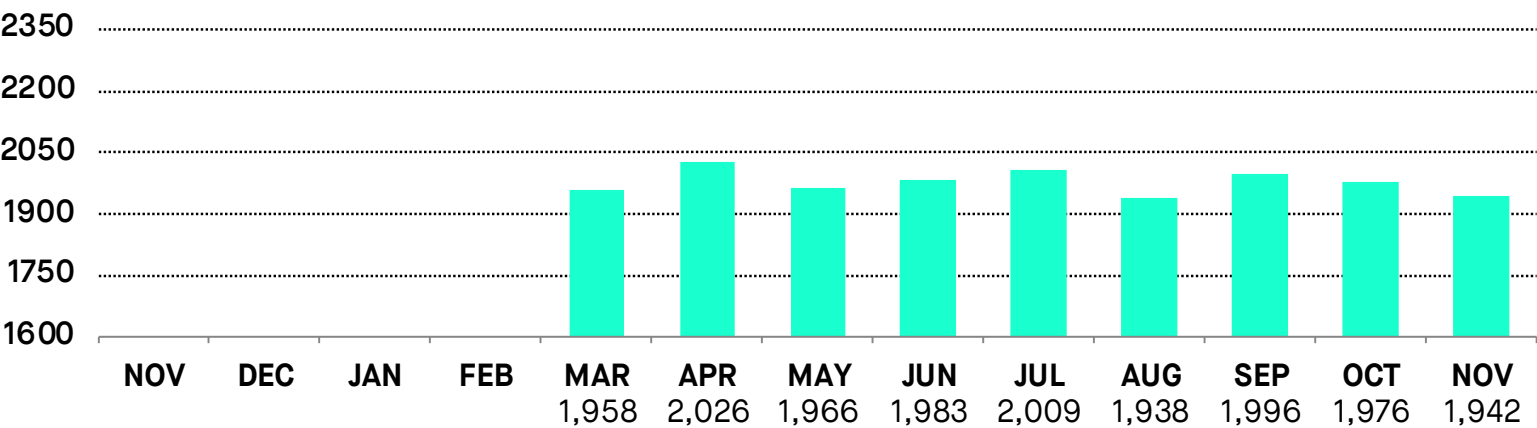
PRICE TRENDS: RIVERDALE

THROUGH NOVEMBER, THE AVERAGE RENTAL PRICE IN RIVERDALE EXPERIENCED A SLIGHT CORRECTION OF 0.35%.

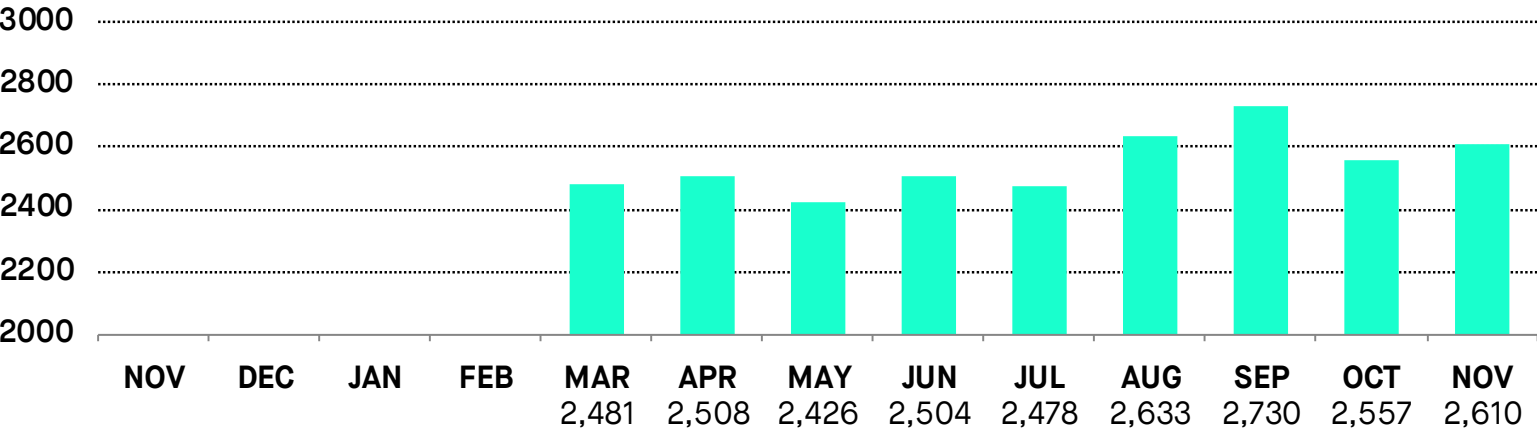
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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

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THANK YOU

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