

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.

BRONX

↑0.12%
CHANGE

\$1,958
JANUARY 2020

\$1,961
FEBRUARY 2020

A QUICK LOOK

BRONX

Over the last month, the average rental price in the neighborhoods analyzed by this report increased by just 0.12%, from \$1,958.49 to \$1,960.75. Studio rental pricing increased by 0.26%, from \$1,684.37 to \$1,688.67. The average rental price for a one-bedroom unit increased by 0.17%, from \$1,879.59 to \$1,882.71. The average rental price for a two-bedroom unit decreased by 1.79%, from \$2,311.51 to \$2,270.14.

This past month, the most expensive studio rental units could be found in Mott Haven, while the most expensive one and two-bedroom rental units were in Riverdale. Riverdale, Morris/University Heights, and Concourse/Highbridge were home to most affordable studio, one, and two-bedroom units, respectively.

WHERE PRICES DECREASED



MOTT HAVEN

Studios -6.4%
One-Bedroom -1.4%
Two-Bedroom -10.9%

RIVERDALE

Studios -3.7%
One-Bedroom -1.5%

CONCOURSE/HIGHBRIDGE

Studios -1.6%
Two-Bedroom -0.1%

WHERE PRICES INCREASED



CONCOURSE/HIGHBRIDGE

One-Bedroom 1.8%

RIVERDALE

Two-Bedroom 4.1%

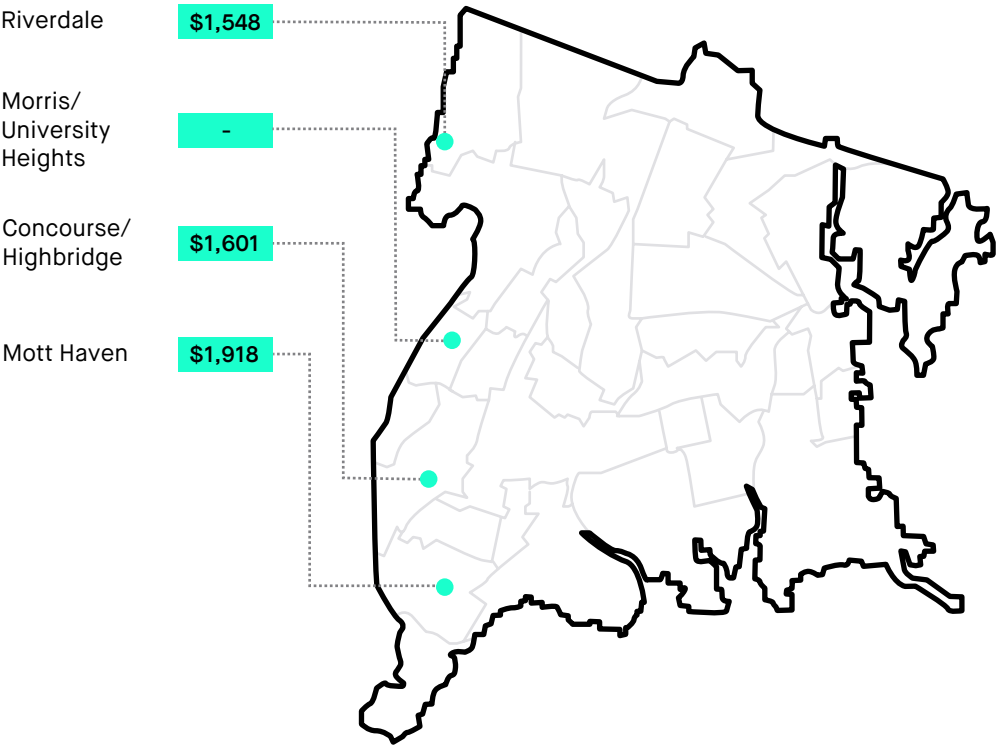
**MORRIS HEIGHTS/
UNIVERSITY HEIGHTS**

One-Bedroom 2.5%

Two-Bedroom 1.2%

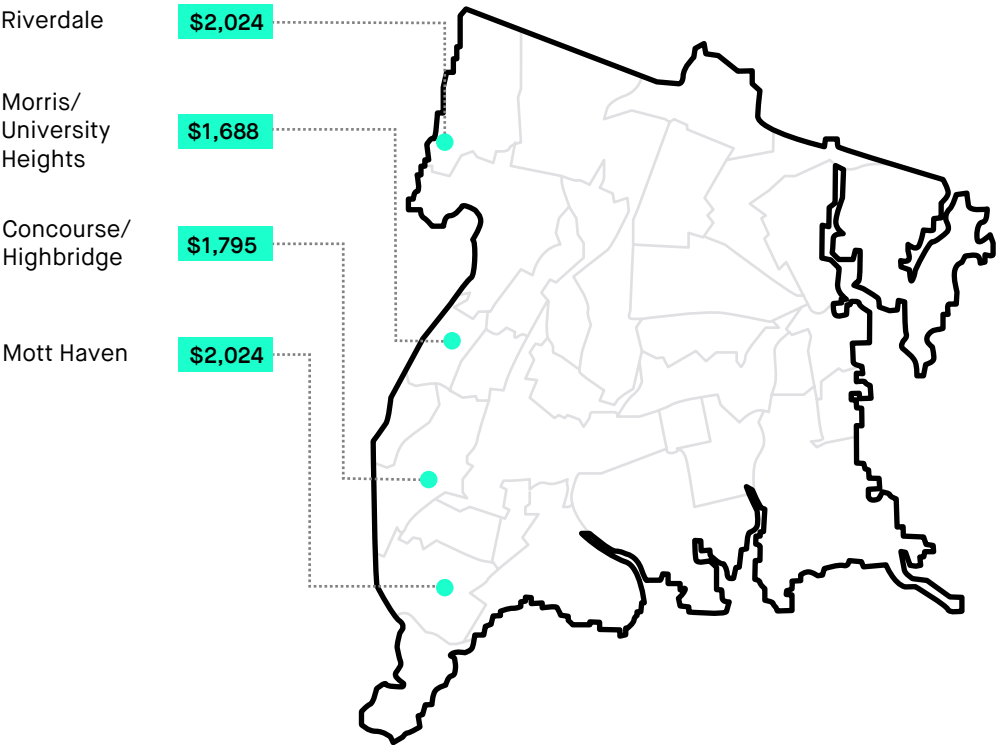
BRONX AVERAGE PRICE

STUDIOS



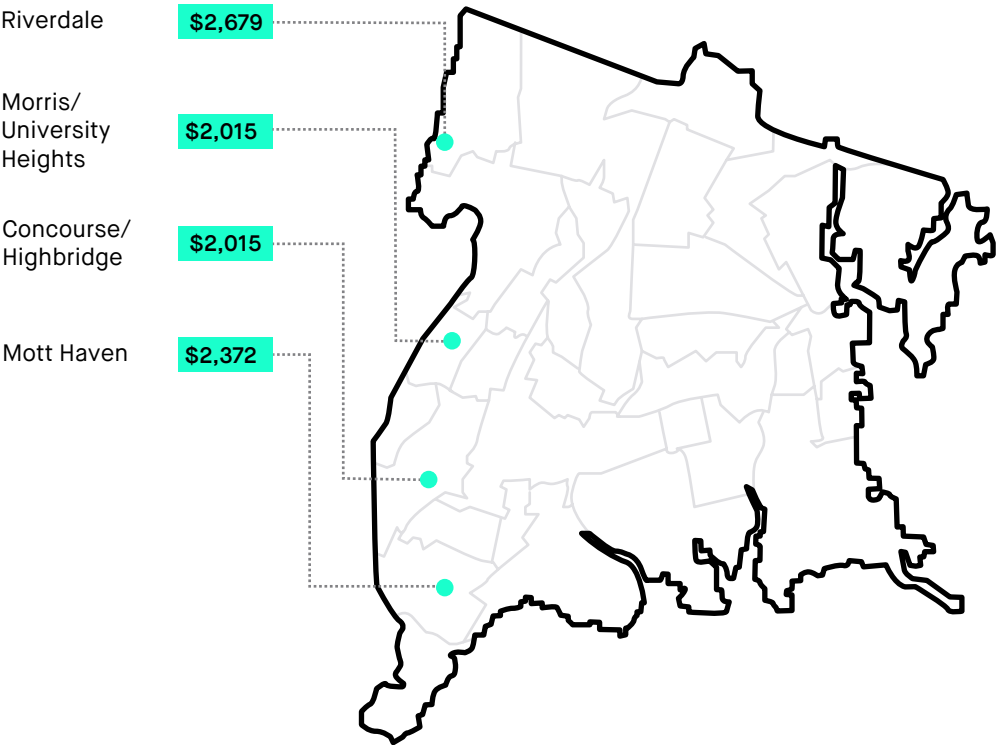
BRONX AVERAGE PRICE

1 BEDROOM



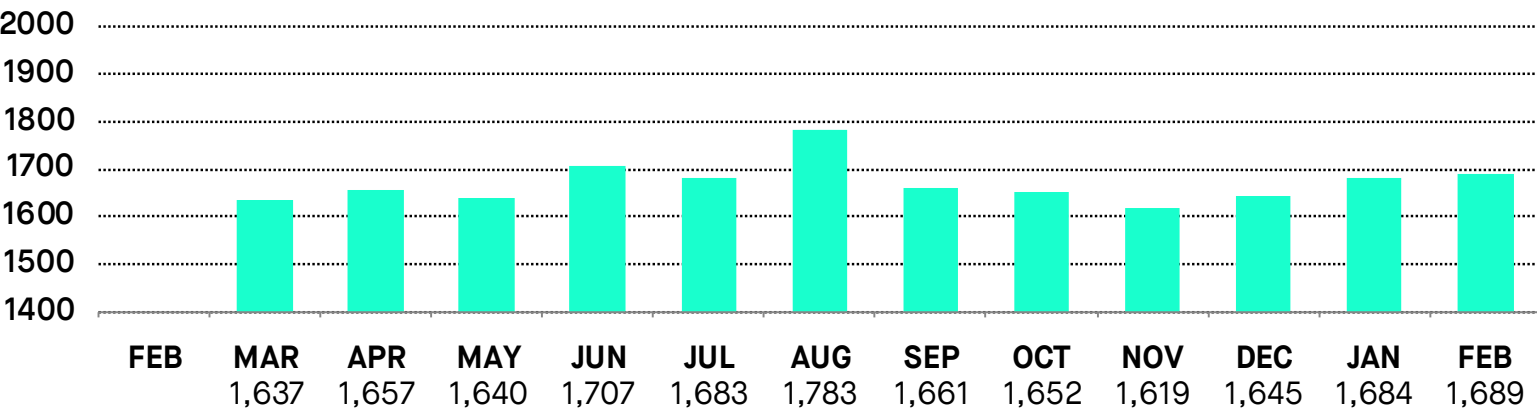
BRONX AVERAGE PRICE

2 BEDROOM

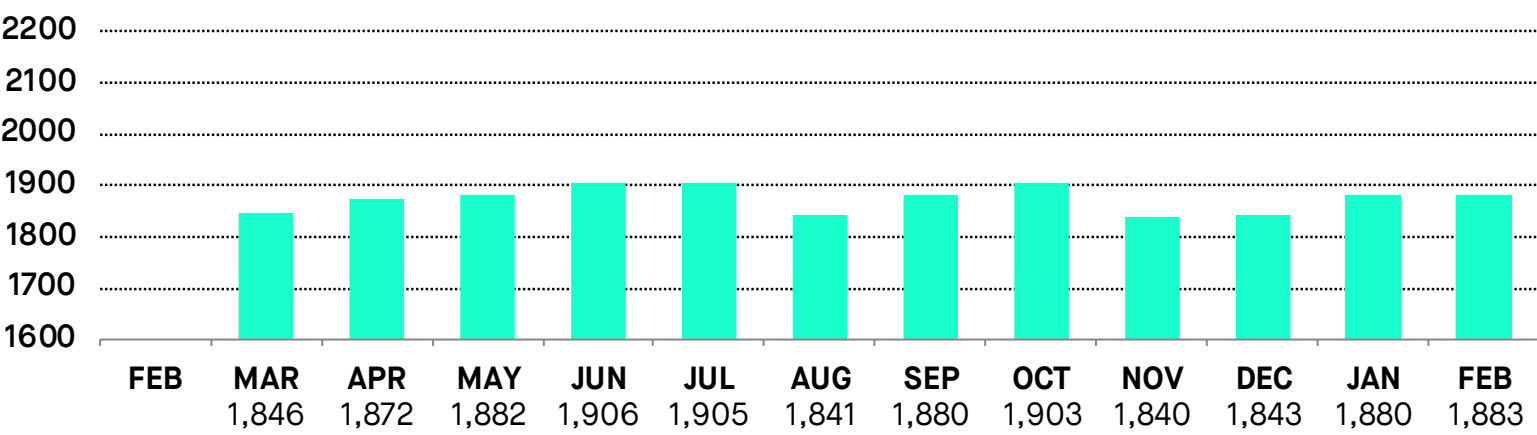


PRICE TRENDS: BRONX

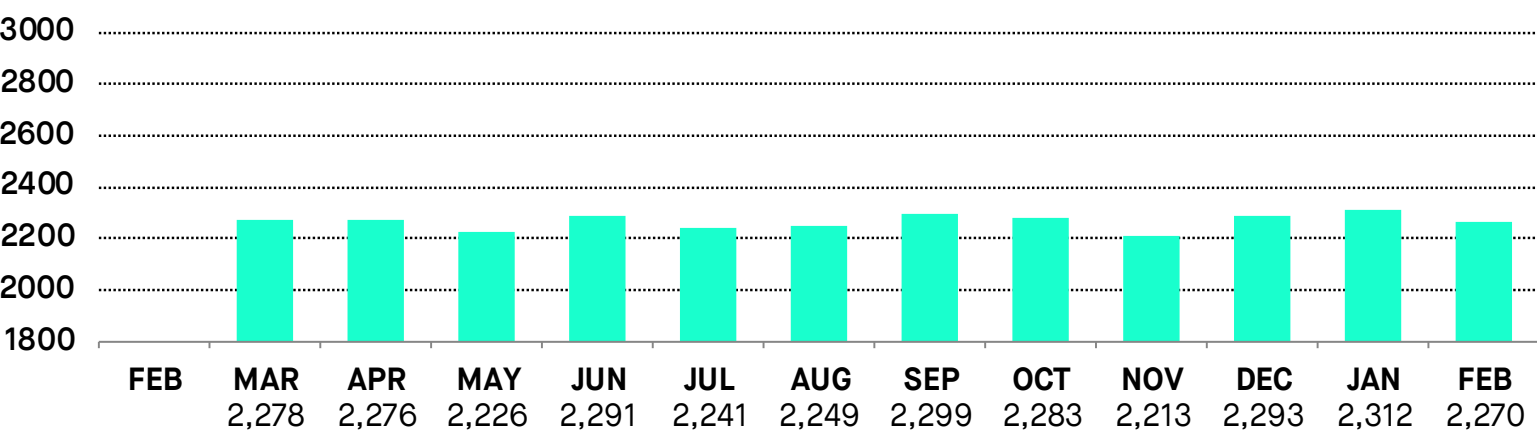
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



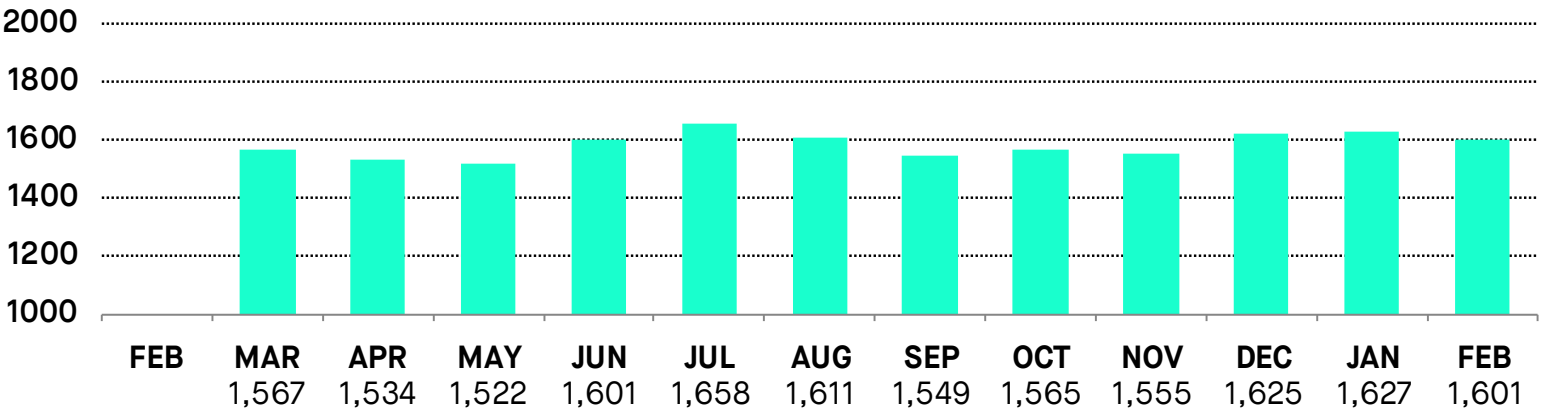
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



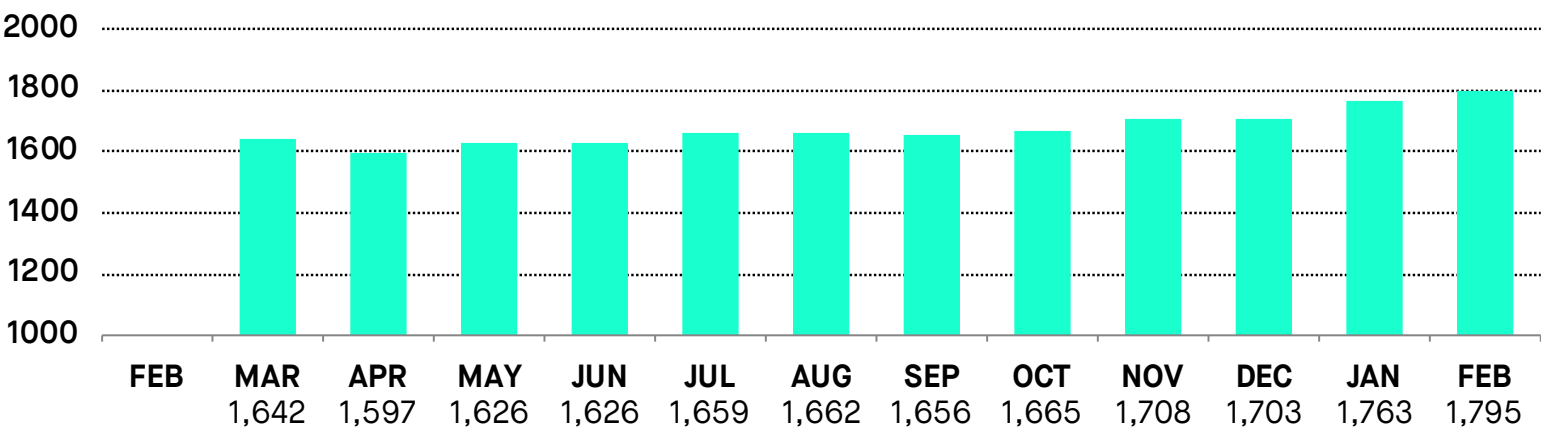
PRICE TRENDS: CONCOURSE/HIGHBRIDGE

REMAINING VIRTUALLY UNCHANGED, THE AVERAGE RENTAL
PRICE IN CONCOURSE & HIGHBRIDGE INCREASED BY JUST
0.04%.

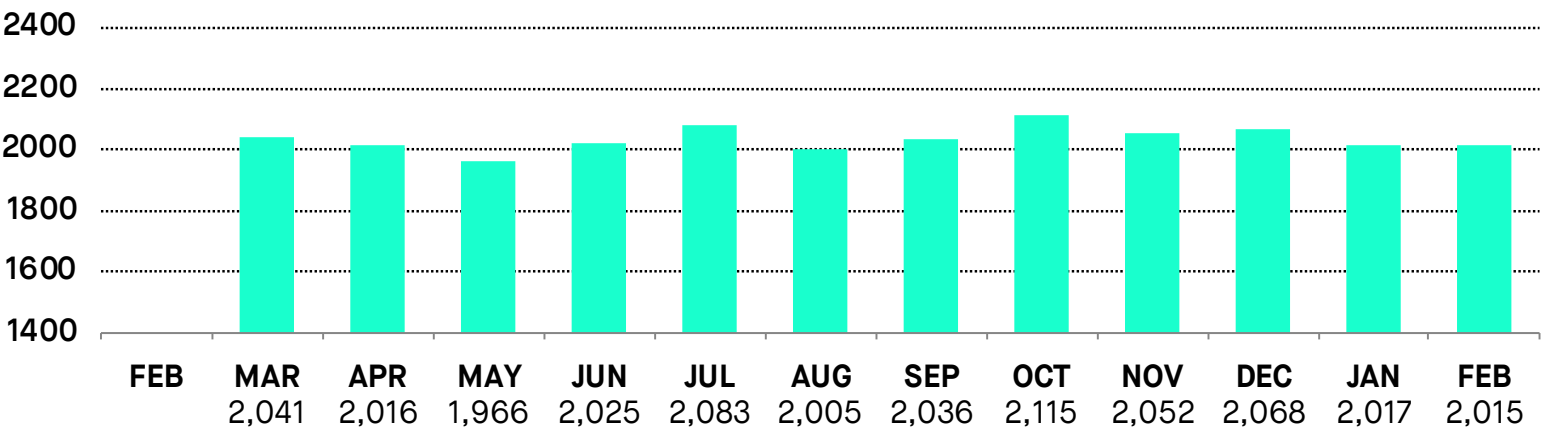
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



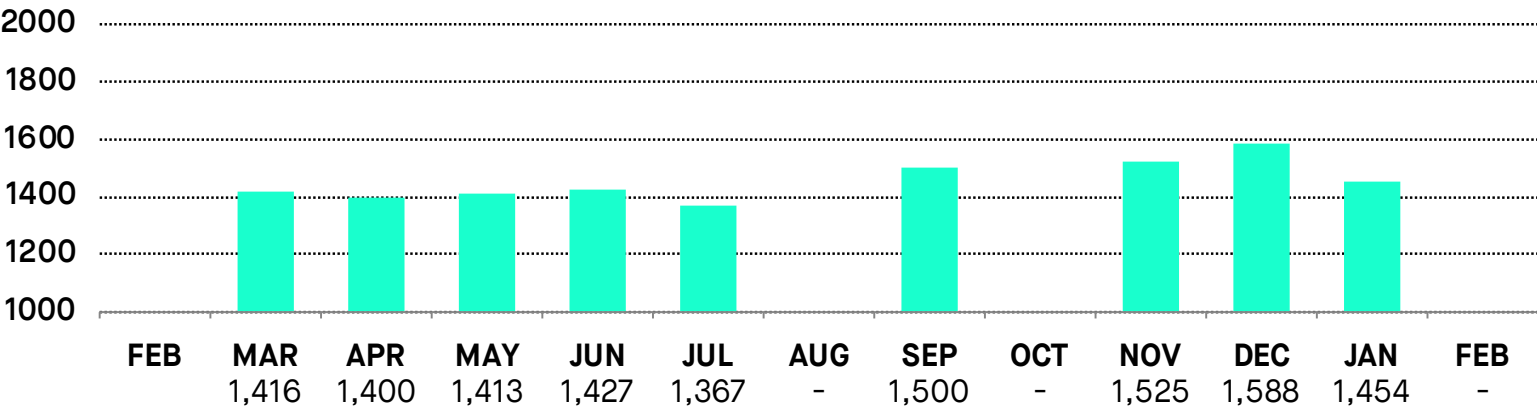
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



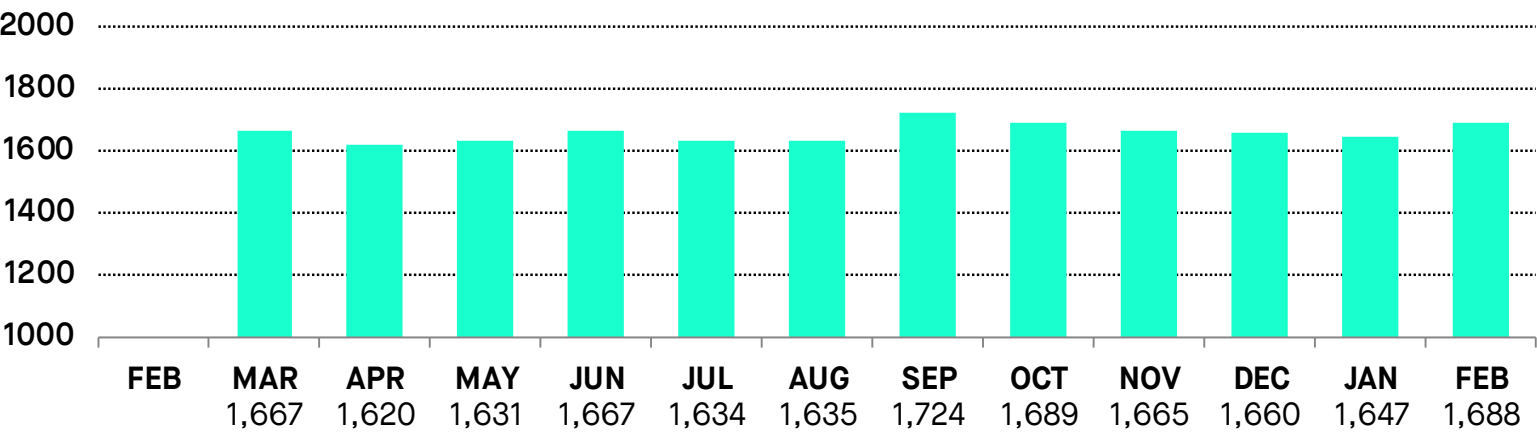
PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

DUE TO A DEARTH OF STUDIO INVENTORY, THE AVERAGE RENTAL PRICE IN MORRIS/UNIVERSITY HEIGHTS INCREASED BY 9.08%. PRICING CAN BE EXPECTED TO CORRECT ONCE STUDIO INVENTORY IS RE-INTRODUCED TO THE AREA.

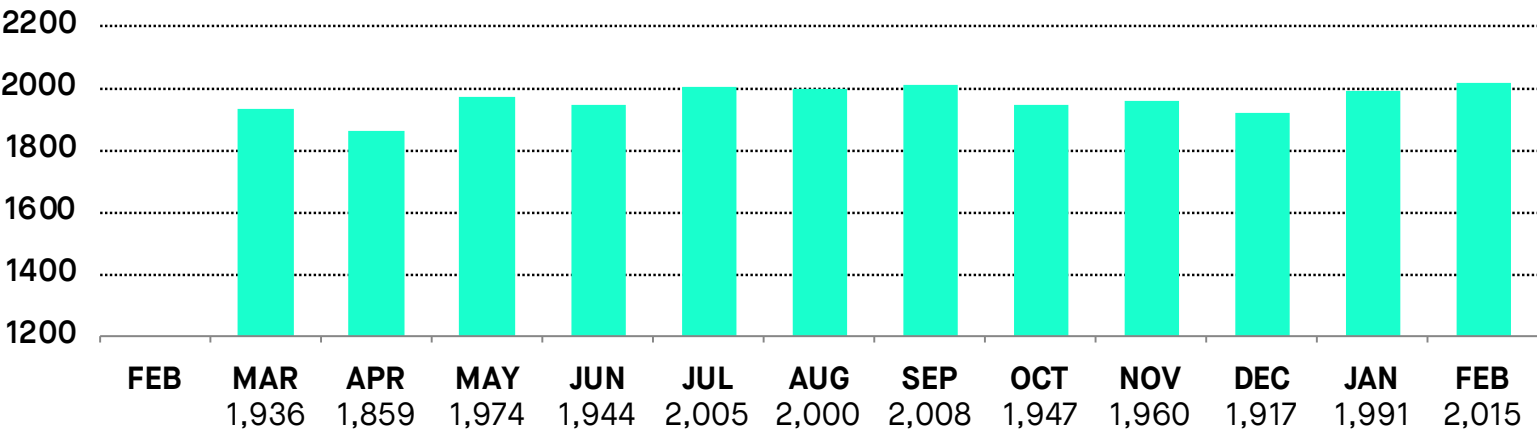
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



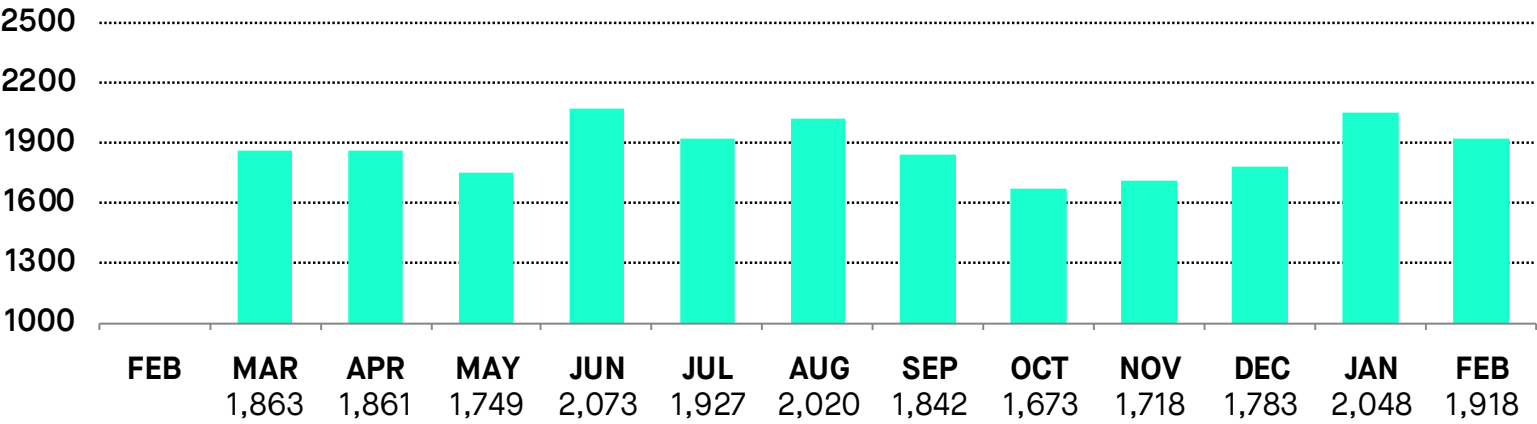
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



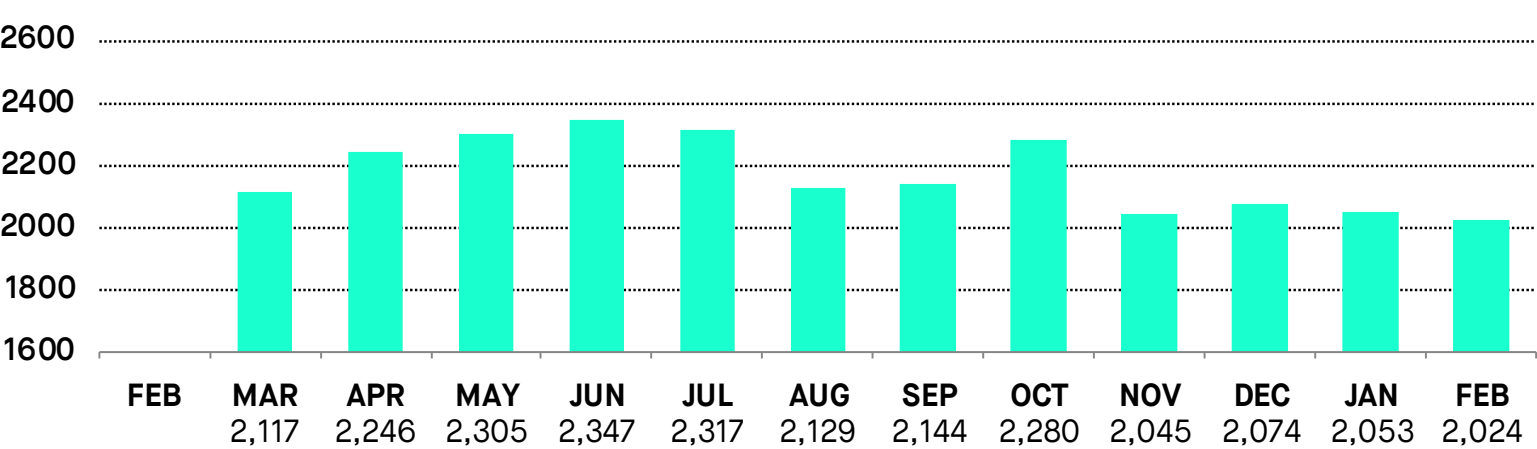
PRICE TRENDS: MOTT HAVEN

THROUGH FEBRUARY, THE AVERAGE RENTAL PRICE FOR A RENTAL UNIT IN MOTT HAVEN FELL BY 6.67%. THIS DROP IS THE DIRECT RESULT OF LUXURY INVENTORY BEING TAKEN OFF MARKET, LEAVING PRICING IN THE AREA TO ADJUST ACCORDINGLY.

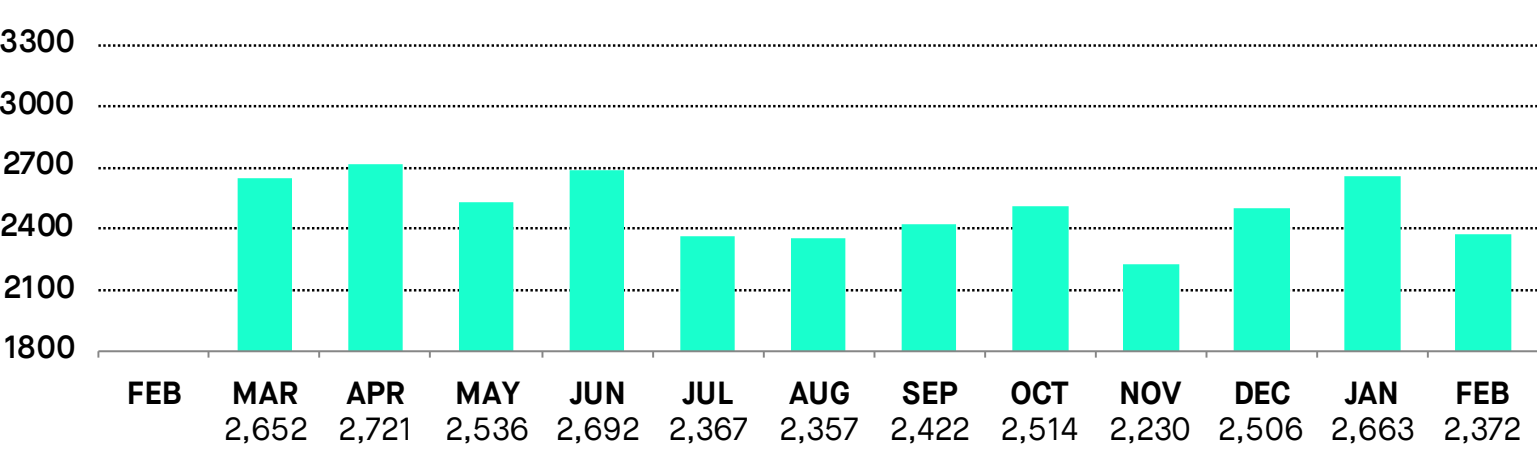
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



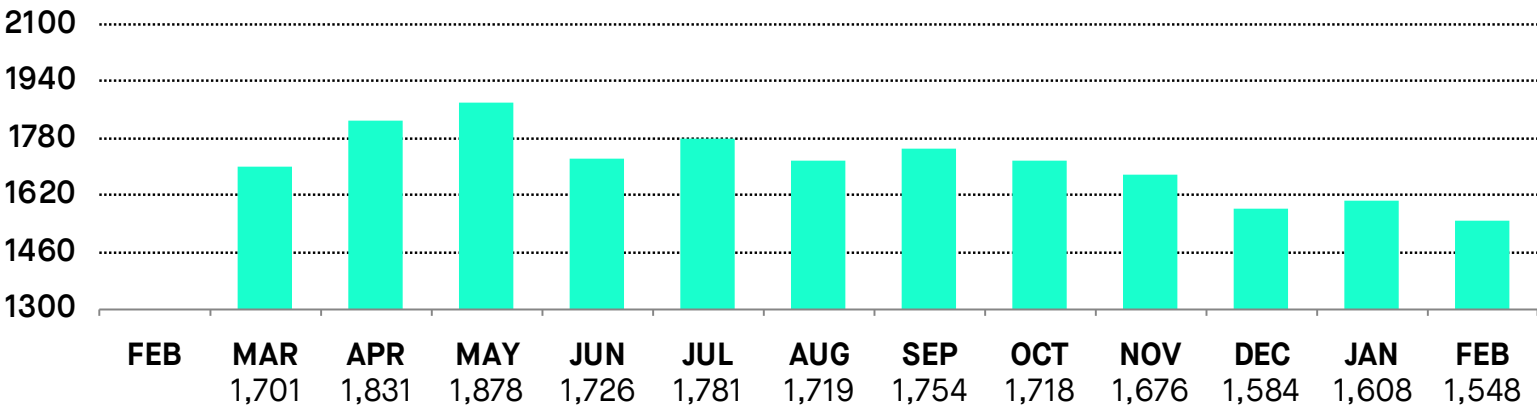
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



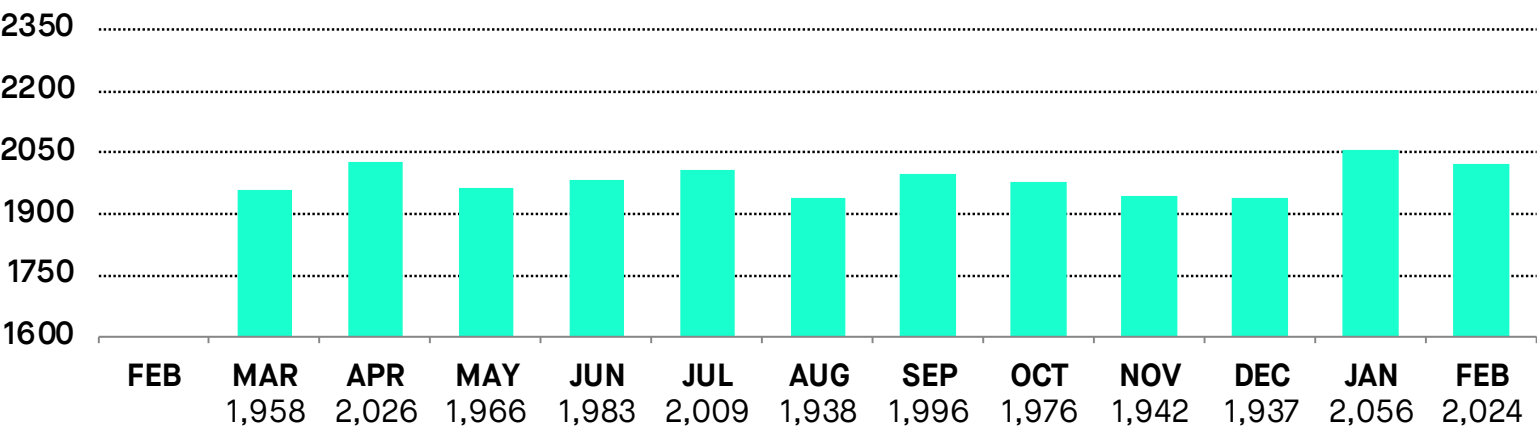
PRICE TRENDS: RIVERDALE

OVER THE LAST MONTH, THE AVERAGE RENTAL PRICE IN RIVERDALE INCREASED BY 0.21%.

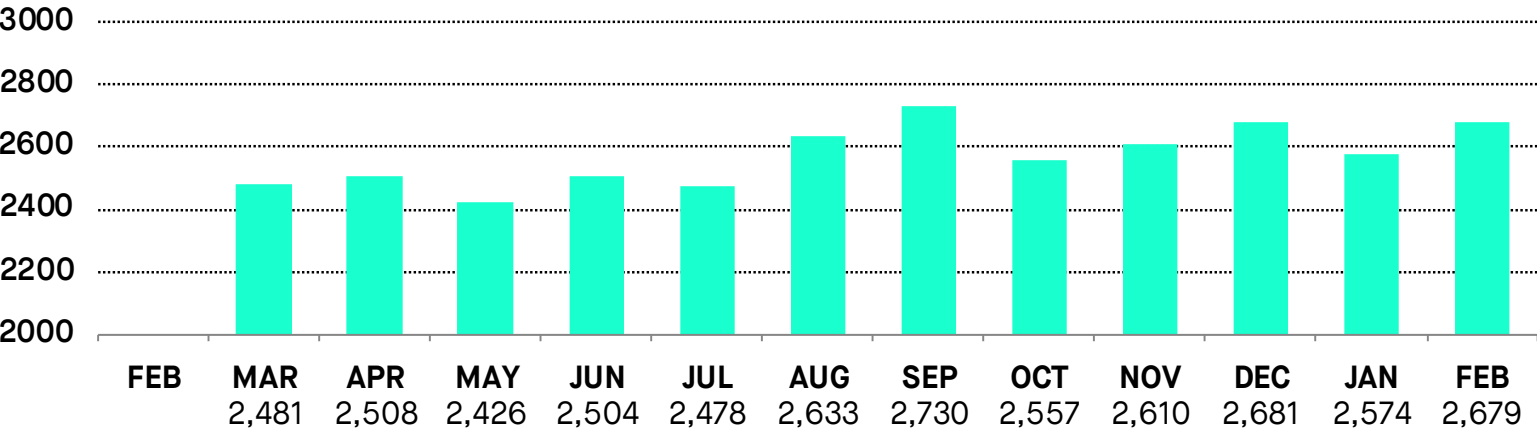
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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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