



obsessed.

BRONX RENTAL MARKET REPORT

August 2019

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INTRODUCTION



MNS is pleased to bring you our Bronx rental market report, covering the South and South-Western Bronx neighborhoods of Mott Haven, Concourse & Highbridge, Morris Heights & University Heights, and Riverdale.

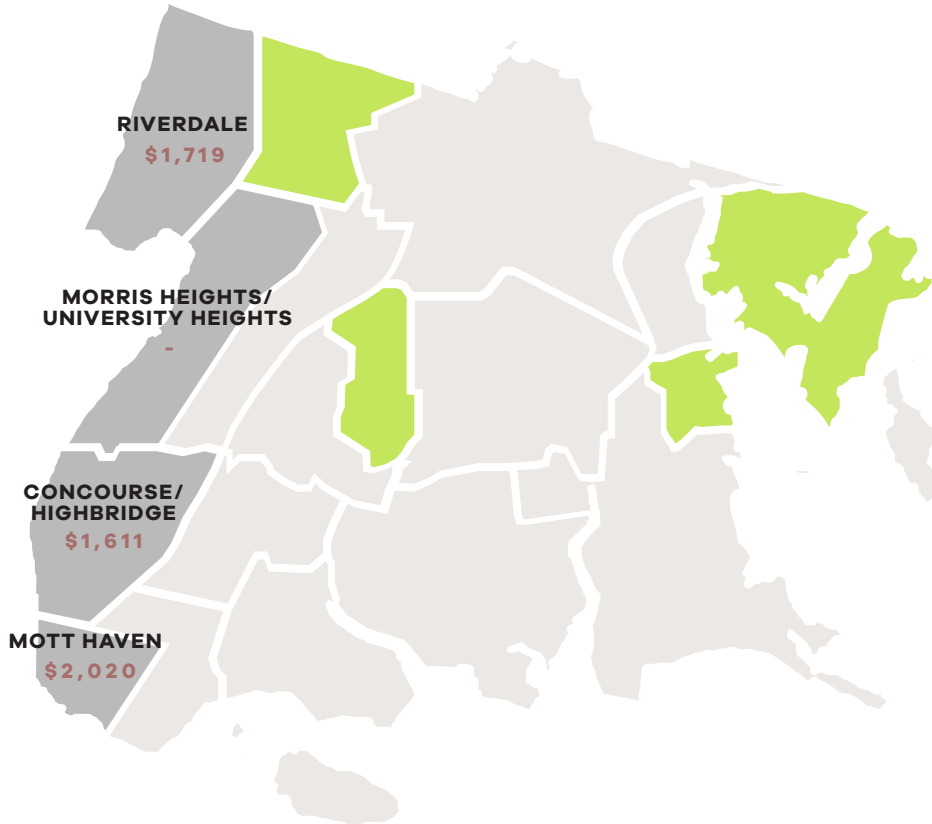
A QUICK LOOK

Over the last month, the average rental rate in the neighborhoods analyzed by this report increased by 0.90%, from \$1,942.92 to \$1,960.47. Studio rental pricing increased by an impressive 5.94%. The average rental price for a one-bedroom unit fell by 3.36%, while two-bedrooms units saw their average price increase by 0.36%.

This past month, the most expensive studio and one-bedroom rentals were in Mott Haven, while the most expensive two-bedroom rentals were in Riverdale.

A QUICK LOOK STUDIOS

AVERAGE UNIT PRICES BY NEIGHBORHOOD



GREATEST CHANGES SINCE JULY

↑ 4.8% (\$93)

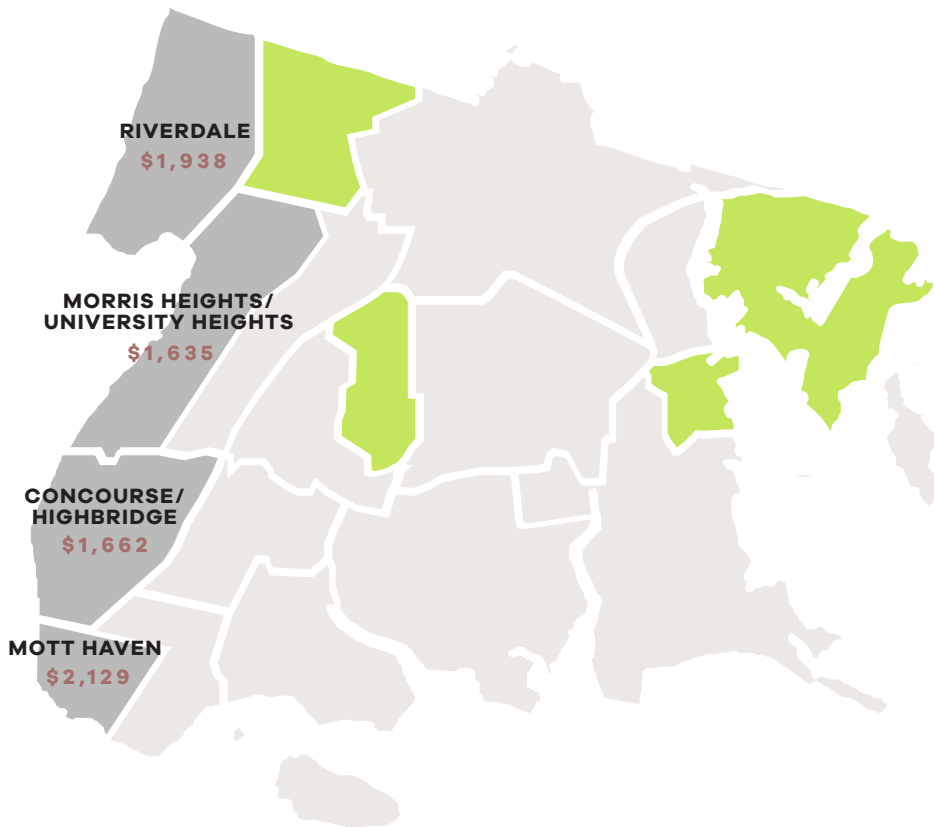
MOTT HAVEN
STUDIO PRICES

AVERAGE PRICE BRONX STUDIOS

\$1,783

A QUICK LOOK ONE BEDROOMS

AVERAGE UNIT PRICES BY NEIGHBORHOOD



GREATEST CHANGES SINCE JULY

↓ 8.1% (-\$188)

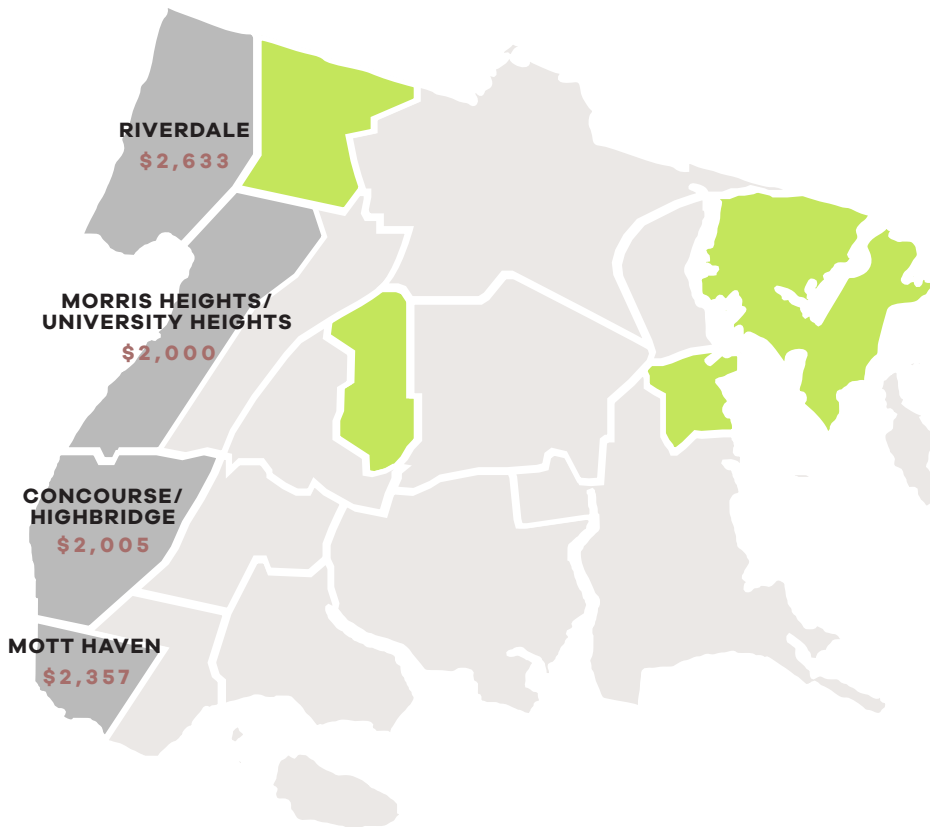
**MOTT HAVEN
ONE-BEDROOM
PRICES**

AVERAGE PRICE BRONX ONE BEDROOMS

\$1,841

A QUICK LOOK TWO BEDROOMS

AVERAGE UNIT PRICES BY NEIGHBORHOOD



GREATEST CHANGES SINCE JULY

↑ 6.3% (\$156)

RIVERDALE
TWO-BEDROOM
PRICES

AVERAGE PRICE BRONX TWO BEDROOMS

\$2,249

A QUICK LOOK

WHERE PRICES DECREASED

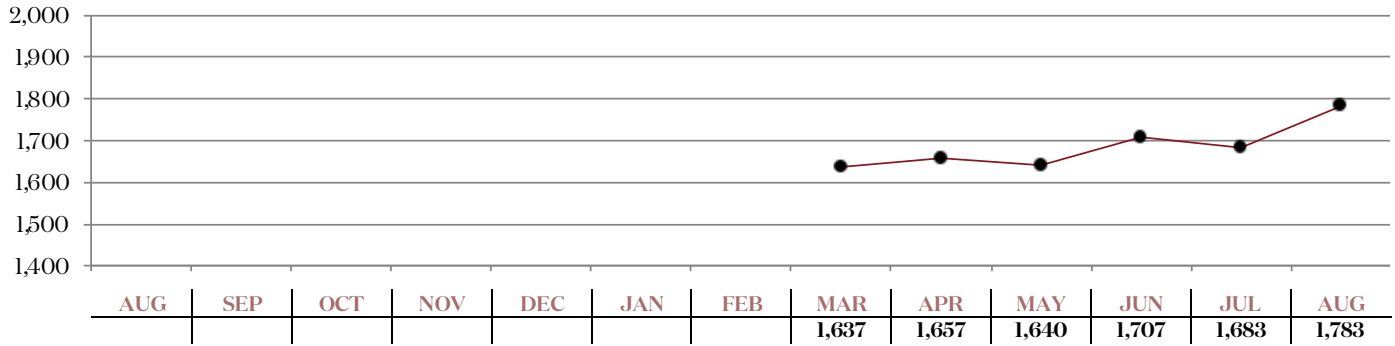
- ↓ **MOTT HAVEN**
One-Bedroom -8.1%
Two-Bedroom -1.7%
- ↓ **CONCOURSE/HIGHBRIDGE**
Studios -2.9%
Two-Bedroom -3.7%
- ↓ **MORRIS HEIGHTS/
UNIVERSITY HEIGHTS**
Two-Bedroom -0.3%
- ↓ **RIVERDALE**
Studios -3.5%
One-Bedroom -3.6%

WHERE PRICES INCREASED

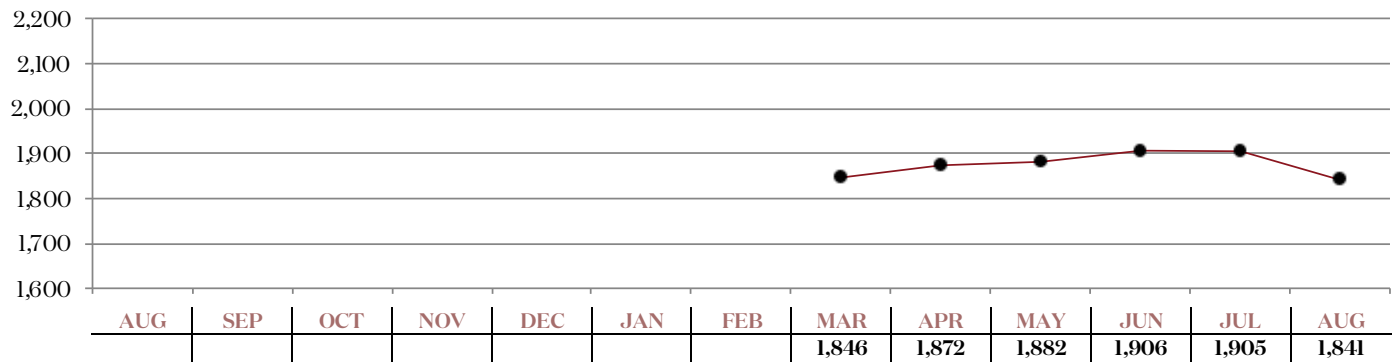
- ↑ **MOTT HAVEN**
Studios 4.8%
- ↑ **CONCOURSE/HIGHBRIDGE**
One-Bedroom 0.2%
- ↑ **MORRIS HEIGHTS/
UNIVERSITY HEIGHTS**
One-Bedroom 0.04%
- ↑ **RIVERDALE**
Two-Bedroom 6.3%

BRONX PRICE TRENDS

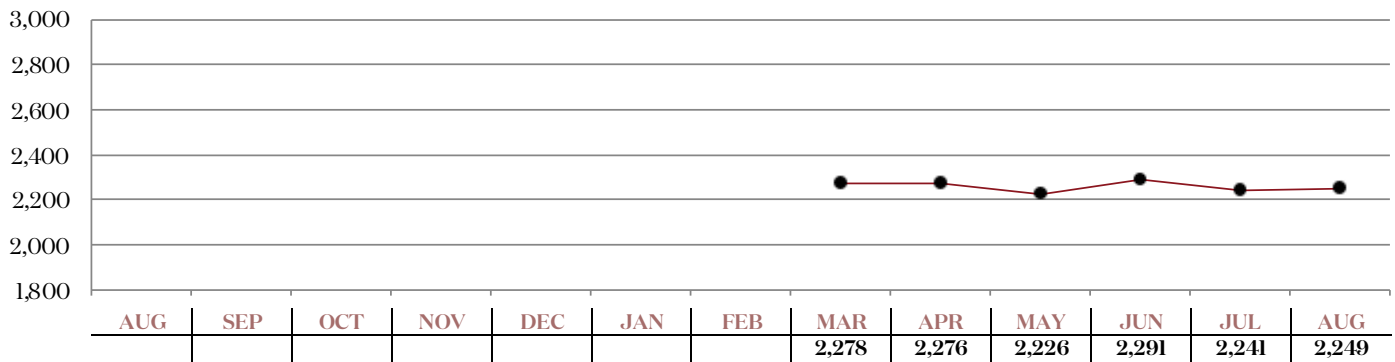
BRONX STUDIO PRICE TRENDS



BRONX ONE-BEDROOM PRICE TRENDS



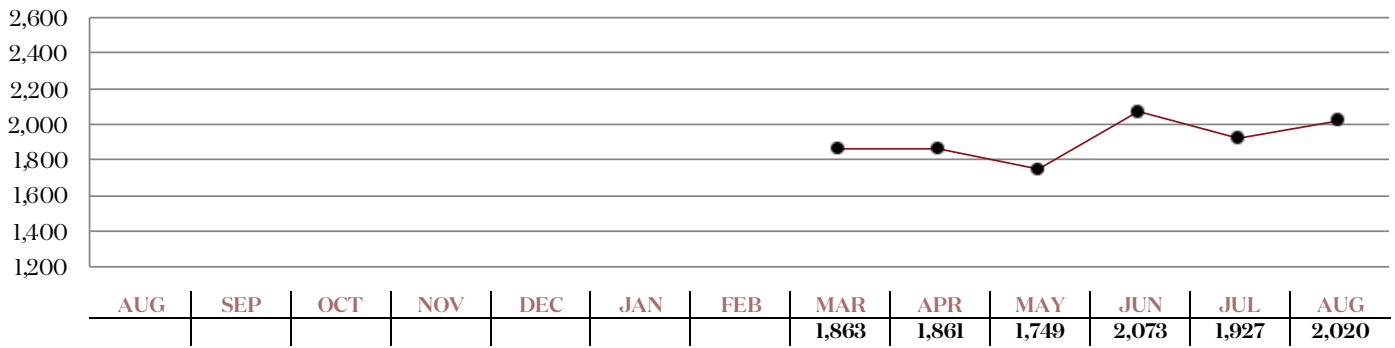
BRONX TWO-BEDROOM PRICE TRENDS



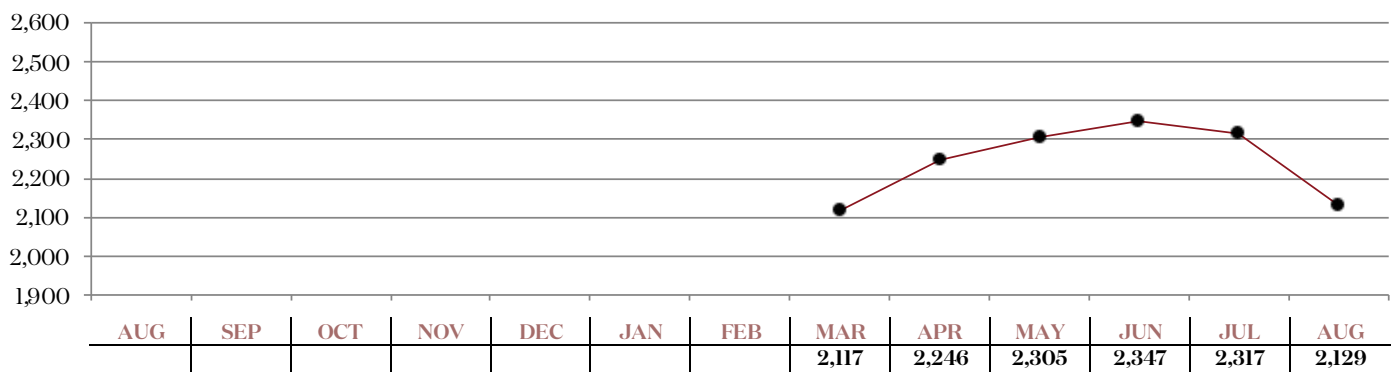
MOTT HAVEN

Carrying over momentum from last month's drop, the average overall rental price in Mott Haven fell by a relatively subdued 2.03% through August.

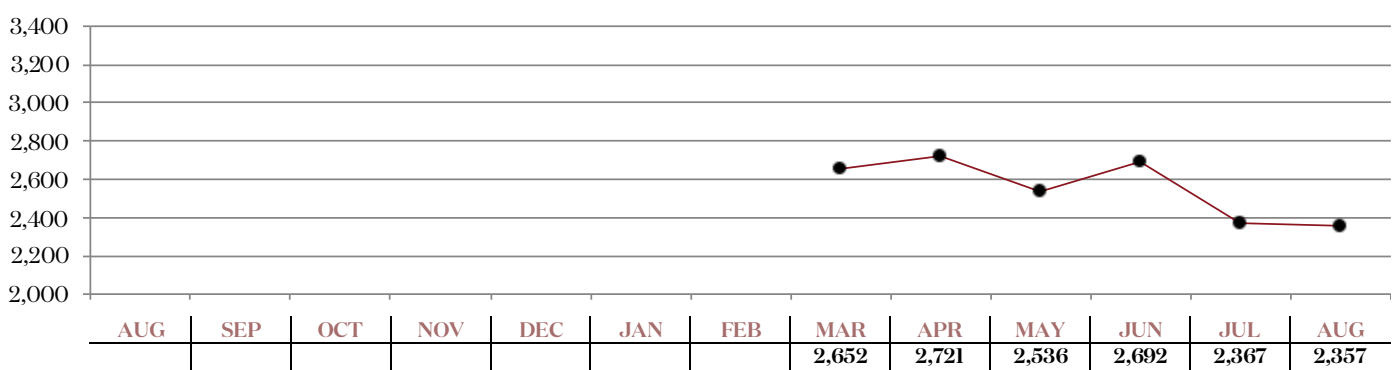
MOTT HAVEN STUDIO PRICE TRENDS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS



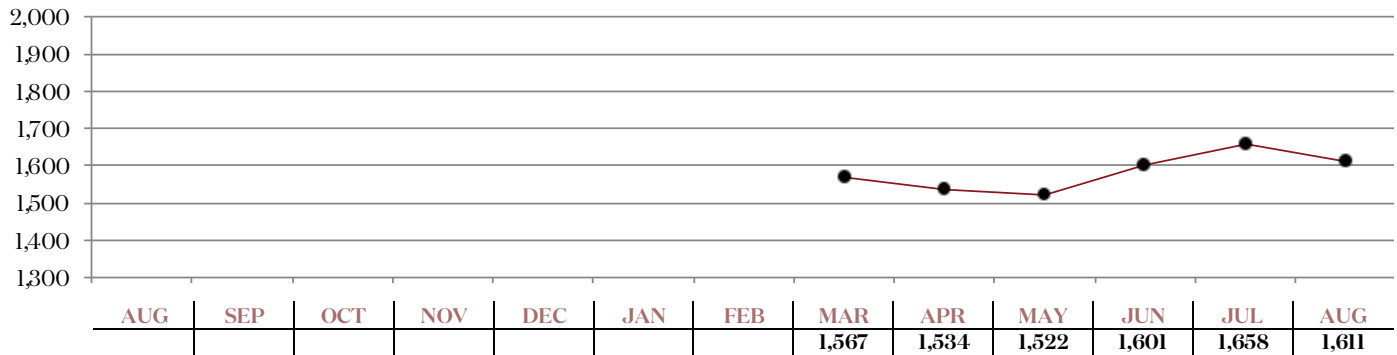
MOTT HAVEN TWO-BEDROOM PRICE TRENDS



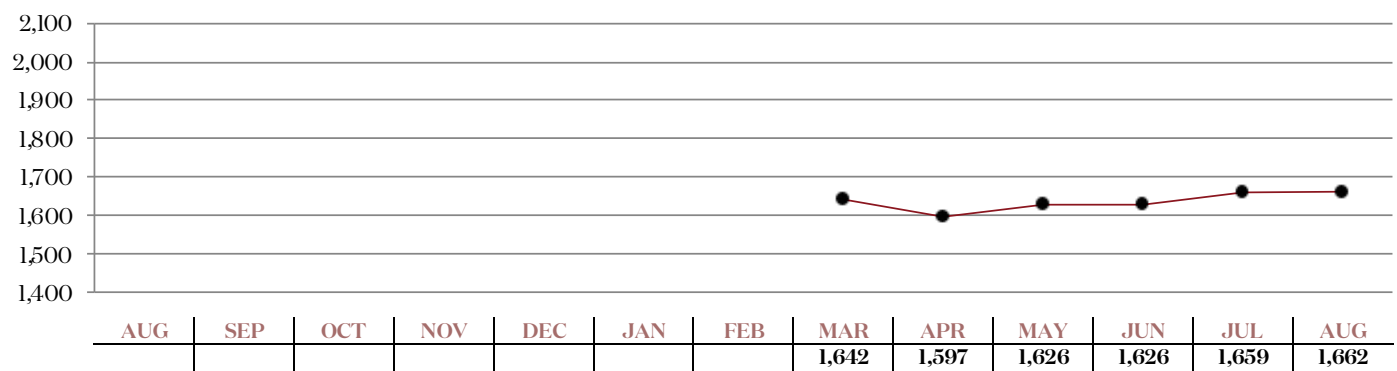
CONCOURSE/HIGHBRIDGE

After an increase last month, the average overall rental price for a unit in Concourse & Highbridge experienced a correction of 2.27%.

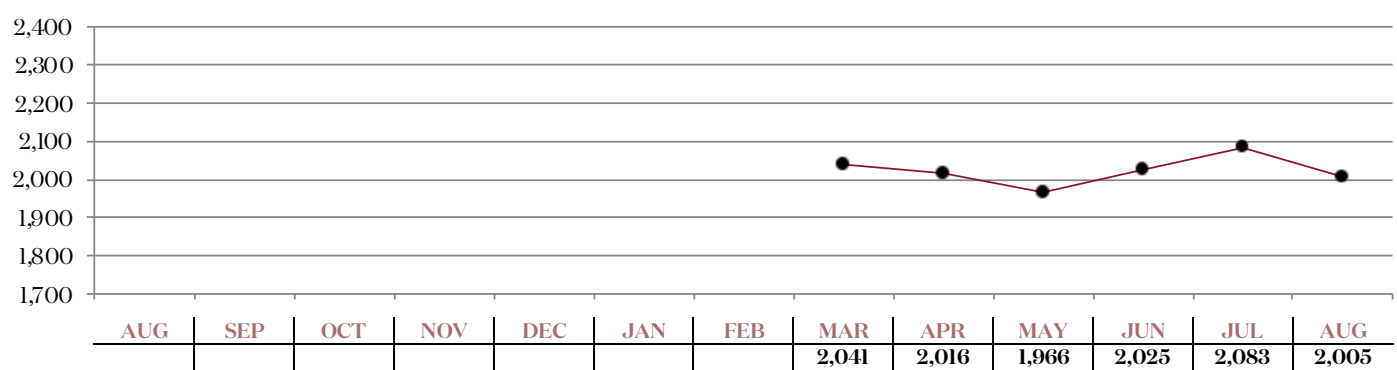
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS



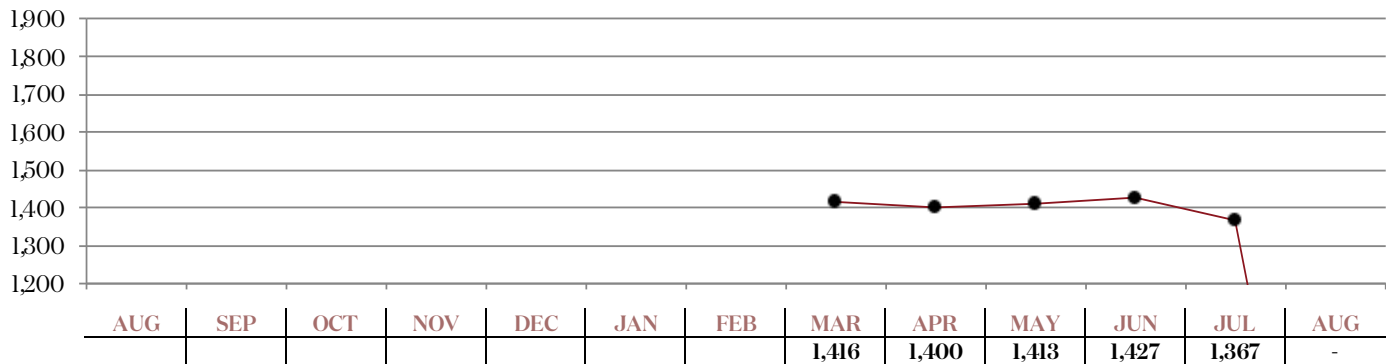
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS



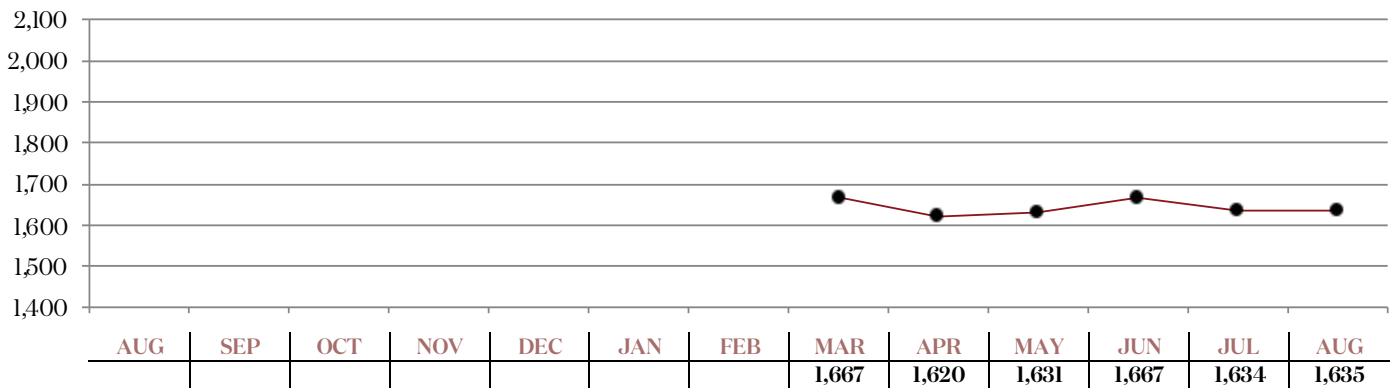
MORRIS HEIGHTS/UNIVERSITY HEIGHTS

Due, in large part, to a dearth of studio inventory in the area, the average overall rental price in Morris Heights & University Heights increased by 8.91% through August.

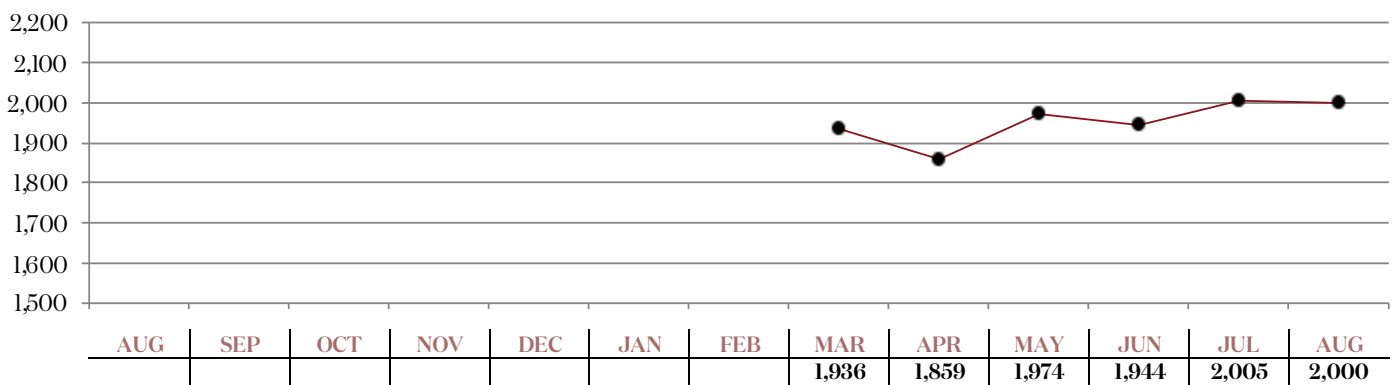
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS



MORRIS HEIGHTS / UNIVERSITY HEIGHTS ONE-BEDROOM PRICE TRENDS



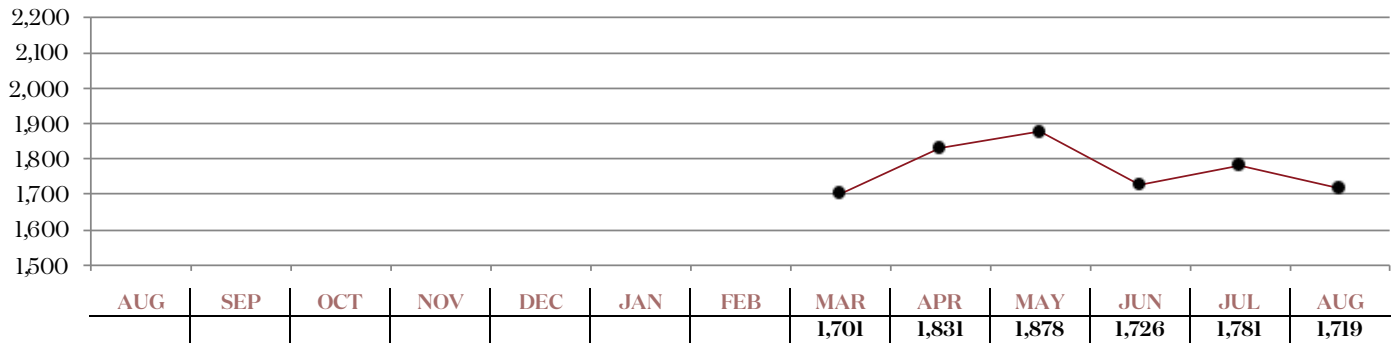
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS



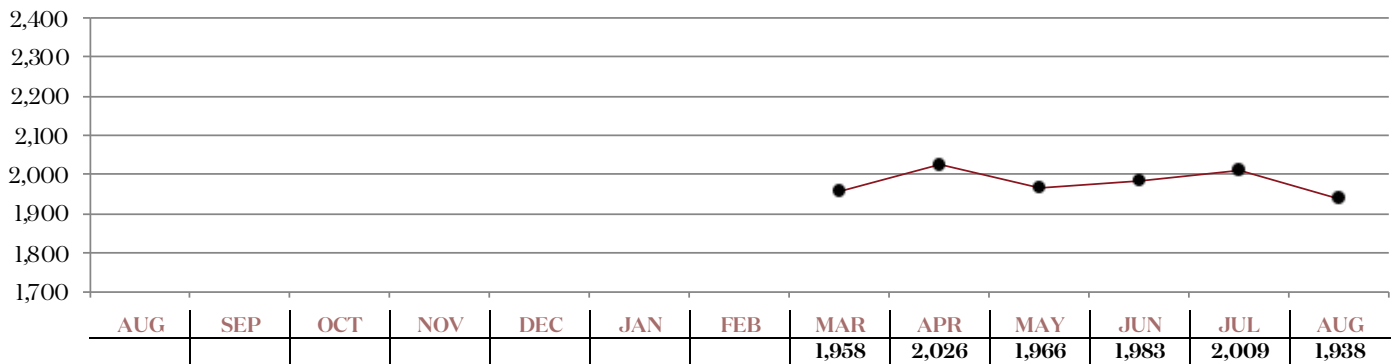
RIVERDALE

Remaining relatively stable, the average overall rental price in Riverdale increased by just 0.34% over this past month.

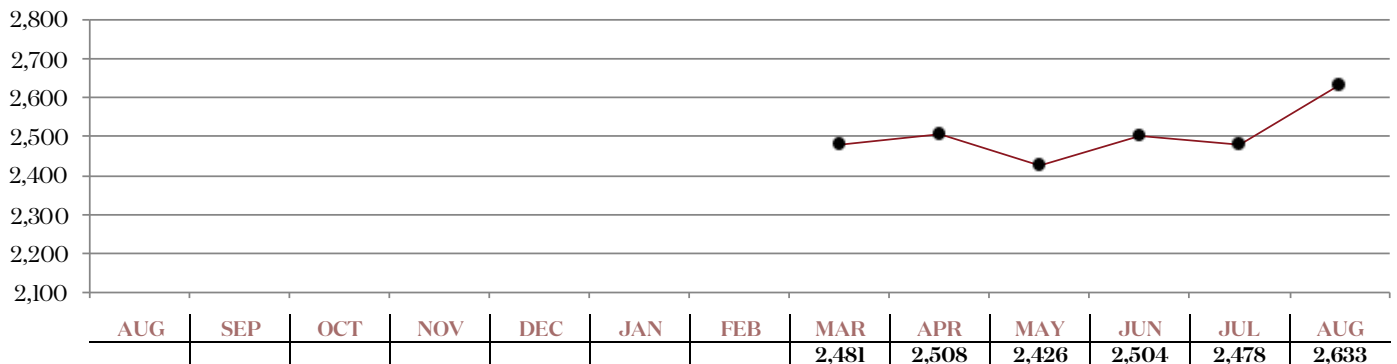
RIVERDALE STUDIO PRICE TRENDS



RIVERDALE ONE-BEDROOM PRICE TRENDS



RIVERDALE TWO-BEDROOM PRICE TRENDS



THE REPORT EXPLAINED

THE BRONX RENTAL MARKET REPORT™ COMPARES FLUCTUATION IN THE BOROUGH'S RENTAL DATA ON A MONTHLY BASIS. IT IS AN ESSENTIAL TOOL FOR POTENTIAL RENTERS SEEKING TRANSPARENCY IN THE BRONX 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 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 August 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.

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