

M.N.S
REAL ESTATE
NYC

BRONX

RENTAL MARKET REPORT

AUGUST 2021



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AVERAGE RENT

THE AVERAGE RENT IN BRONX HAS DECREASED THIS MONTH.

BRONX

↓0.60%
CHANGE

\$2,035
JULY 2021

\$2,023
AUGUST 2021

A QUICK LOOK

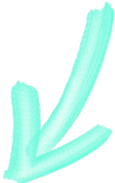
BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report decreased by 0.60%, from \$2,034.95 to \$2,022.74. Studio rental pricing decreased by 0.06%, from \$1,746.75 to \$1,746.69. The average rental price for a one-bedroom unit decreased by 0.45%, from \$1,931.60 to \$1,922.85. The average rental price for a two-bedroom unit decreased by 0.94%, from \$2,414.55 to \$2,391.96.

Compared to this time last year, studio pricing is down 0.21%. In that same span, one and two-bedroom rental prices increased by 0.08% and 3.52%, respectively. Overall, the average rental price tracked by this report is up 1.45%, year-over-year.

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. The most affordable studio units could be found in Concourse/Highbridge, while the most affordable one and two-bedrooms apartments were in Morris/University Heights.

WHERE PRICES DECREASED



MOTT HAVEN

Studios	-1.9%
One-Bedroom	-3.1%
Two-Bedroom	-1.4%

CONCOURSE/HIGHBRIDGE

Two-Bedroom	-1.5%
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MORRIS HEIGHTS/UNIVERSITY HEIGHTS

One-Bedroom	-2.2%
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RIVERDALE

Studios	-0.4%
Two-Bedroom	-0.7%

WHERE PRICES INCREASED



CONCOURSE/HIGHBRIDGE

Studios 2.7%
One-Bedroom 2.3%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

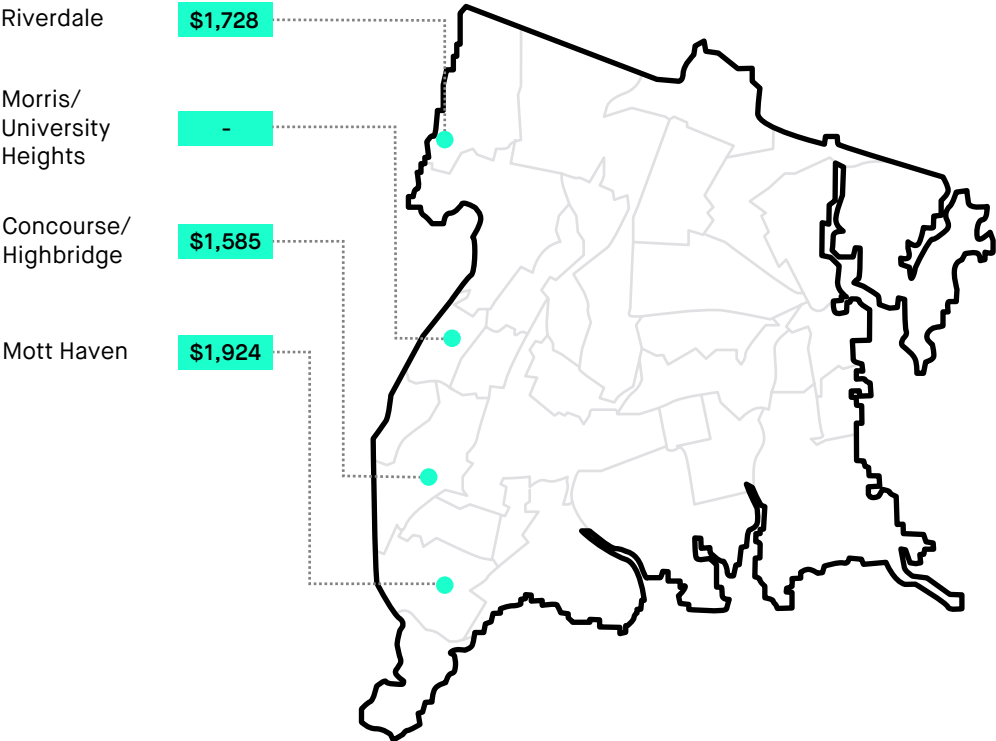
Two-Bedroom 0.05%

RIVERDALE

One-Bedroom 1.7%

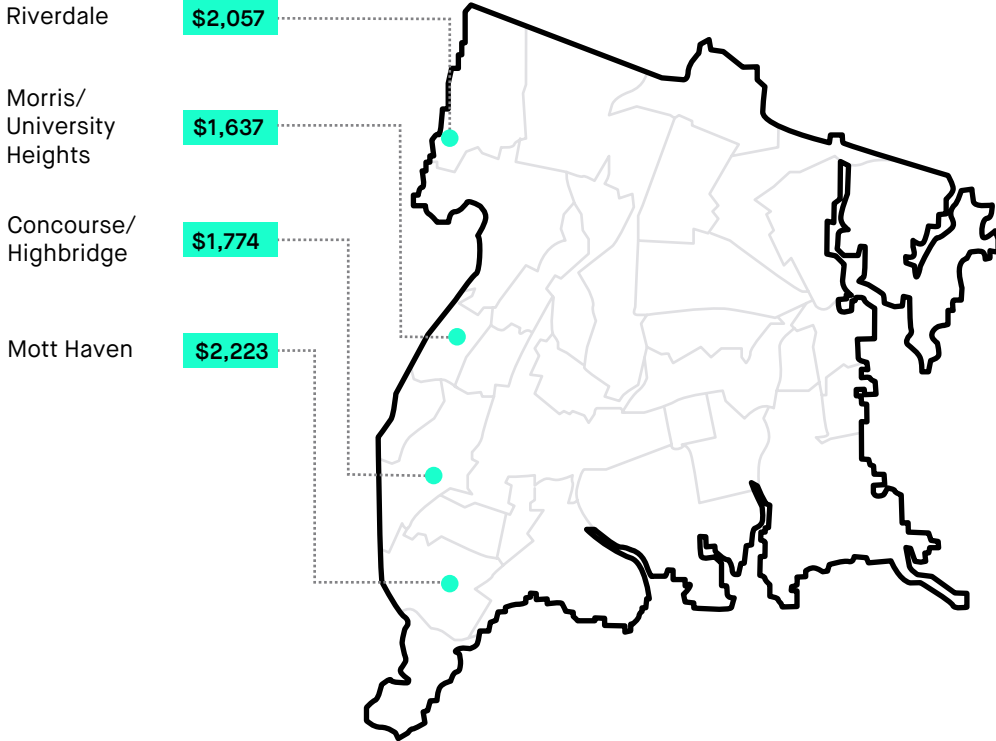
BRONX AVERAGE PRICE

STUDIOS



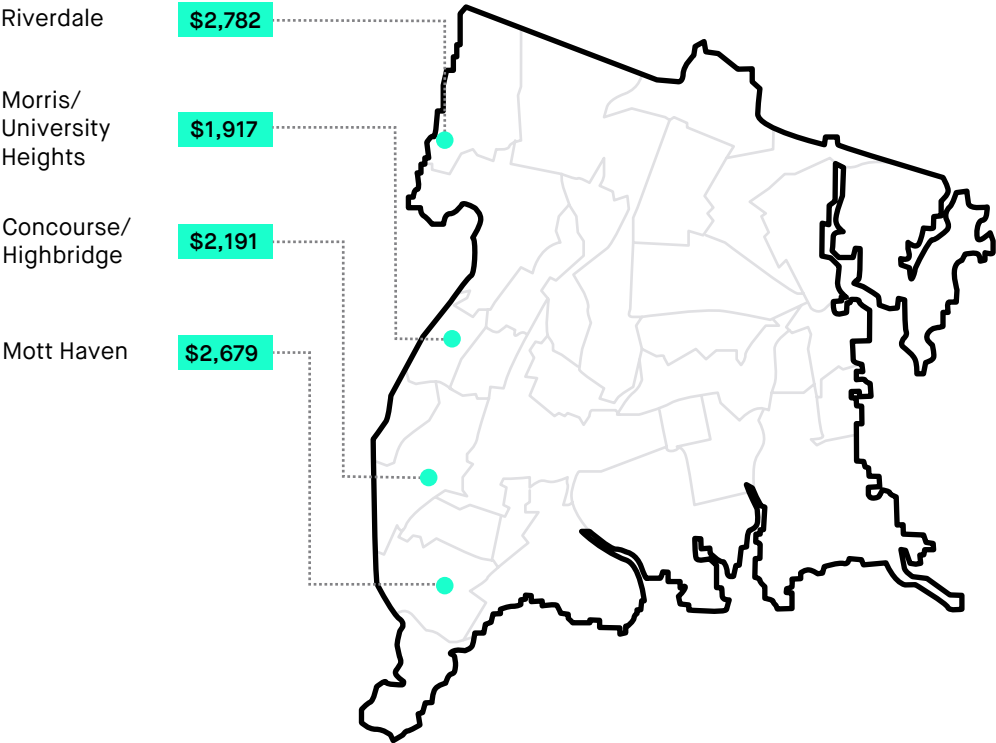
BRONX AVERAGE PRICE

1 BEDROOM



BRONX AVERAGE PRICE

2 BEDROOM



A QUICK LOOK

CHANGE BY NEIGHBORHOOD

YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE ↑ 2.74%

MOTT HAVEN ↑ 1.10%

MORRIS-UNIVERSITY HEIGHTS ↑ 1.37%

RIVERDALE ↑ 0.82%

PRICE CHANGES

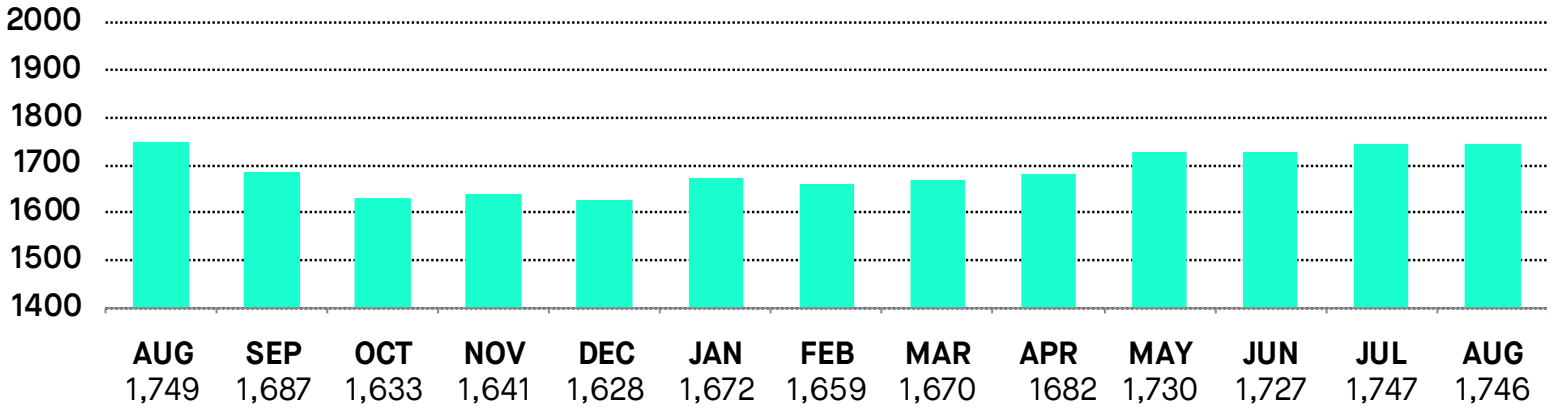
BRONX RENTS:
AUGUST 2020 VS. AUGUST 2021

PRICE CHANGES

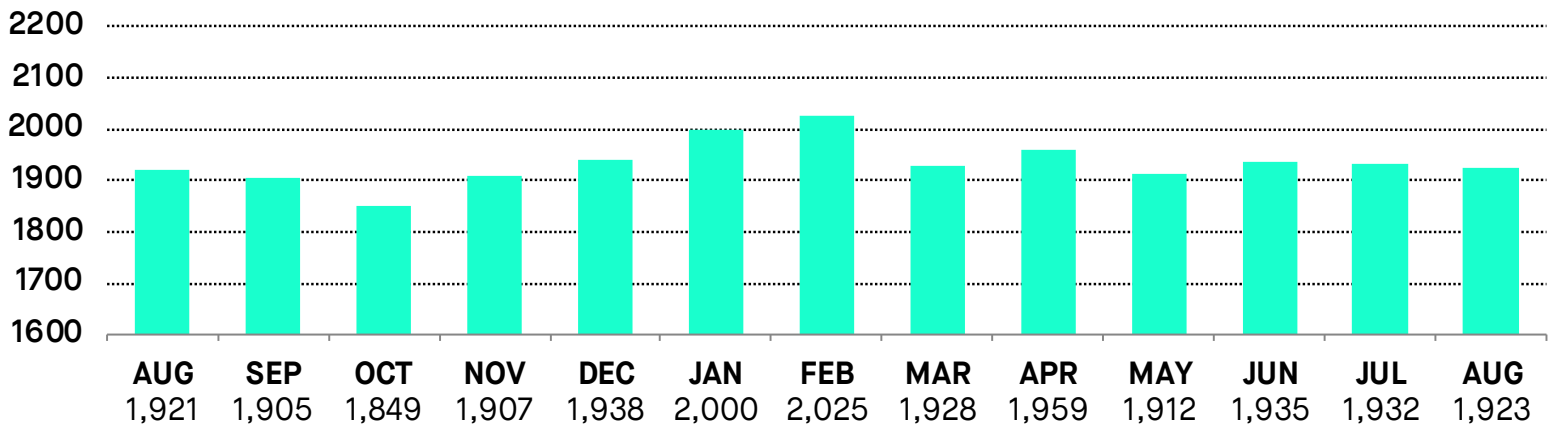
TYPE	AUGUST 2020	AUGUST 2021	CHANGE
Studios	\$1,749	\$1,746	↓ 0.21%
One bedrooms	\$1,921	\$1,923	↑ 0.08%
Two bedrooms	\$2,311	\$2,392	↑ 3.52%

PRICE TRENDS: BRONX

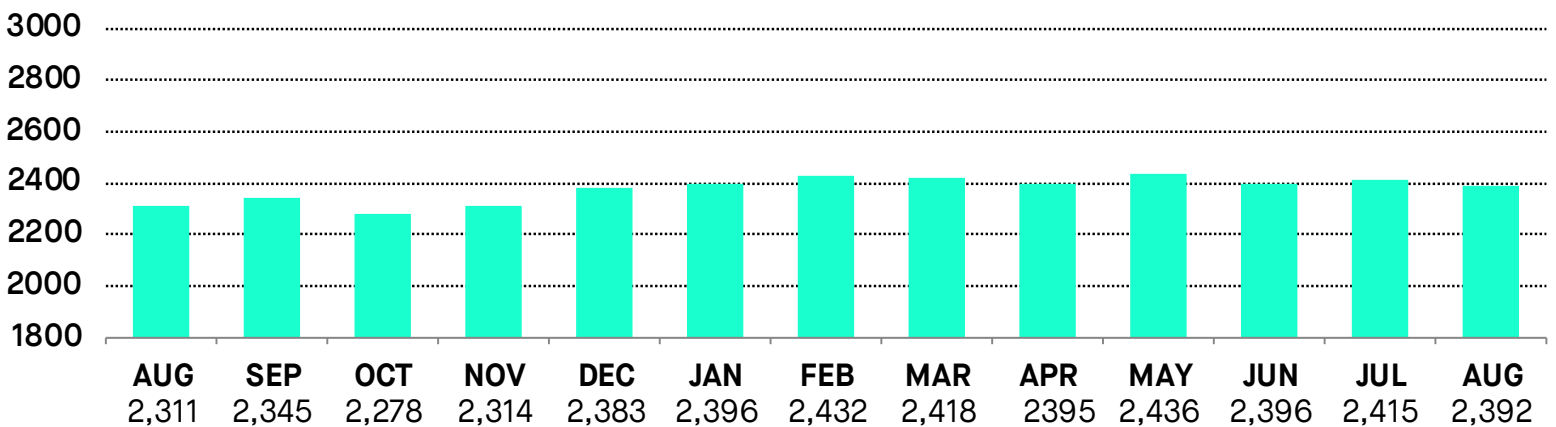
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



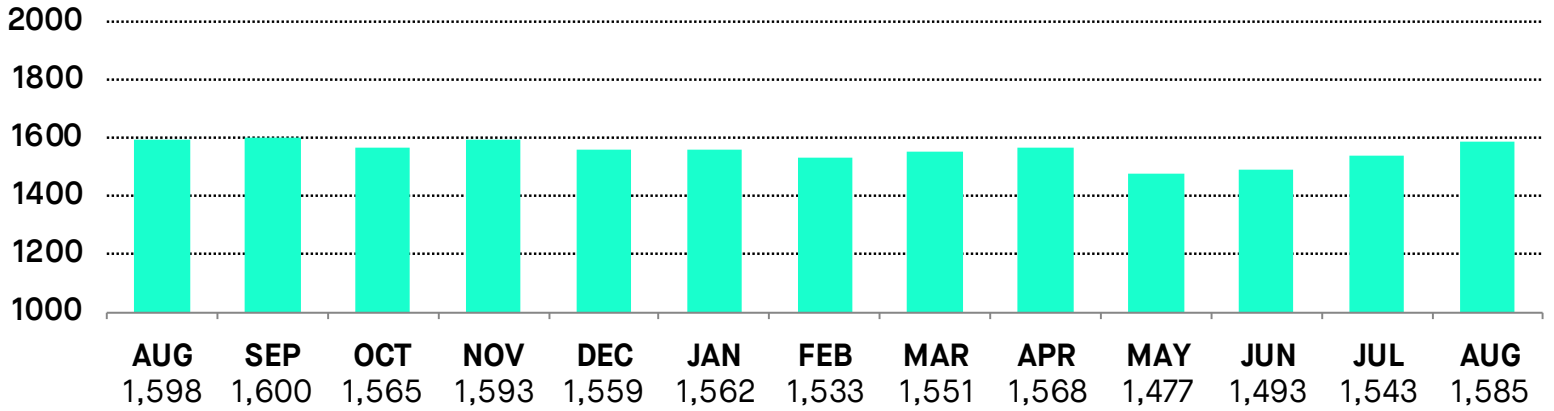
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



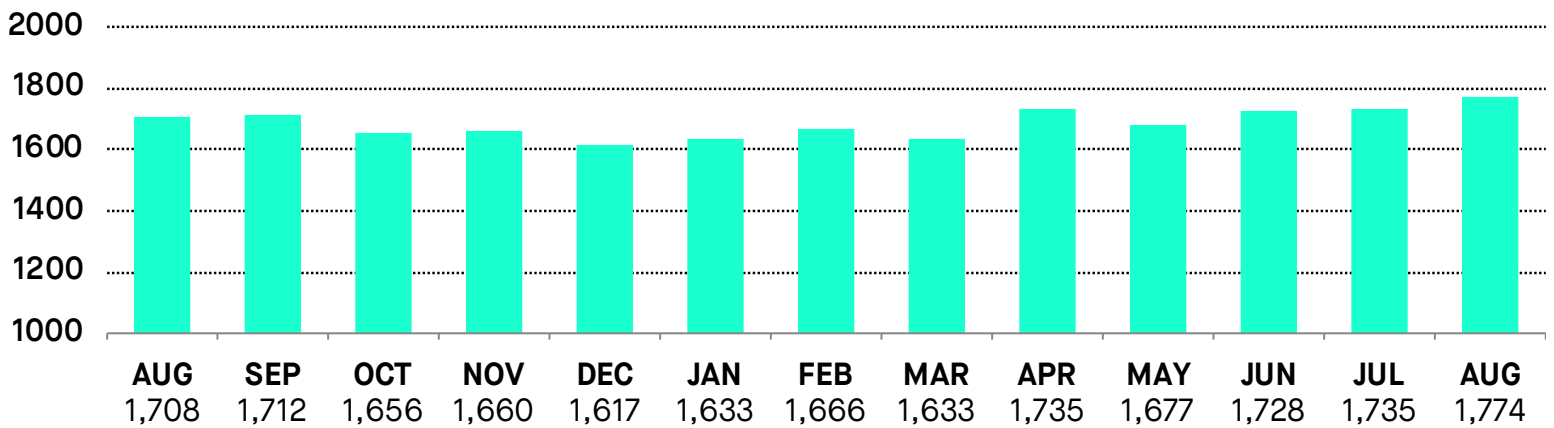
PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN
CONCOURSE & HIGHBRIDGE INCREASED BY 0.88%.

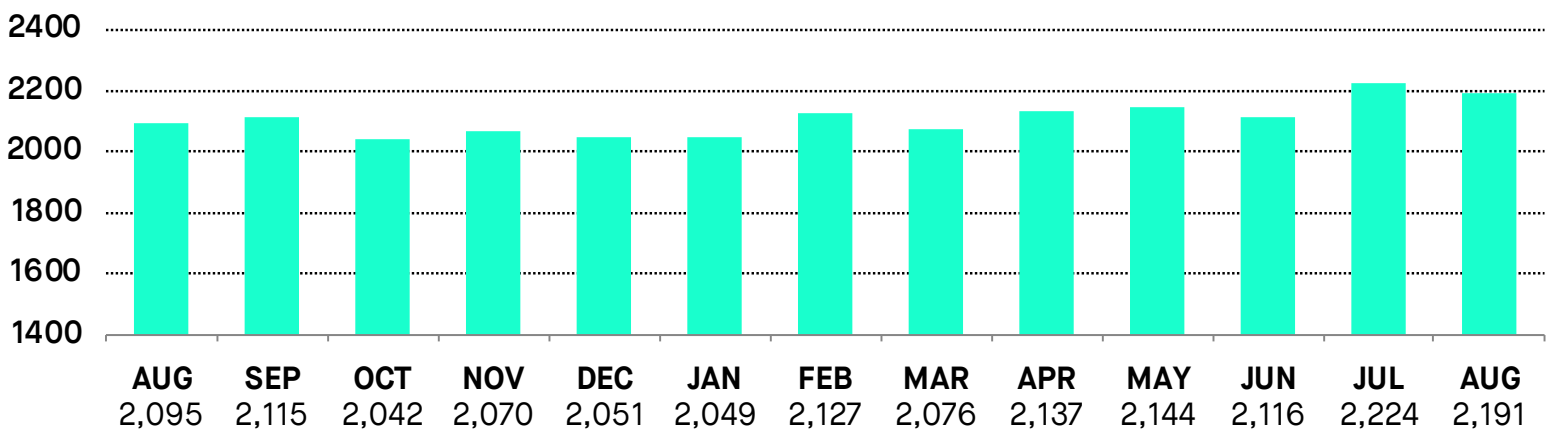
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



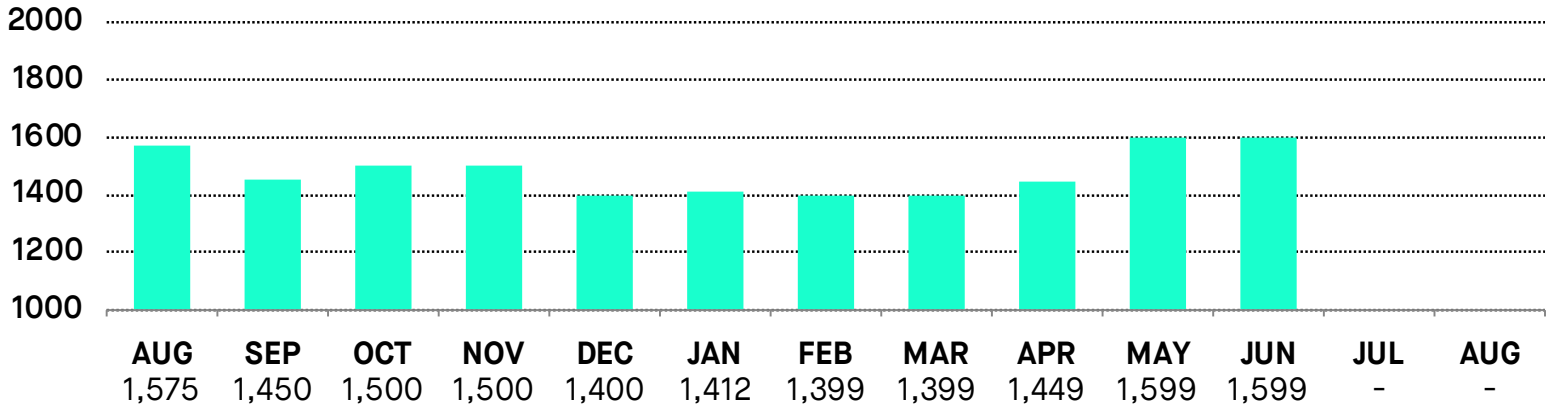
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



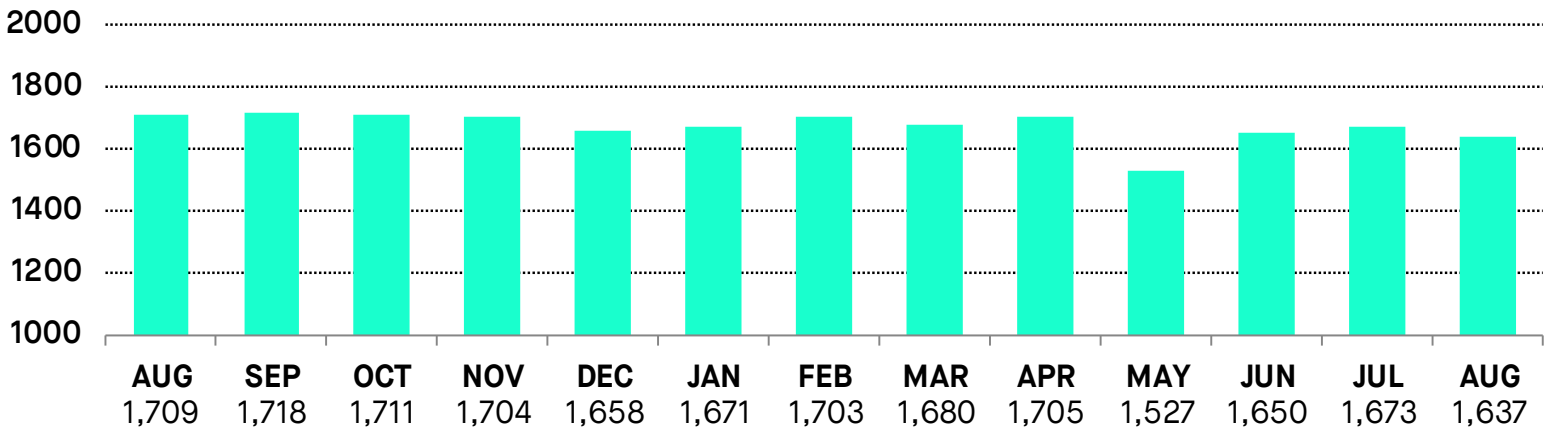
PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS DECREASED BY 0.99% THROUGH AUGUST.

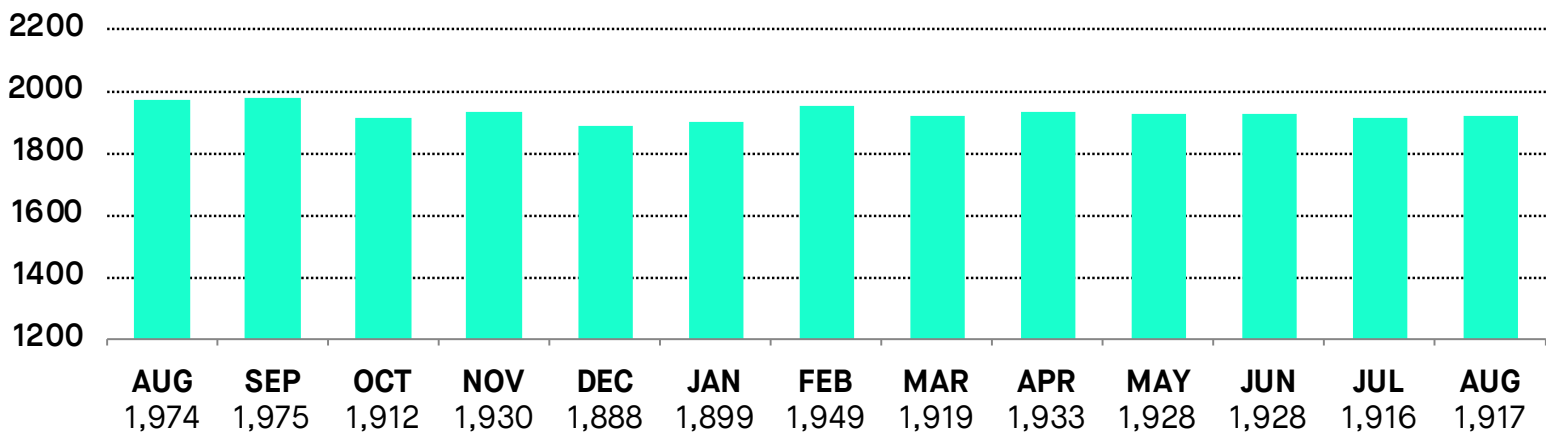
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



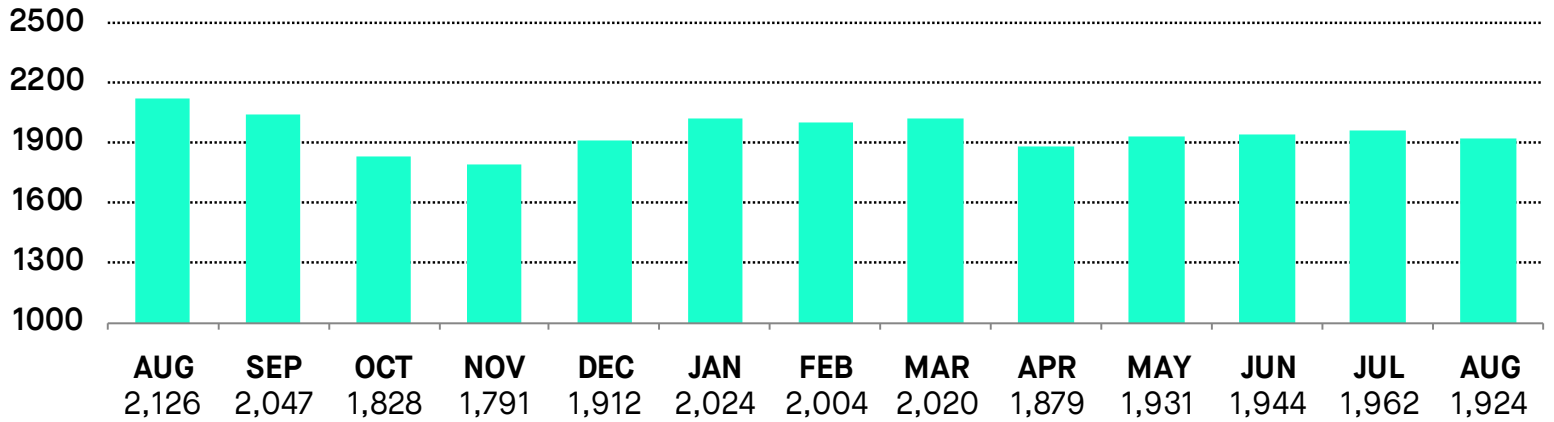
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



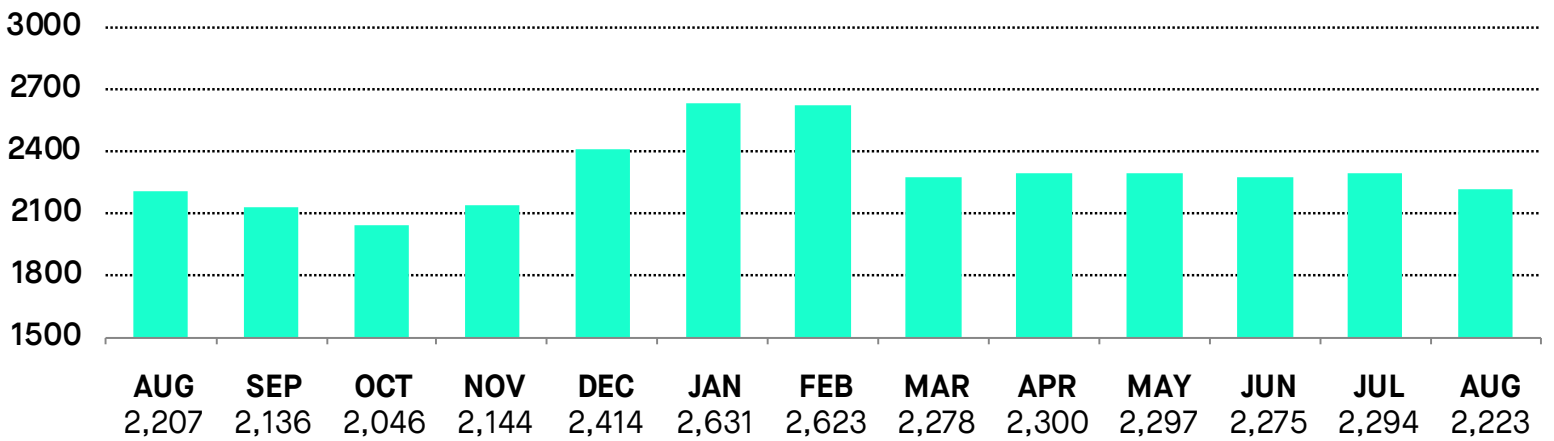
PRICE TRENDS: MOTT HAVEN

THROUGH AUGUST, THE AVERAGE RENTAL PRICE IN MOTT HAVEN DECREASED BY 2.12%.

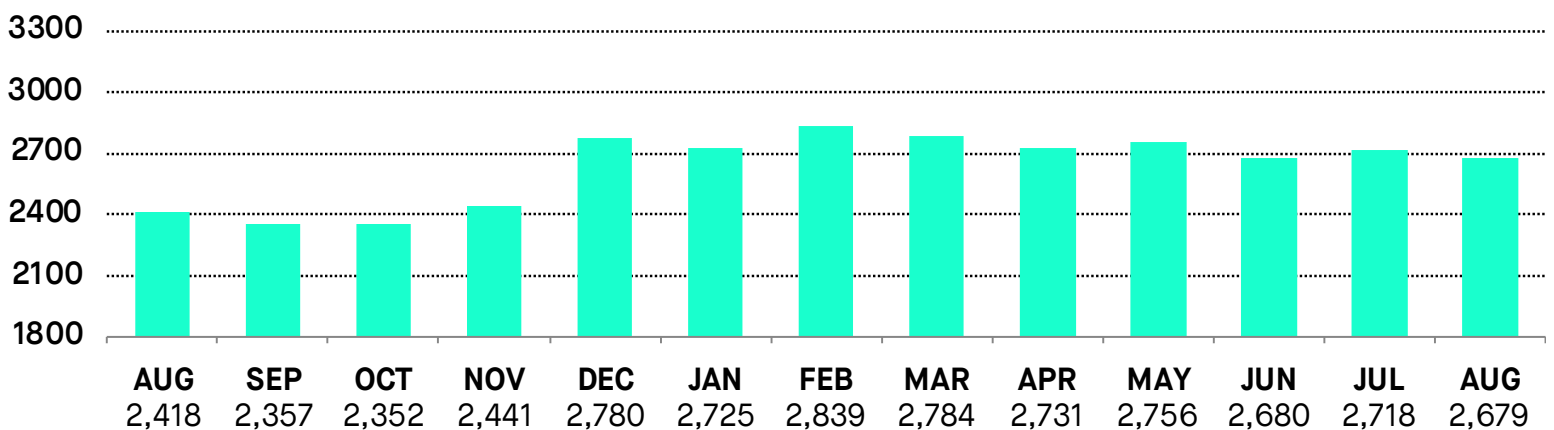
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



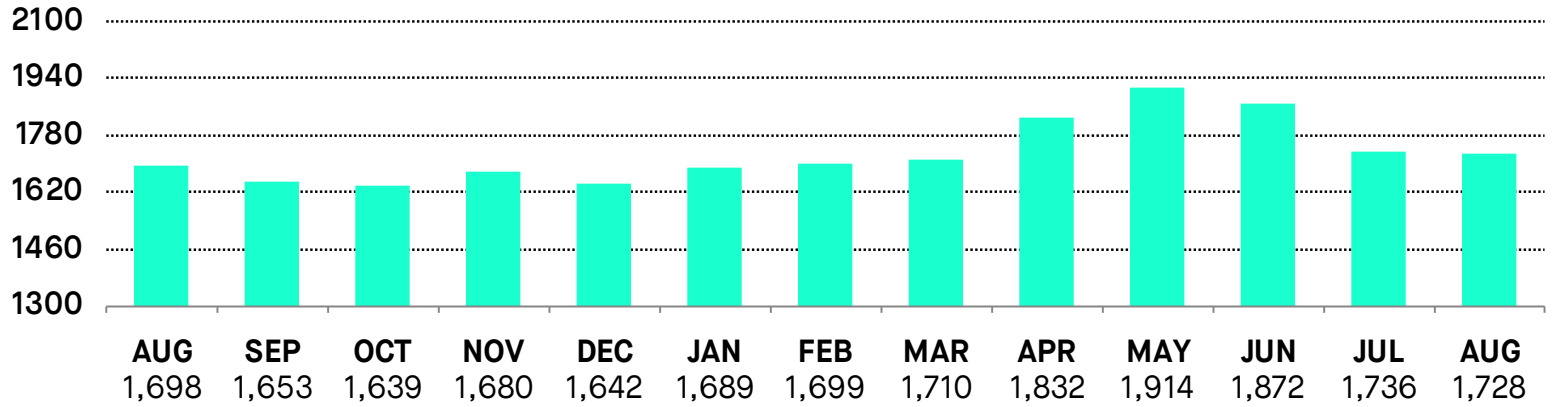
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



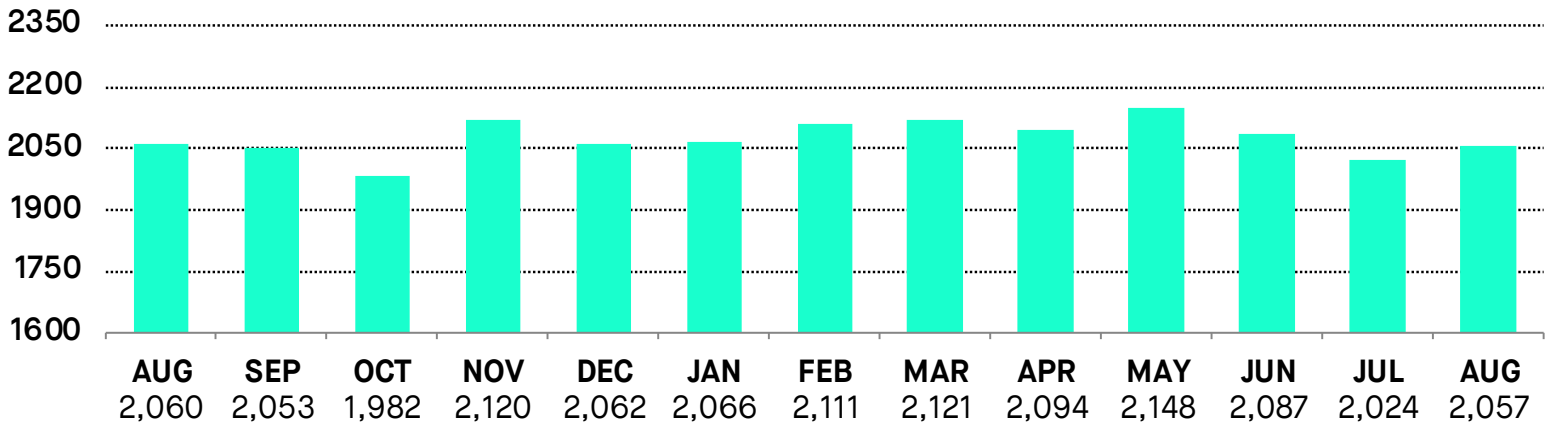
PRICE TRENDS: RIVERDALE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN RIVERDALE INCREASED BY 0.11%.

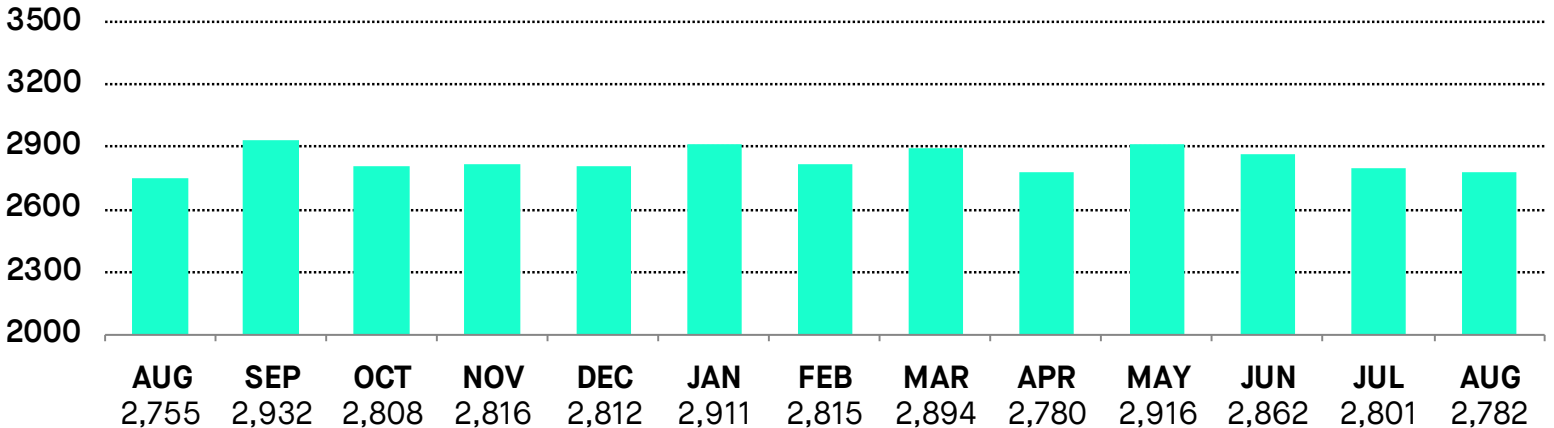
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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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