

**M.N.S**  
REAL ESTATE  
NYC

# BRONX

## RENTAL MARKET REPORT

AUGUST 2022



# CONTENTS

- INTRODUCTION ..... 4
- A QUICK LOOK ..... 5
  - PRICE DECREASE .....6
  - PRICE INCREASE .....7
- MEAN BRONX RENTAL PRICES..... 8
- NEIGHBORHOOD PRICE TRENDS .....13
  - CONCOURSE/HIGHBRIDGE.....14
  - MORRIS-UNIVERSITY HEIGHTS.....15
  - MOTT HAVEN.....16
  - RIVERDALE.....17
- THE REPORT EXPLAINED.....18

# AVERAGE RENT

THE AVERAGE RENT IN BRONX HAS DECREASED THIS MONTH.

BRONX

**↓2.02%**  
CHANGE

**\$2,267**  
JULY 2022

**\$2,221**  
AUGUST 2022

# A QUICK LOOK

## BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report decreased by 2.02% from \$2,266.75 to \$2,220.95. Studio rental pricing decreased by 2.39%, from \$1,991.55 to \$1,943.99. The average rental price for a one-bedroom unit decreased by 1.06% from \$2,111.76 to \$2,089.34. The average rental price for a two-bedroom unit decreased by 2.50%, from \$2,696.96 to \$2,629.51.

The most expensive studio, one, and two-bedroom units were all seen in Mott Haven. Conversely, the most affordable studio, one, and two-bedroom units appeared in Morris Heights/University Heights.

Compared to this time last year, studio pricing is up by 11.36%, one-bedrooms are up by 8.66% and two-bedrooms are up by 9.93%. Overall, the year-over-year average rental price tracked by this report has increased by 9.80%.

# WHERE PRICES DECREASED



### MOTT HAVEN

|             |       |
|-------------|-------|
| Studios     | -8.6% |
| One-Bedroom | -5.4% |
| Two-Bedroom | -2.3% |

### MORRIS HEIGHTS/UNIVERSITY HEIGHTS

|             |        |
|-------------|--------|
| Studios     | -5.7%  |
| Two-Bedroom | -2.63% |

### RIVERDALE

|             |       |
|-------------|-------|
| One-Bedroom | -0.1% |
| Two-Bedroom | -2.1% |

### CONCOURSE/HIGHBRIDGE

|             |       |
|-------------|-------|
| Two-Bedroom | -3.2% |
|-------------|-------|

# WHERE PRICES INCREASED



**CONCOURSE/HIGHBRIDGE**

Studios 4.4%  
One-Bedroom 2.9%

**MORRIS HEIGHTS/UNIVERSITY HEIGHTS**

One-Bedroom 0.18%

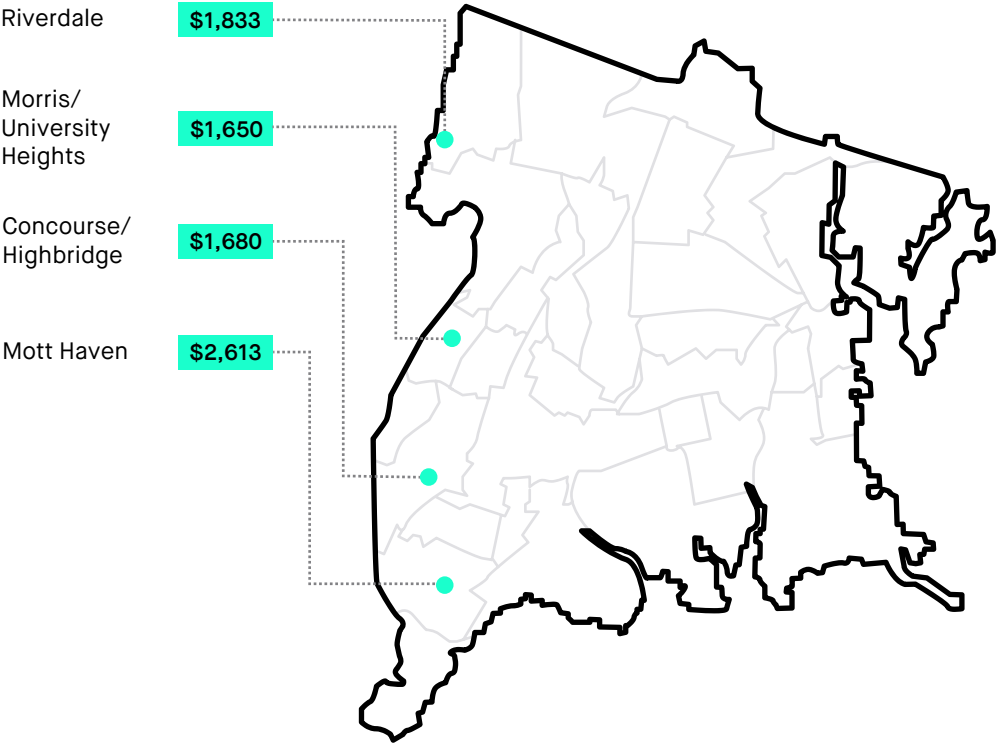
**RIVERDALE**

Studios 4.8%



# BRONX AVERAGE PRICE

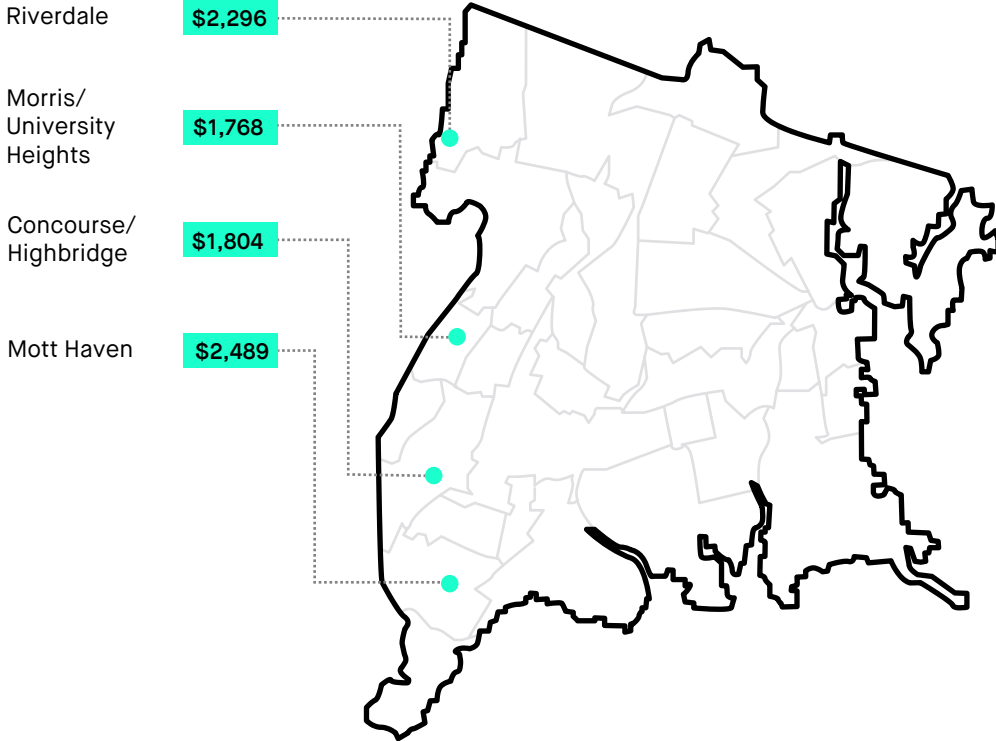
# STUDIOS





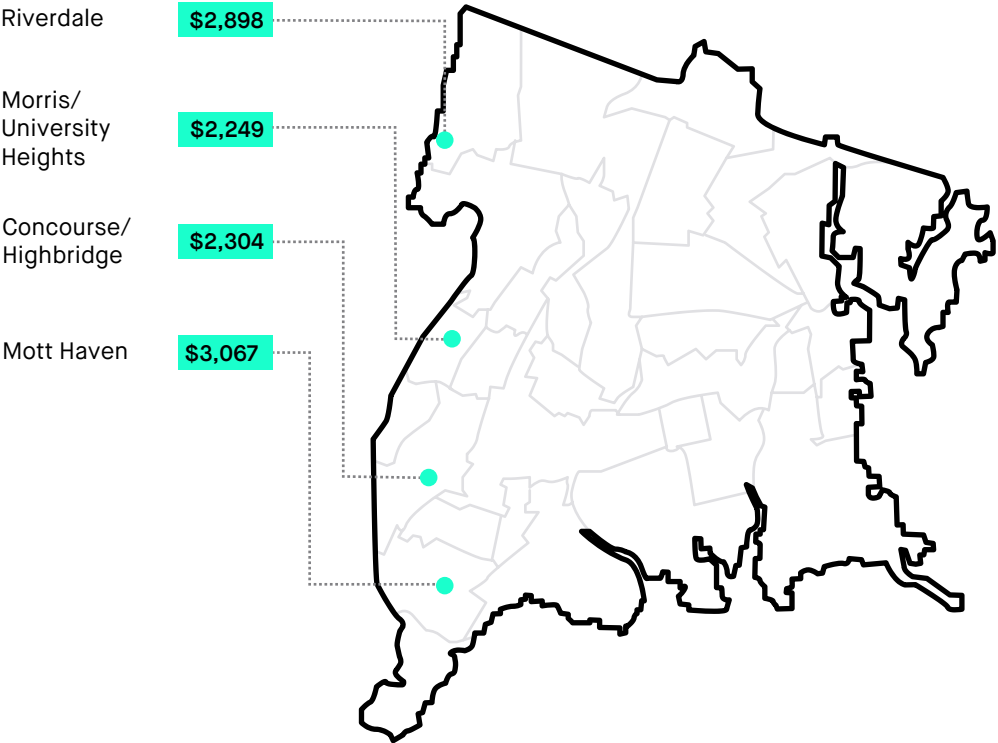
# BRONX AVERAGE PRICE

## 1 BEDROOM



# BRONX AVERAGE PRICE

## 2 BEDROOM



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE ↑ 4.31%

MOTT HAVEN ↑ 19.67%

MORRIS-UNIVERSITY HEIGHTS ↑ 6.33%

RIVERDALE ↑ 7.00%

# PRICE CHANGES

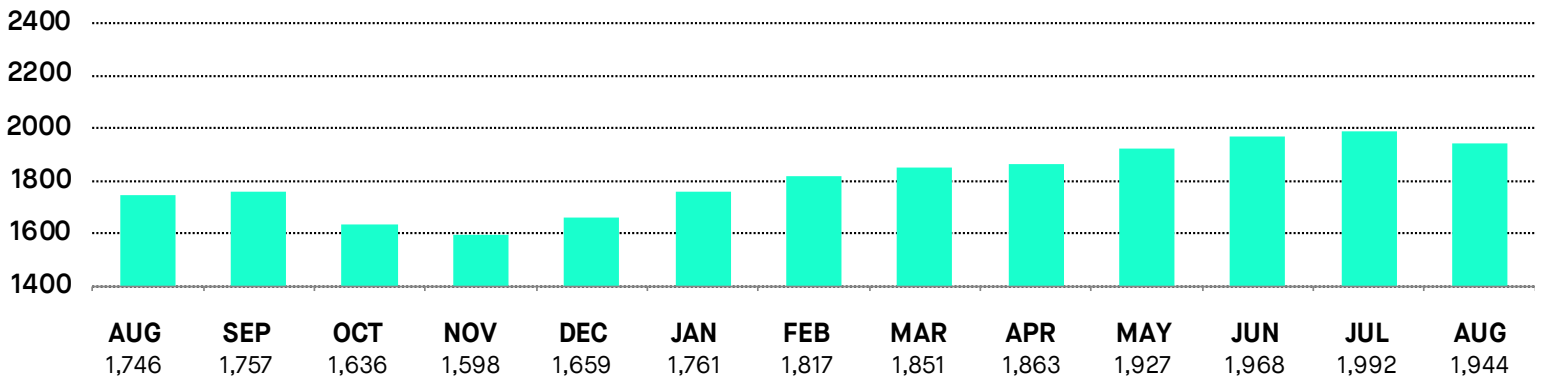
BRONX RENTS:  
AUGUST 2021 VS. AUGUST 2022

# PRICE CHANGES

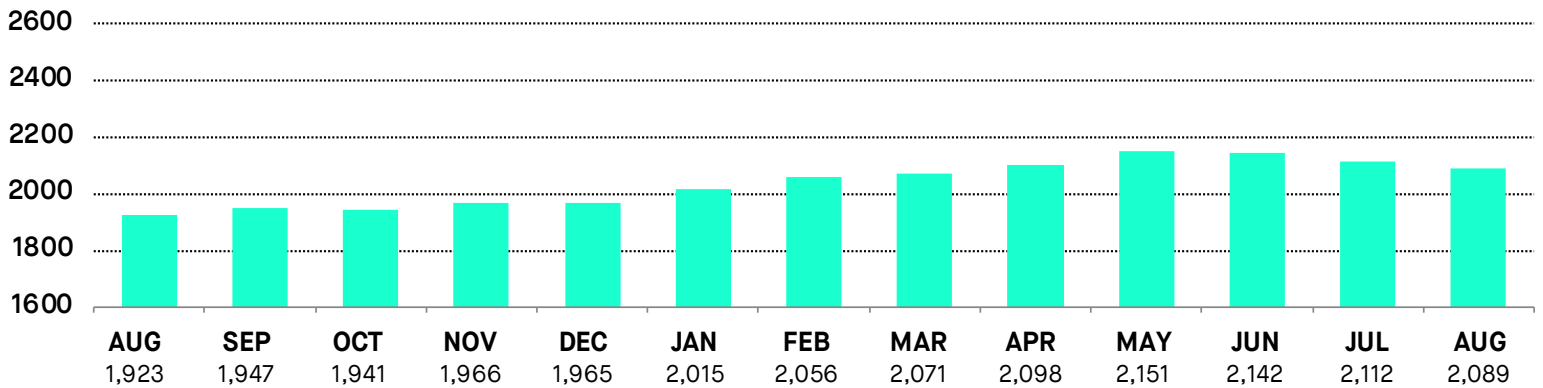
| TYPE         | AUGUST 2021 | AUGUST 2022 | CHANGE   |
|--------------|-------------|-------------|----------|
| Studios      | \$1,746     | \$1,944     | ↑ 11.36% |
| One bedrooms | \$1,923     | \$2,089     | ↑ 8.66%  |
| Two bedrooms | \$2,392     | \$2,630     | ↑ 9.93%  |

# PRICE TRENDS: BRONX

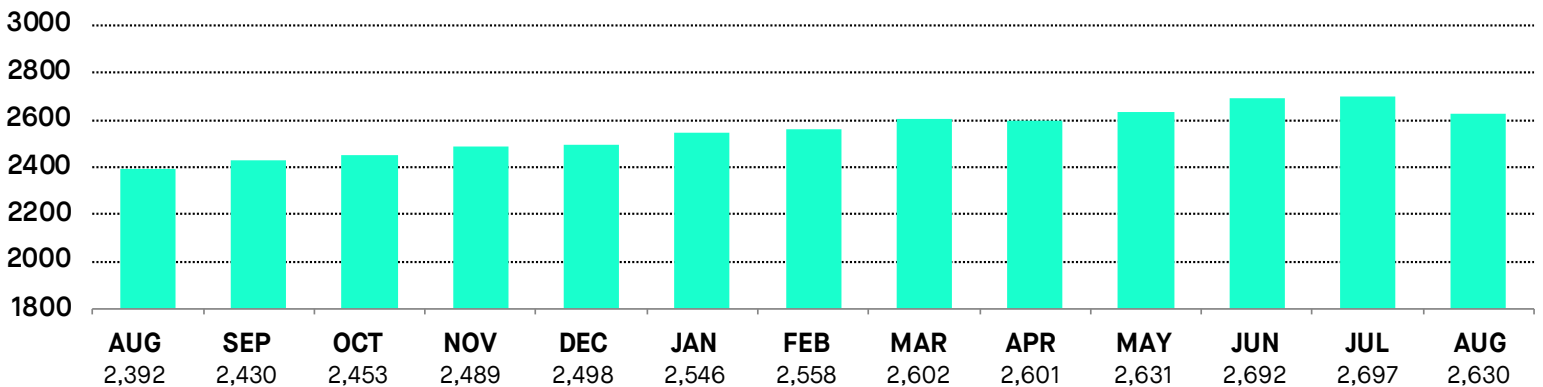
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



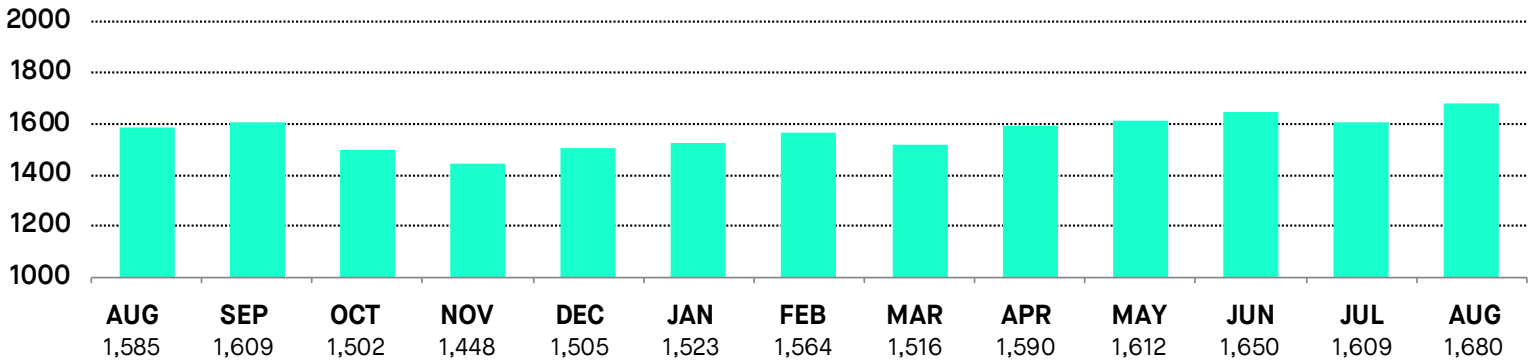
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



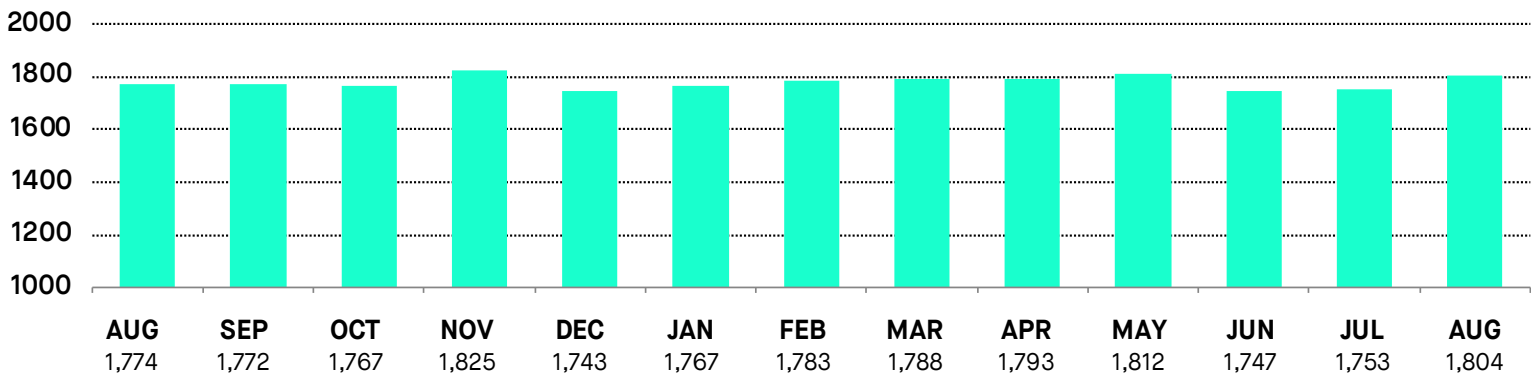
# PRICE TRENDS: CONCOURSE/HIGHBRIDGE

MONTH-OVER-MONTH, RENTS INCREASED SLIGHTLY BY 0.80%.

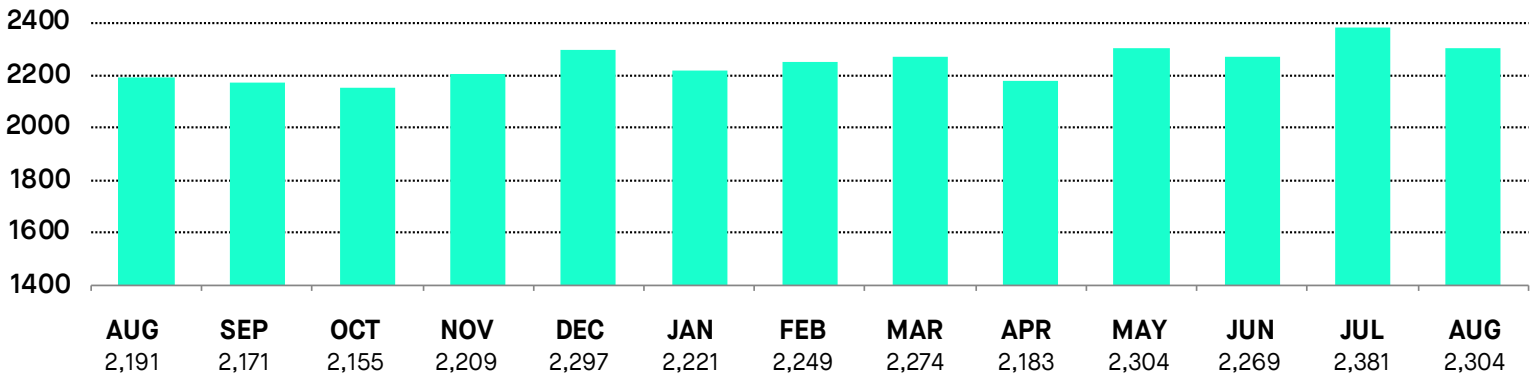
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



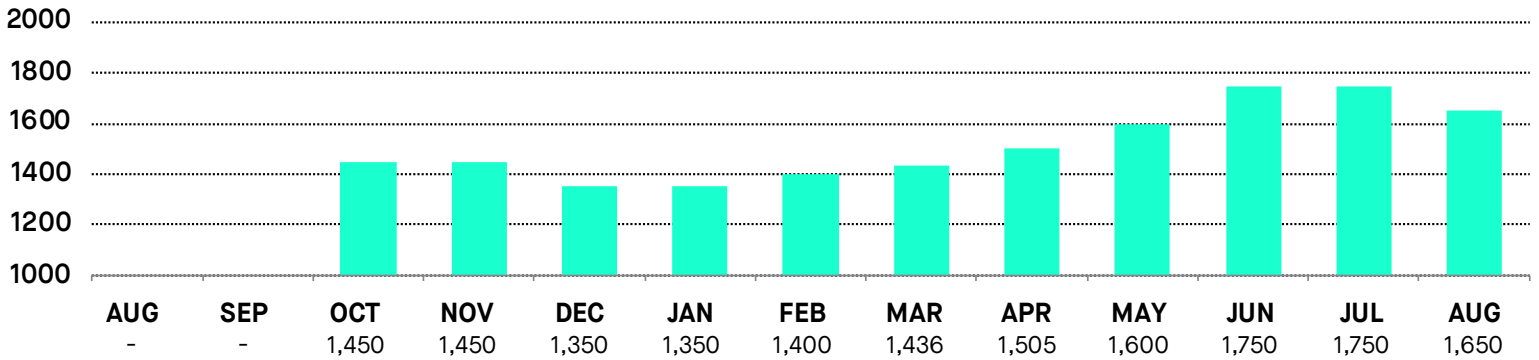
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



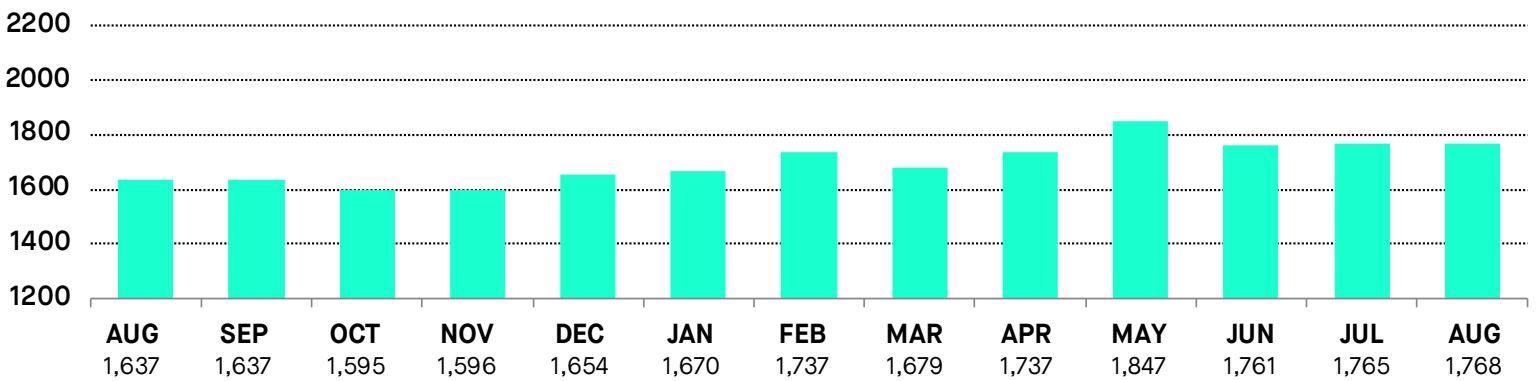
# PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

THE AVERAGE RENT THIS MONTH DECREASED BY 2.70%.

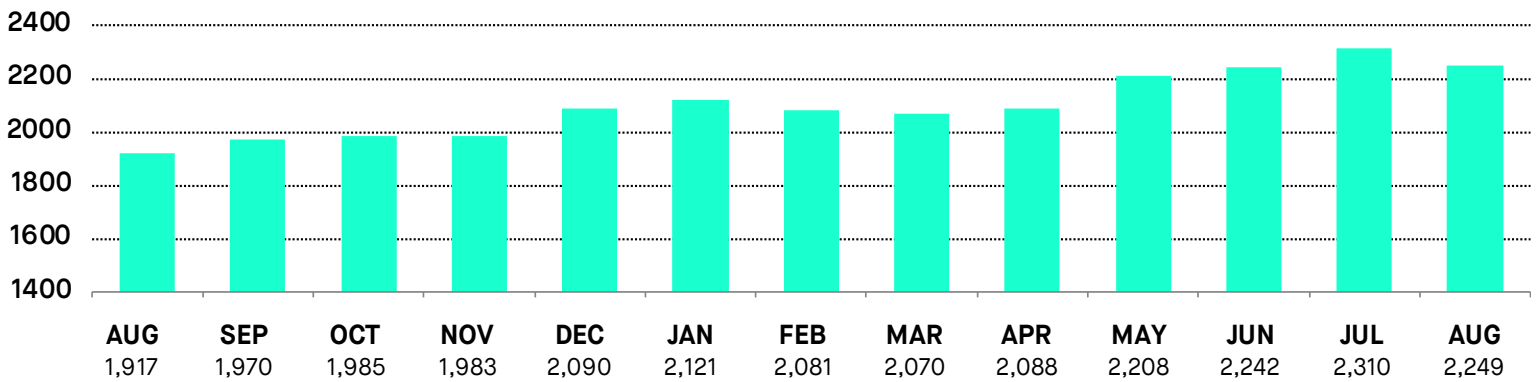
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



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

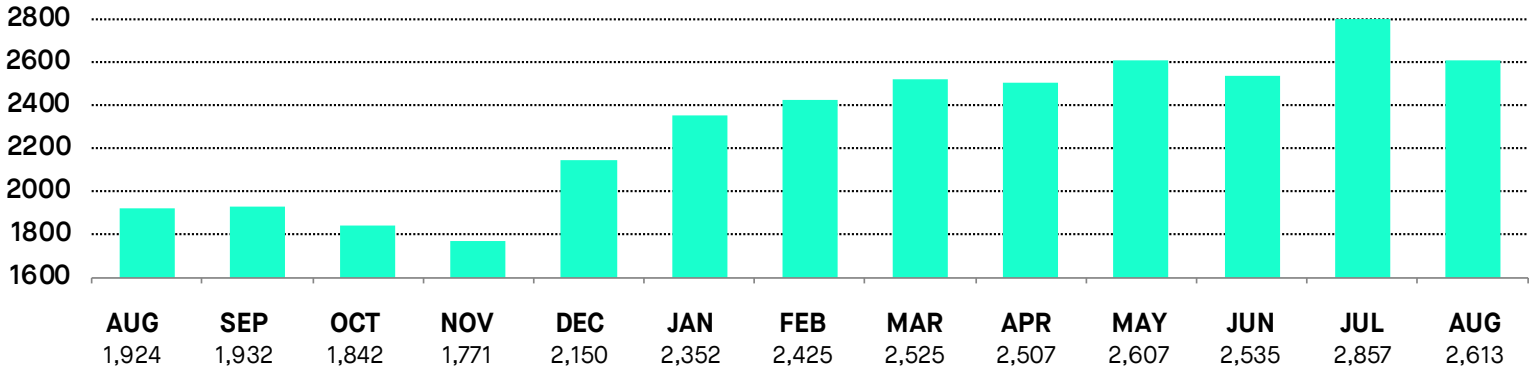




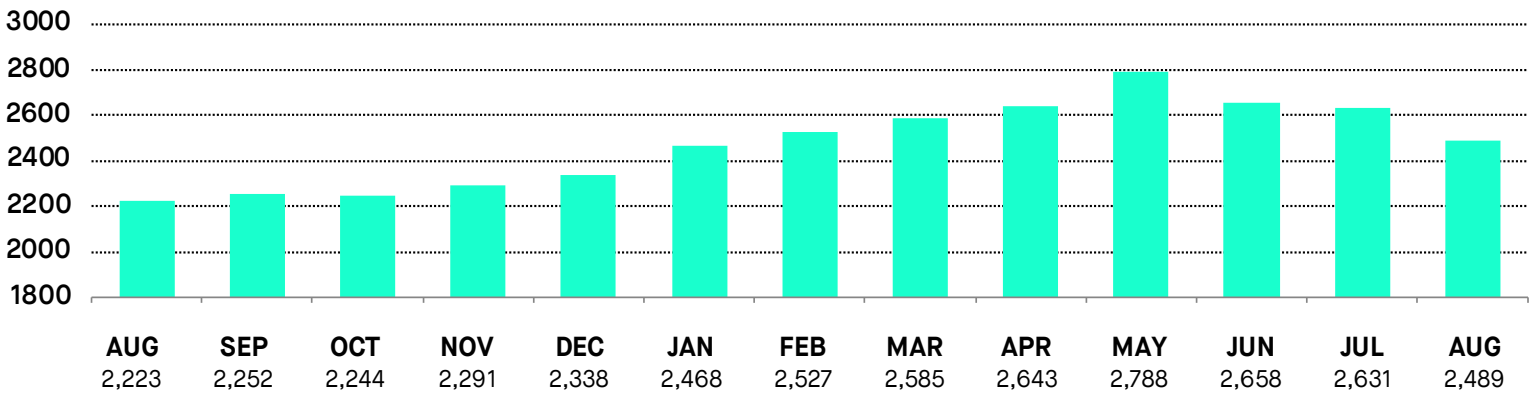
# PRICE TRENDS: MOTT HAVEN

OVER THE PAST MONTH, AVERAGE RENTS DECREASED BY 5.31%.

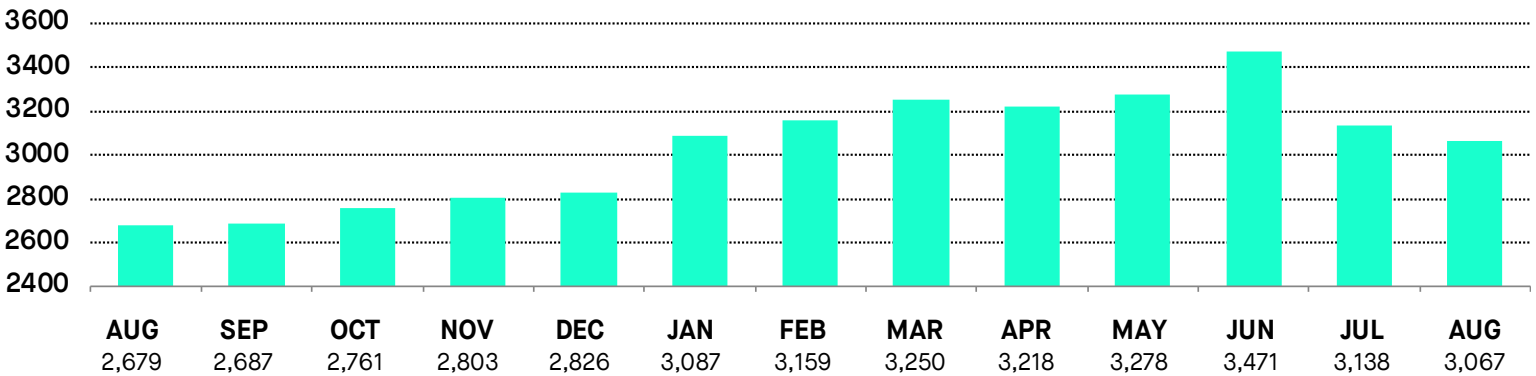
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



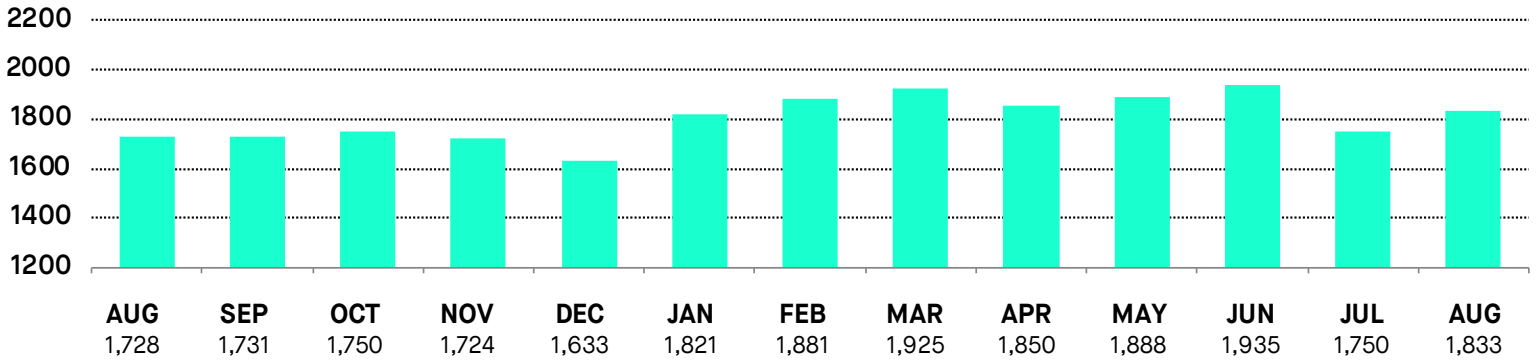
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



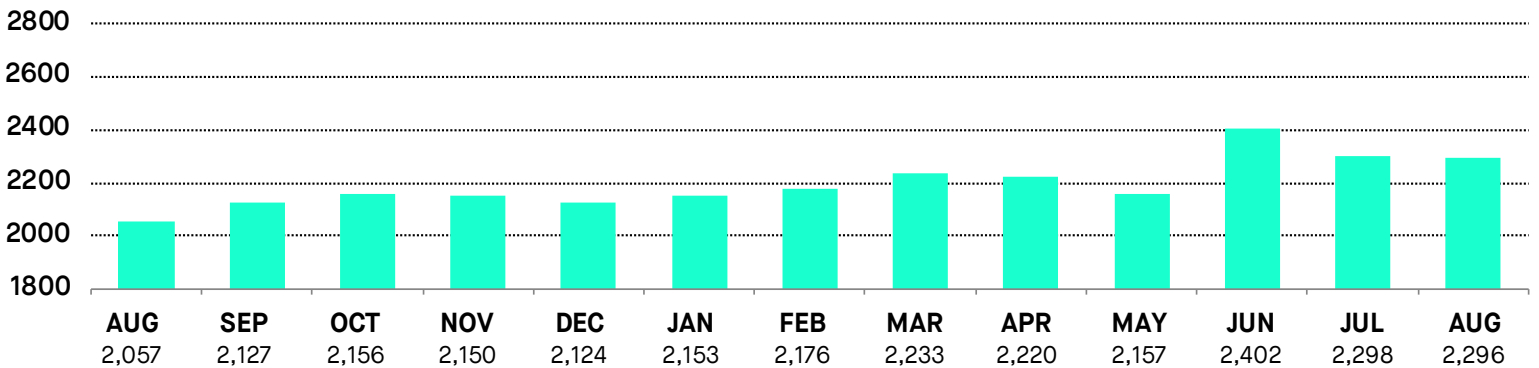
# PRICE TRENDS: RIVERDALE

THE AVERAGE RENT THIS MONTH IN RIVERDALE INCREASED SLIGHTLY BY 0.28%.

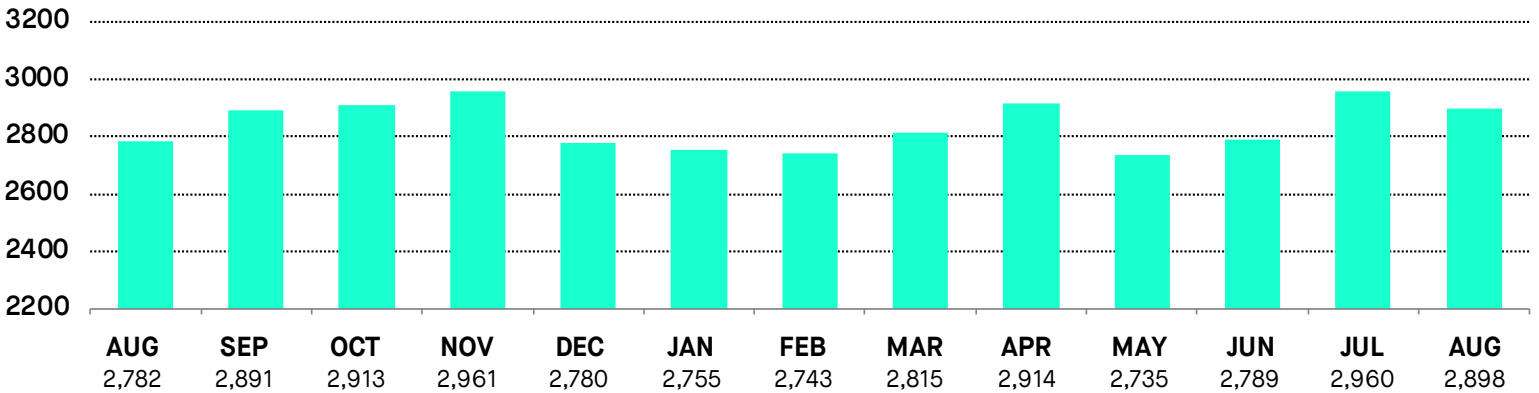
### RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



### 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.

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.

[HTTP://WWW.MNS.COM/BRONX\\_RENTAL\\_MARKET\\_REPORT](http://www.mns.com/bronx_rental_market_report)

THANK YOU

**WILLIAMSBURG**  
40 N 6th St  
Brooklyn, NY 11249