

M.N.S
REAL ESTATE
NYC

BRONX

RENTAL MARKET REPORT

DECEMBER 2019



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AVERAGE RENT

THE AVERAGE RENT IN BRONX HAS INCREASED THIS MONTH.

BRONX

↑1.93%
CHANGE

\$1,891
NOVEMBER 2019

\$1,927
DECEMBER 2019

A QUICK LOOK

BRONX

Over the last month, the average rental rate in the neighborhoods analyzed by this report increased by 1.93%, from \$1,890.53 to \$1,927.11. Studio rental pricing increased by 1.63%, from \$1,618.71 to \$1,645.03. One-bedroom rental pricing increased by 0.18%, from \$1,840.01 to \$1,843.33. Two-bedroom pricing increased by 3.62%, from \$2,212.87 to \$2,292.96.

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 units were in Riverdale, while the most affordable one and two-bedroom units were in Morris/University Heights.

WHERE PRICES DECREASED



CONCOURSE/HIGHBRIDGE

One-Bedroom -0.3%

**MORRIS HEIGHTS/
UNIVERSITY HEIGHTS**

One-Bedroom -0.3%

Two-Bedroom -2.2%

RIVERDALE

Studios -5.5%

One-Bedroom -0.3%

WHERE PRICES INCREASED



MOTT HAVEN

Studios 3.8%
One-Bedroom 1.4%
Two-Bedroom 12.3%

CONCOURSE/HIGHBRIDGE

Studios 4.5%
Two-Bedroom 0.8%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

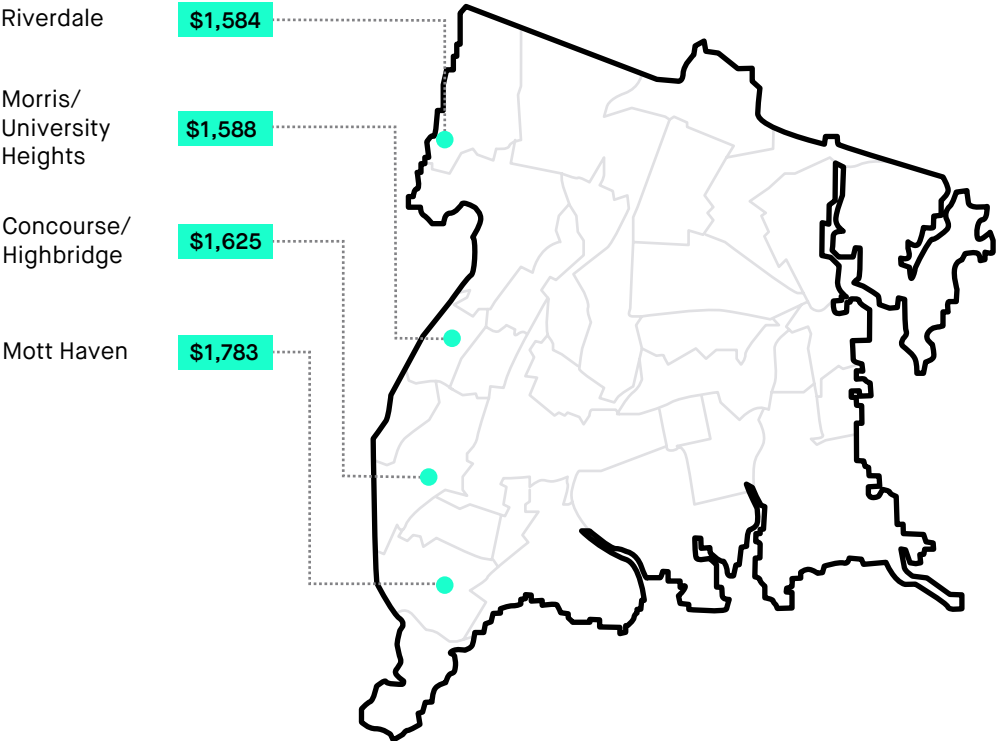
Studios 4.1%

RIVERDALE

Two-Bedroom 2.7%

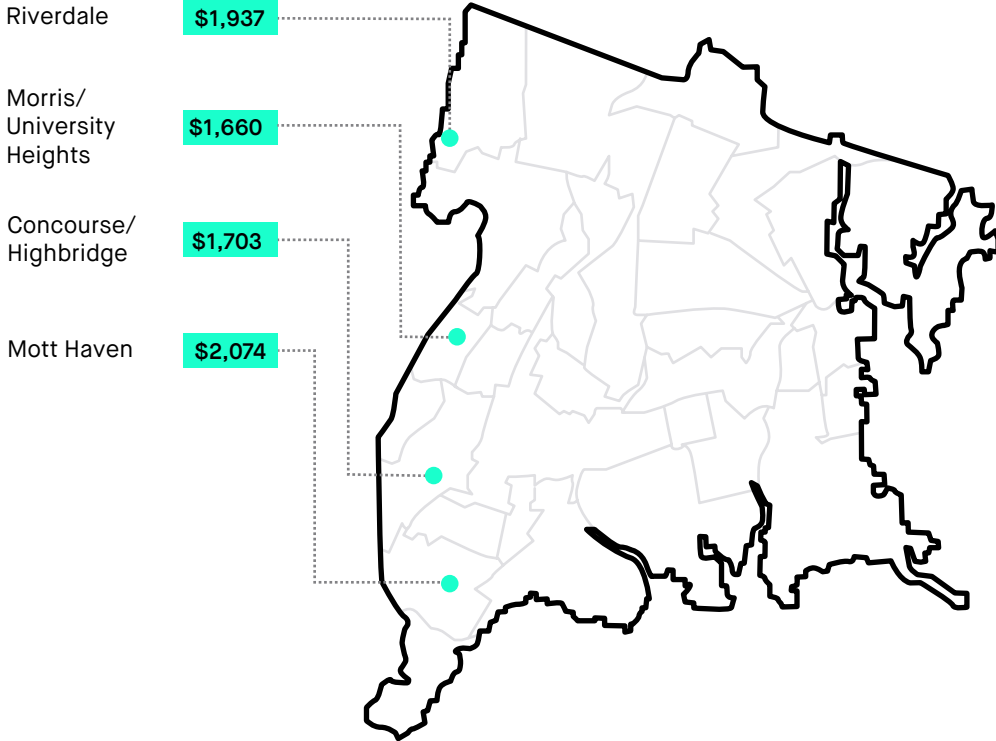
BRONX AVERAGE PRICE

STUDIOS



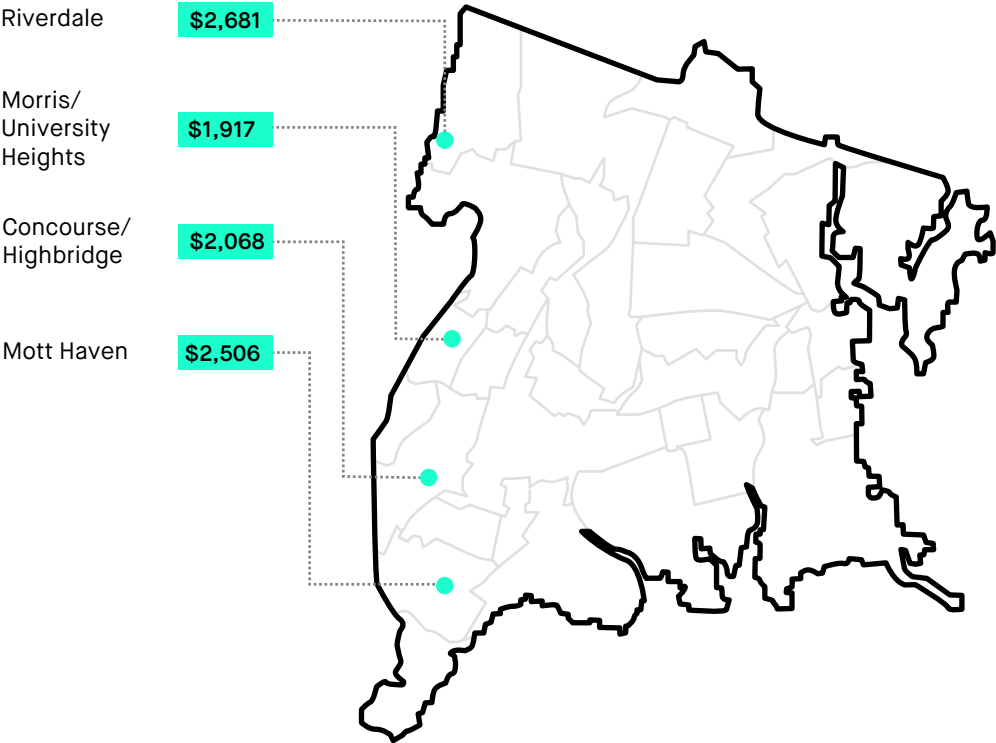
BRONX AVERAGE PRICE

1 BEDROOM



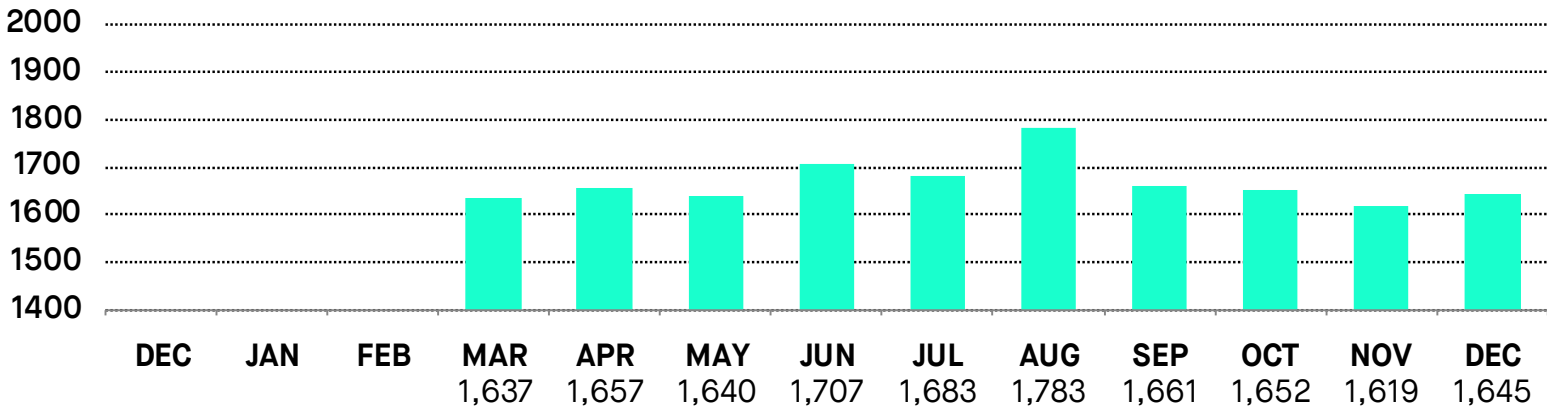
BRONX AVERAGE PRICE

2 BEDROOM

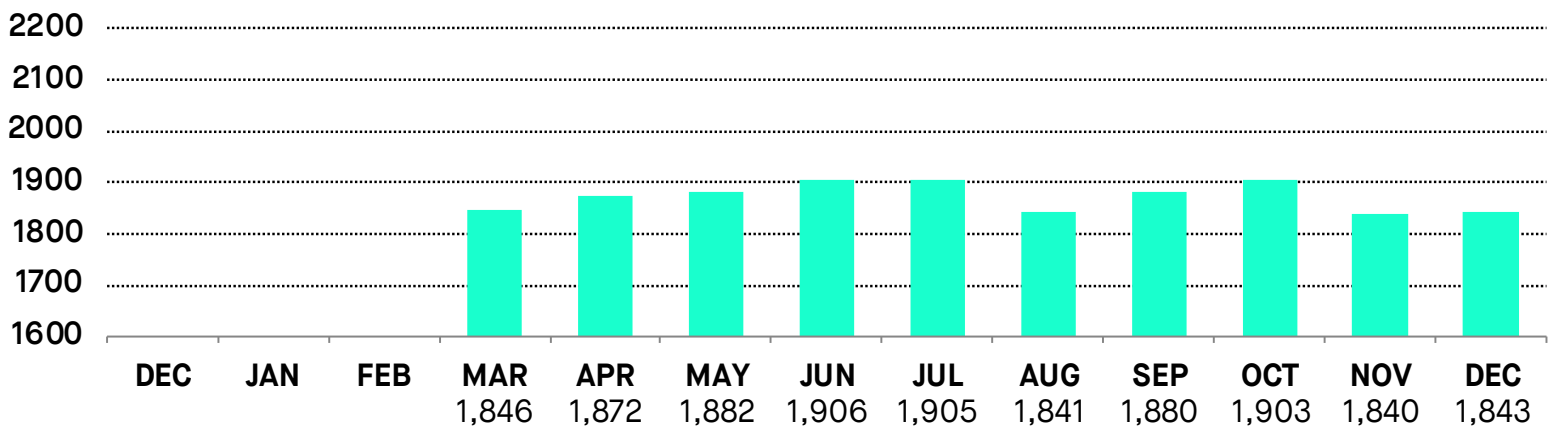


PRICE TRENDS: BRONX

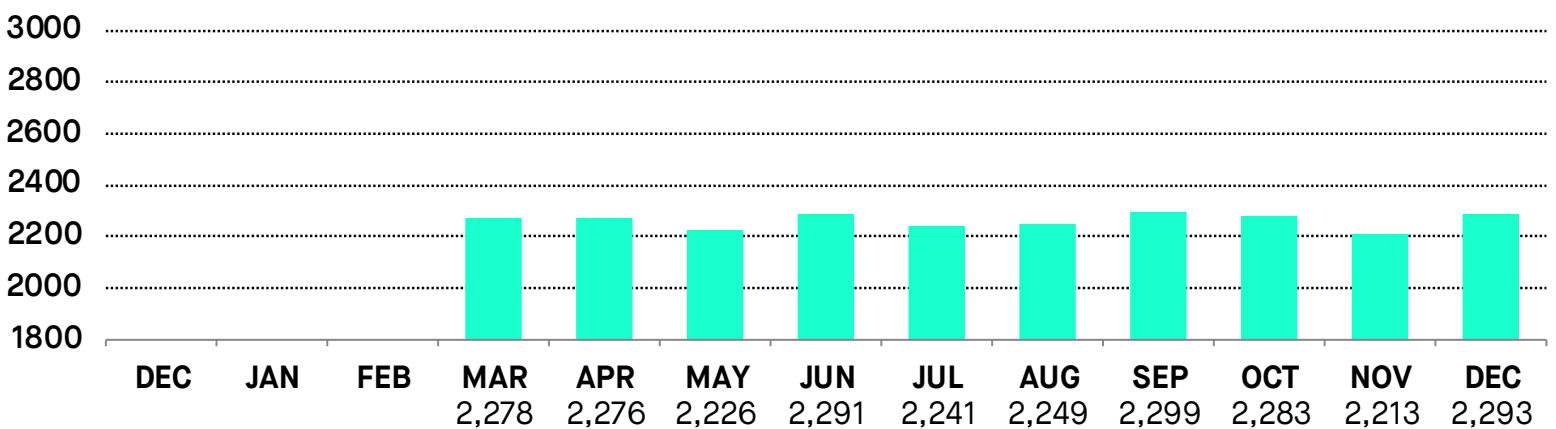
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



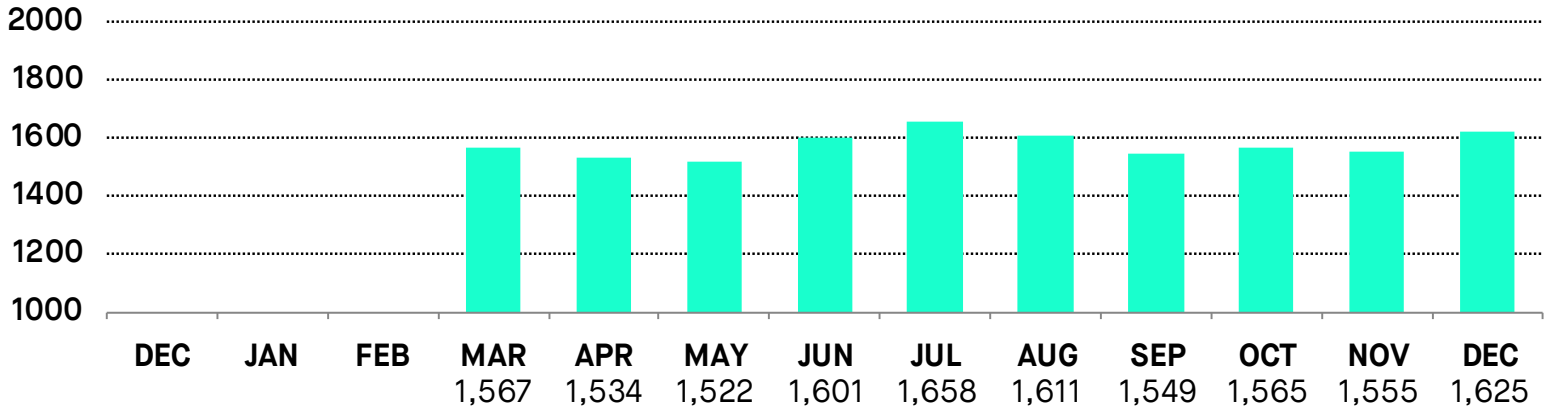
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



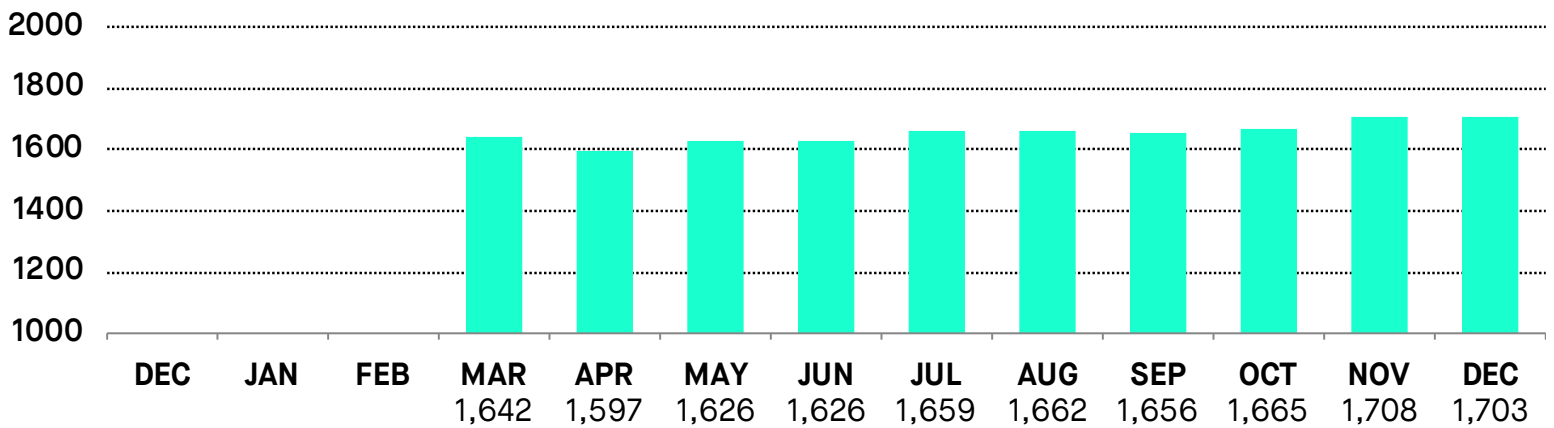
PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE LAST MONTH, THE AVERAGE RENTAL PRICE IN
CONCOURSE & HIGHBRIDGE INCREASED BY 1.53%.

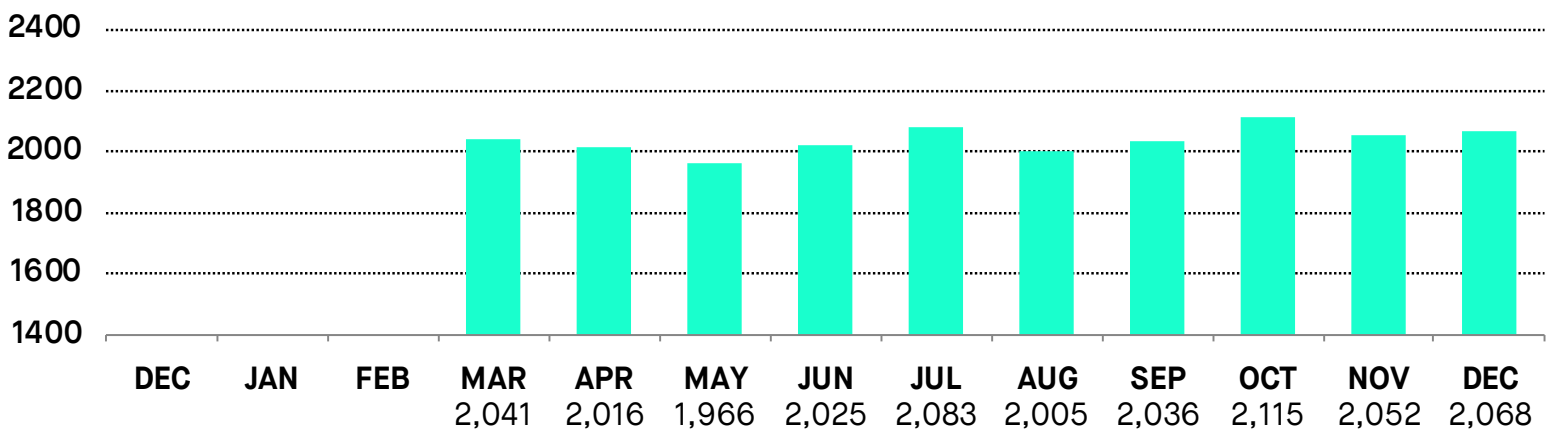
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



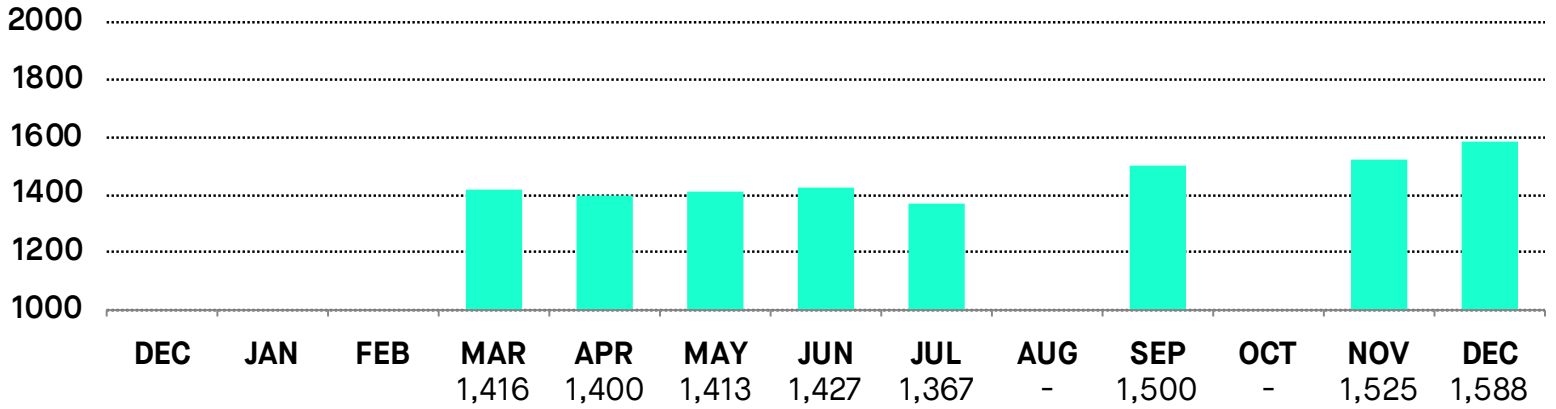
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



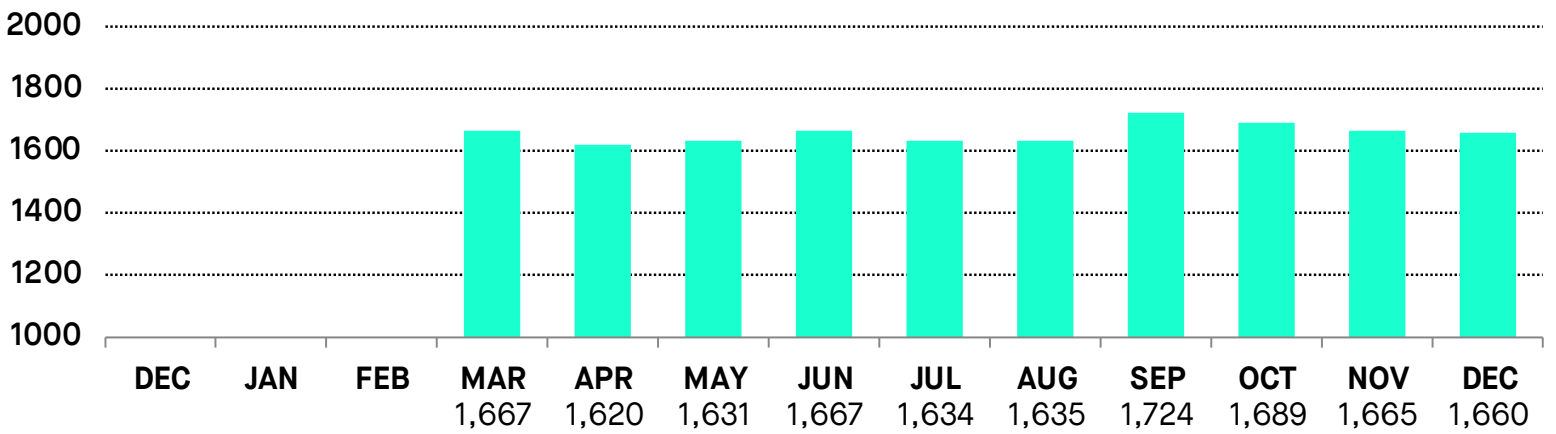
PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

REMAINING STABLE, THE AVERAGE RENTAL PRICE IN MORRIS/
UNIVERSITY HEIGHTS INCREASED BY JUST 0.30% THROUGH
DECEMBER.

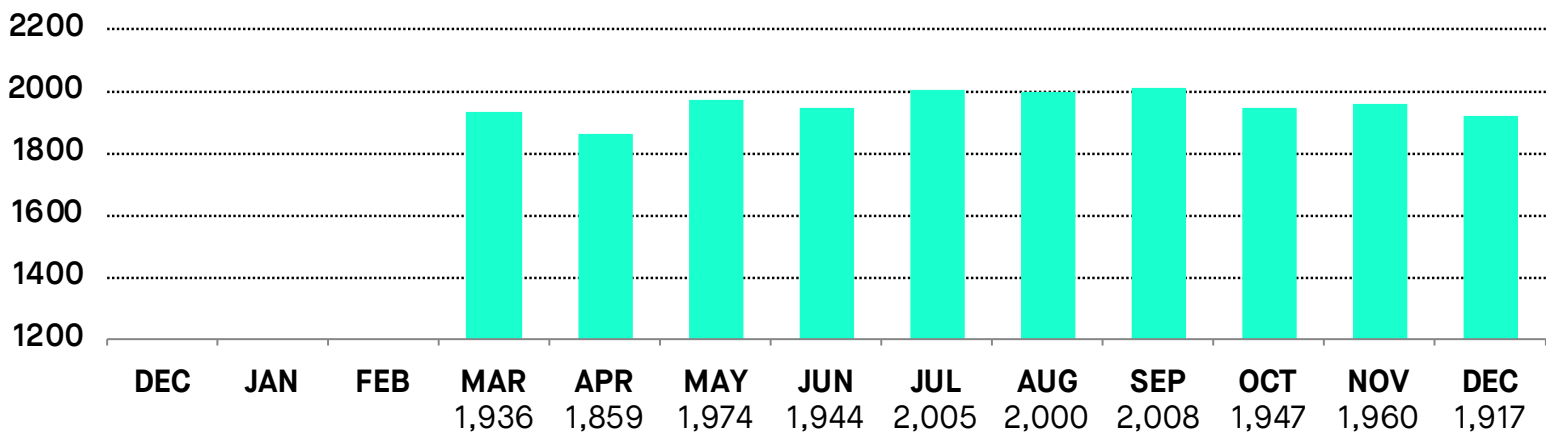
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



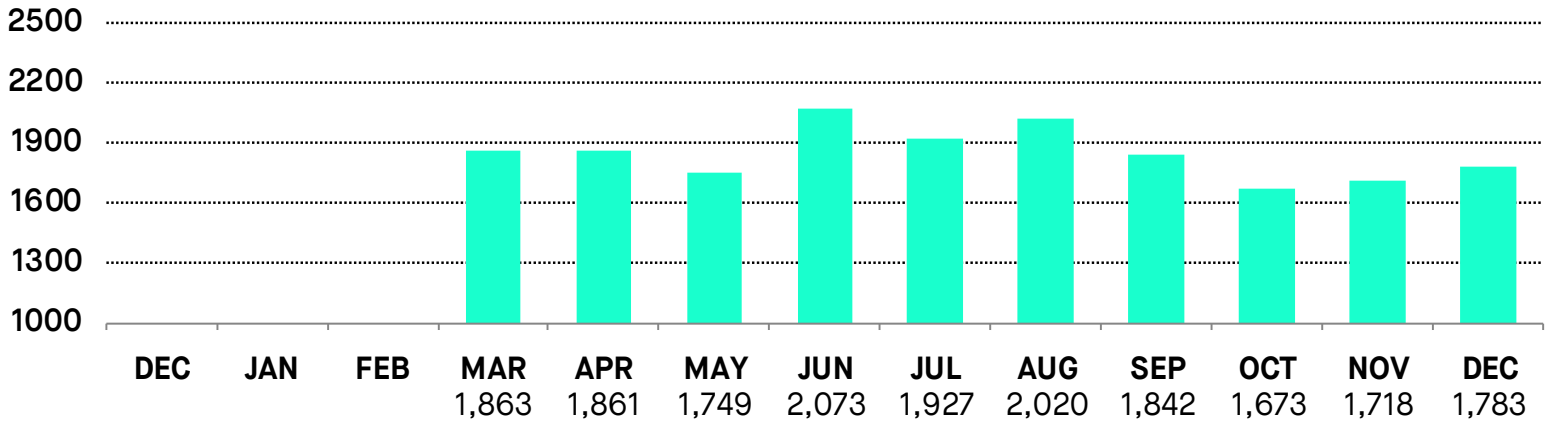
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



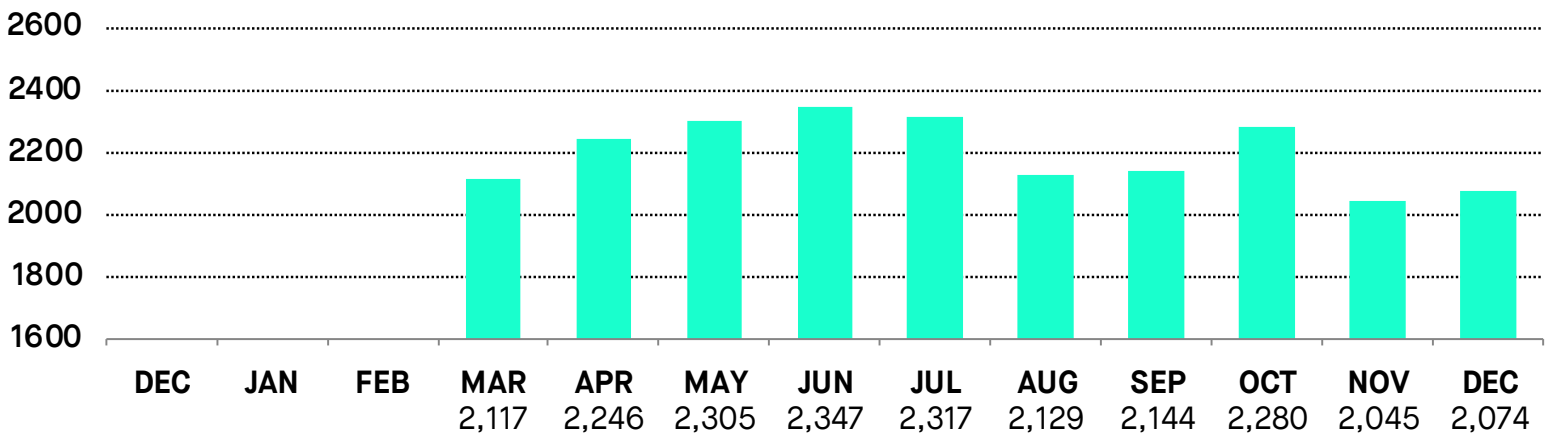
PRICE TRENDS: MOTT HAVEN

THROUGH DECEMBER, THE AVERAGE RENTAL PRICE IN MOTT HAVEN INCREASED BY 6.15%. DUE TO THE PRODUCT MIX IN THIS AREA, LARGER-THAN-NORMAL MONTH-OVER-MONTH PRICE CHANGES CAN BE EXPECTED.

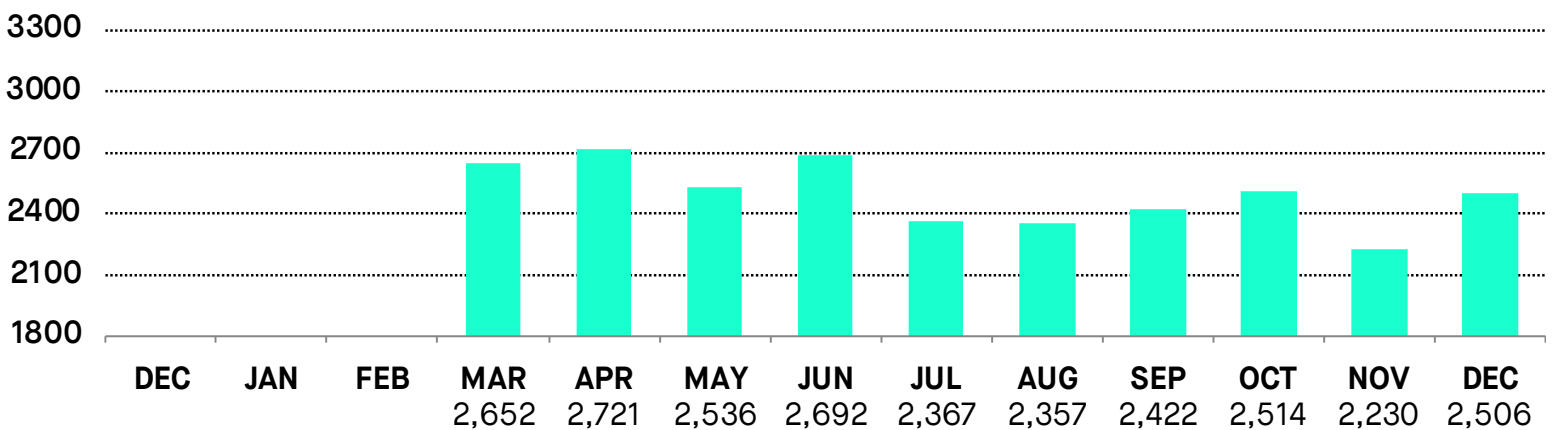
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



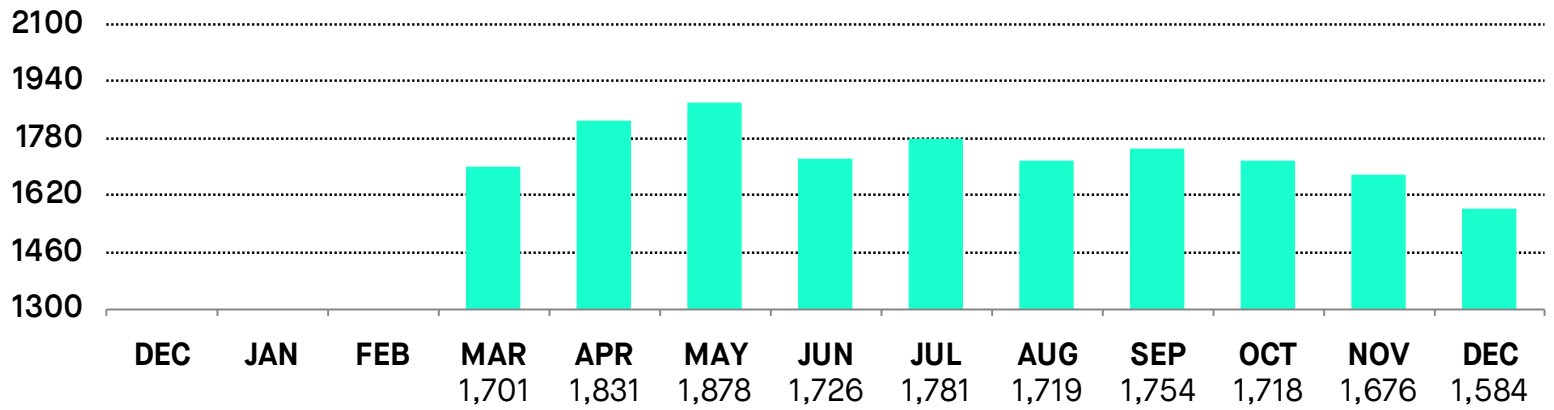
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



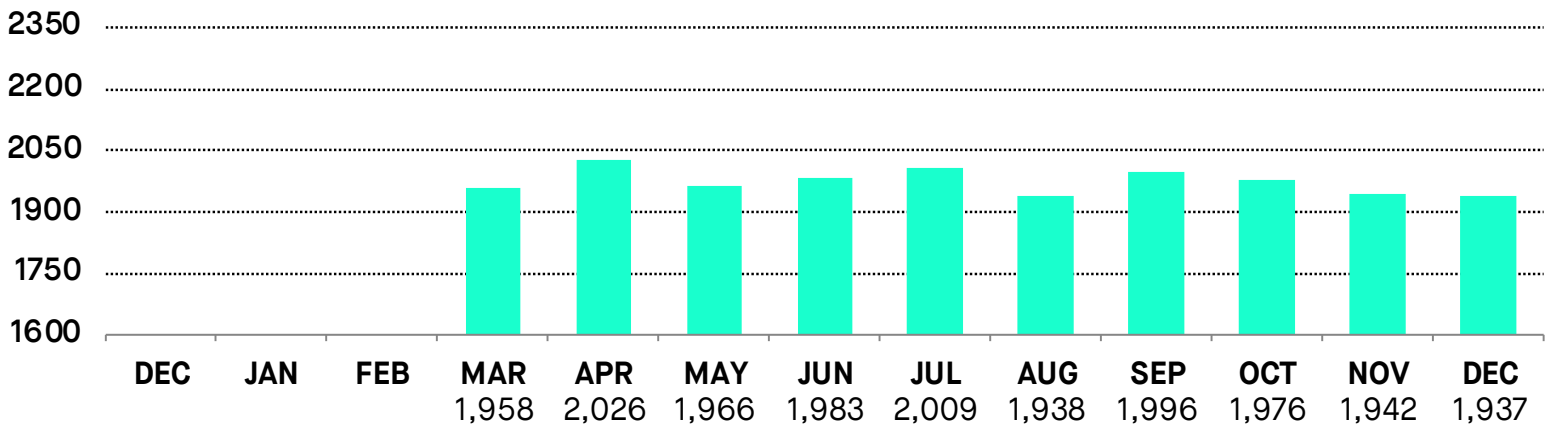
PRICE TRENDS: RIVERDALE

FOR THE SECOND MONTH IN A ROW, THE AVERAGE RENTAL PRICE IN RIVERDALE EXPERIENCED A SLIGHT CORRECTION, THIS TIME FALLING BY 0.42%.

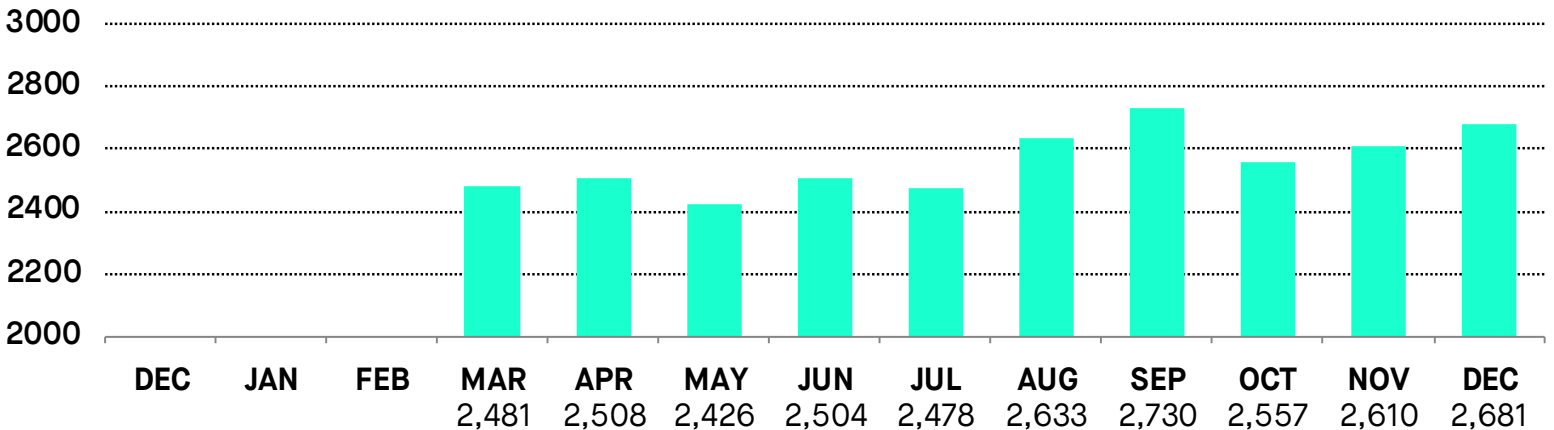
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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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