



*obsessed.*

**BRONX RENTAL MARKET REPORT**

July 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.

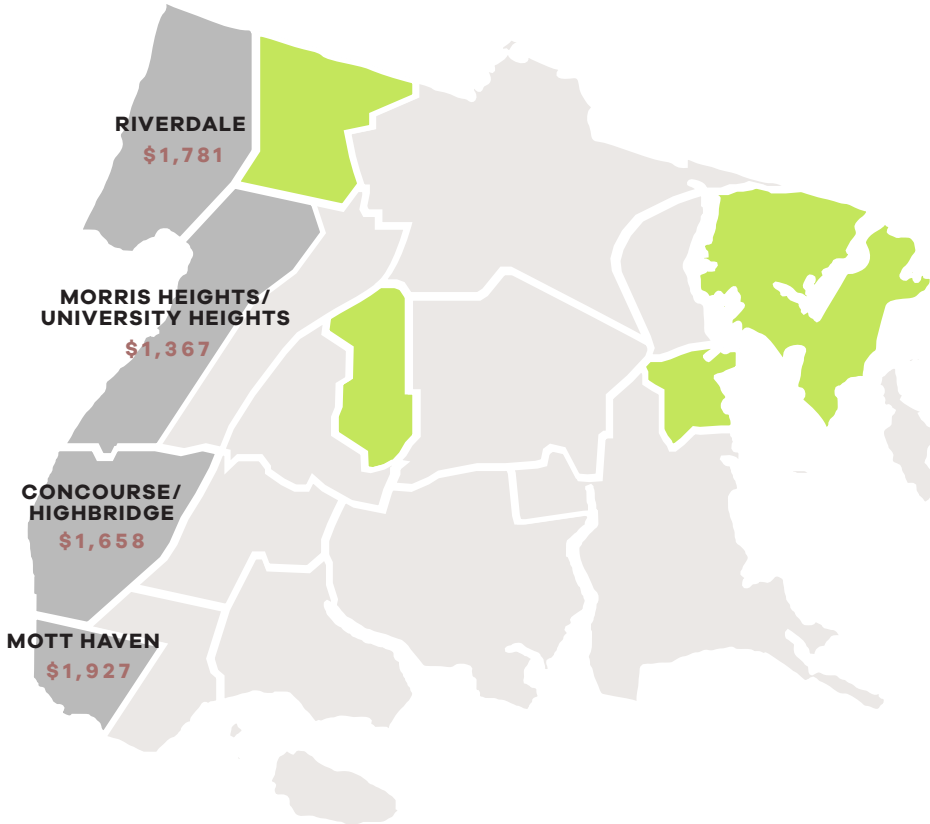
## A QUICK LOOK

Over the last month, the average rental rate in the neighborhoods analyzed by this report decreased by 1.27%, from \$1,967.99 to \$1,942.92. Adjusting to the exit of a number of luxury units from the market, studio rental pricing was down 1.39% month-over-month, while one and two-bedroom rentals also saw their average prices fall, by 0.04%, and 2.21%, respectively.

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 JUNE

↓ 7.0% (\$146)

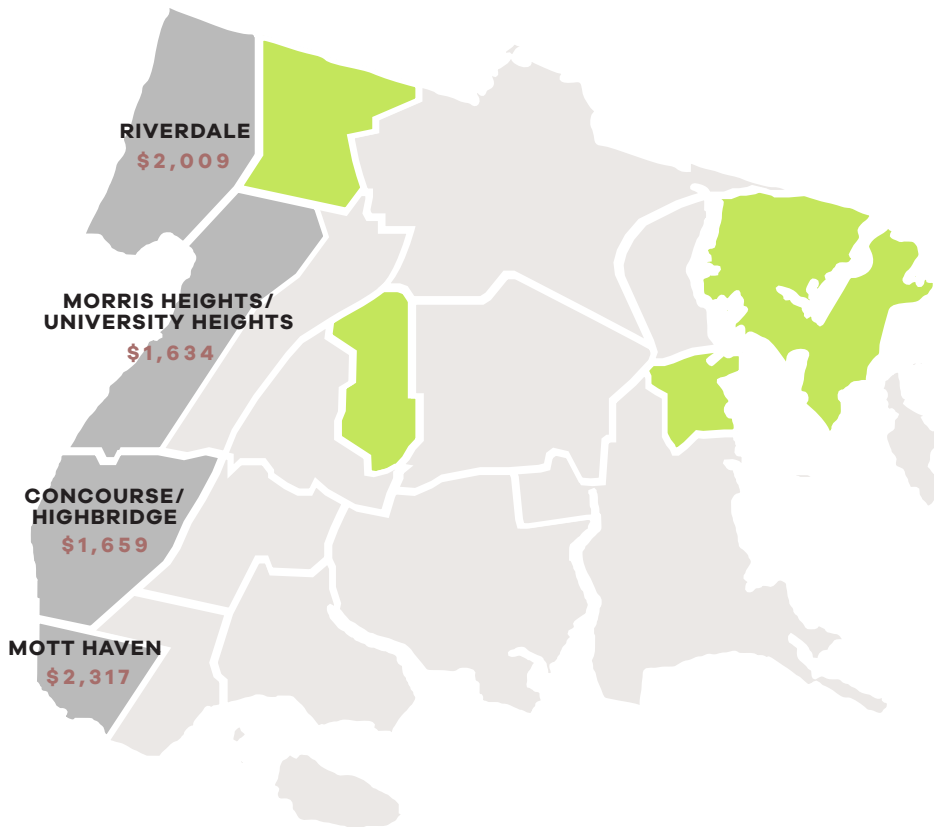
**MOTT HAVEN  
STUDIO PRICES**

### AVERAGE PRICE BRONX STUDIOS

**\$1,683**

## A QUICK LOOK ONE BEDROOMS

### AVERAGE UNIT PRICES BY NEIGHBORHOOD



### GREATEST CHANGES SINCE JUNE

↑ 2.0% (\$33)

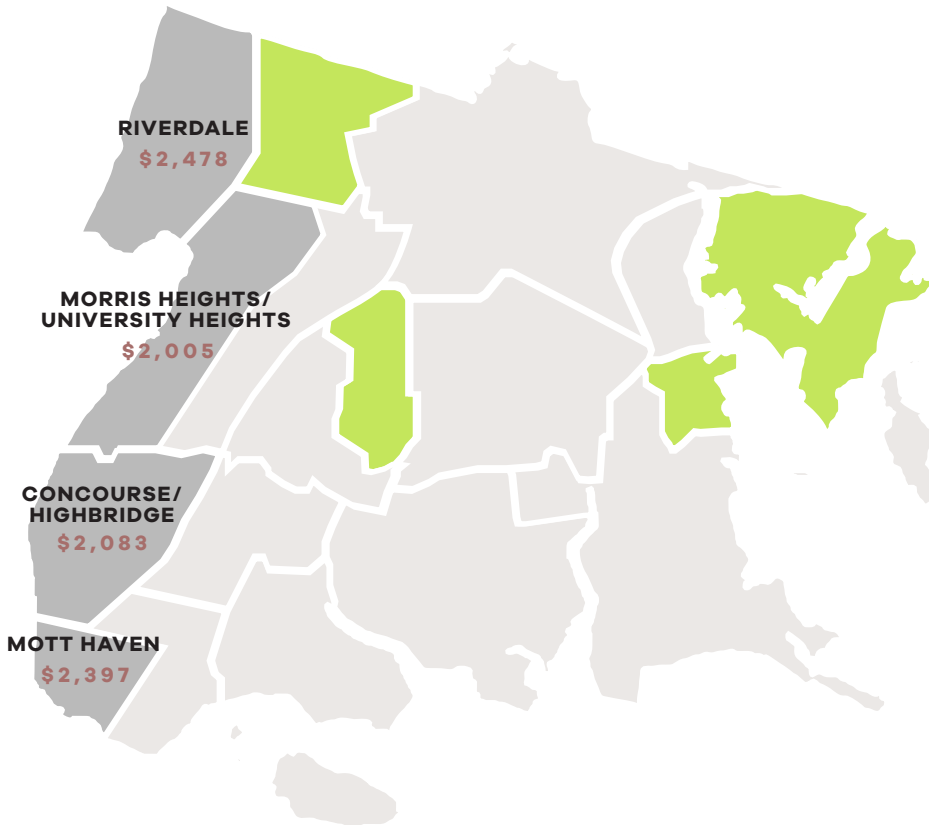
**CONCOURSE/  
HIGHBRIDGE  
ONE-BEDROOM PRICES**

### AVERAGE PRICE BRONX ONE BEDROOMS

**\$1,905**

## A QUICK LOOK TWO BEDROOMS

### AVERAGE UNIT PRICES BY NEIGHBORHOOD



### GREATEST CHANGES SINCE JUNE

↓ 11.0% (\$295)

**MOTT HAVEN  
TWO-BEDROOM  
PRICES**

### AVERAGE PRICE BRONX TWO BEDROOMS

**\$2,241**

## A QUICK LOOK

### WHERE PRICES DECREASED

#### ↓ MOTT HAVEN

Studios -7.0%

One-Bedroom -1.3%

Two-Bedroom -11.0%

#### ↓ MORRIS HEIGHTS/ UNIVERSITY HEIGHTS

Studios -4.2%

One-Bedroom -2.0%

#### ↓ RIVERDALE

Two-Bedroom -1.1%

### WHERE PRICES INCREASED

#### ↑ CONCOURSE/HIGHBRIDGE

Studios 3.5%

One-Bedroom 2.0%

Two-Bedroom 2.9%

#### ↑ MORRIS HEIGHTS/ UNIVERSITY HEIGHTS

Two-Bedroom 3.1%

#### ↑ RIVERDALE

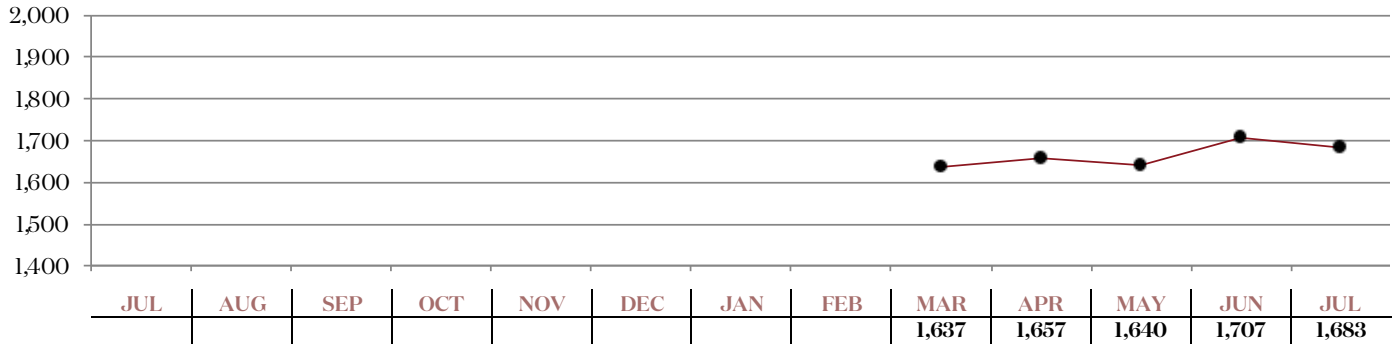
Studios 3.2%

One-Bedroom 1.3%

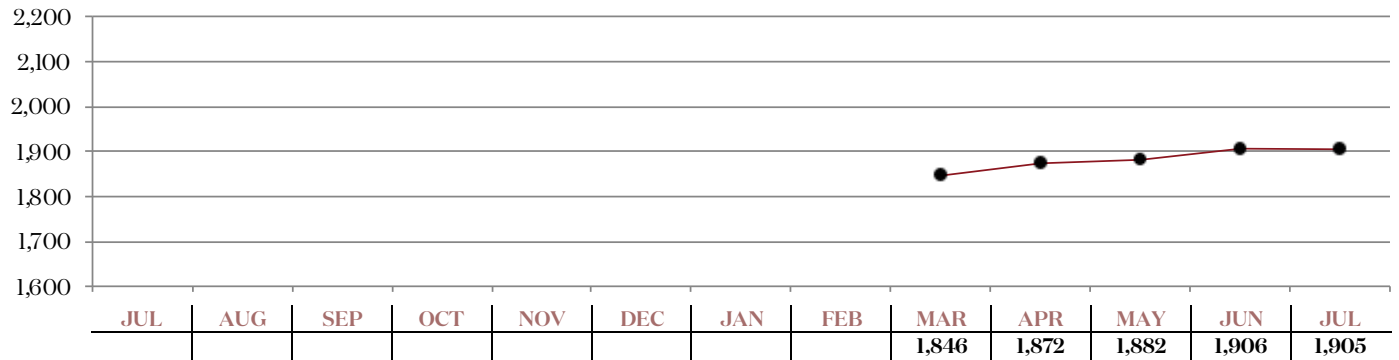


## BRONX PRICE TRENDS

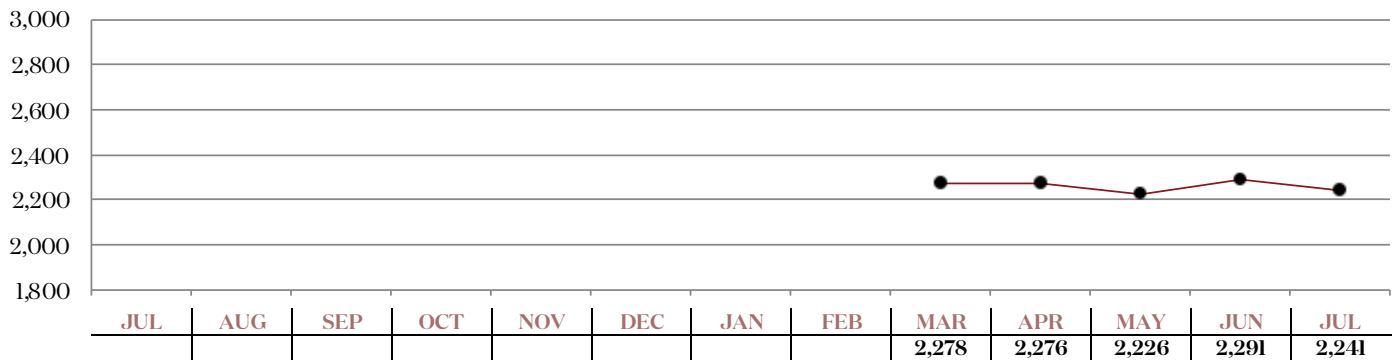
### BRONX STUDIO PRICE TRENDS



### BRONX ONE-BEDROOM PRICE TRENDS



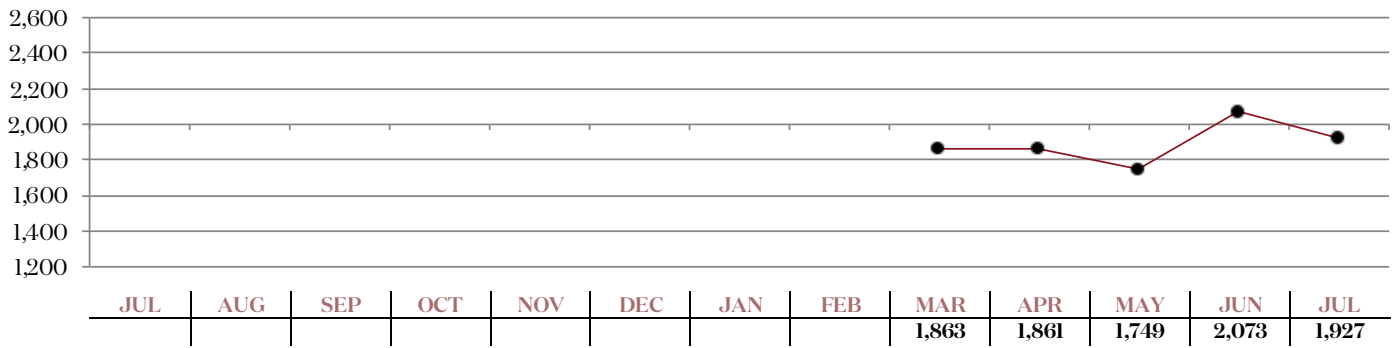
### BRONX TWO-BEDROOM PRICE TRENDS



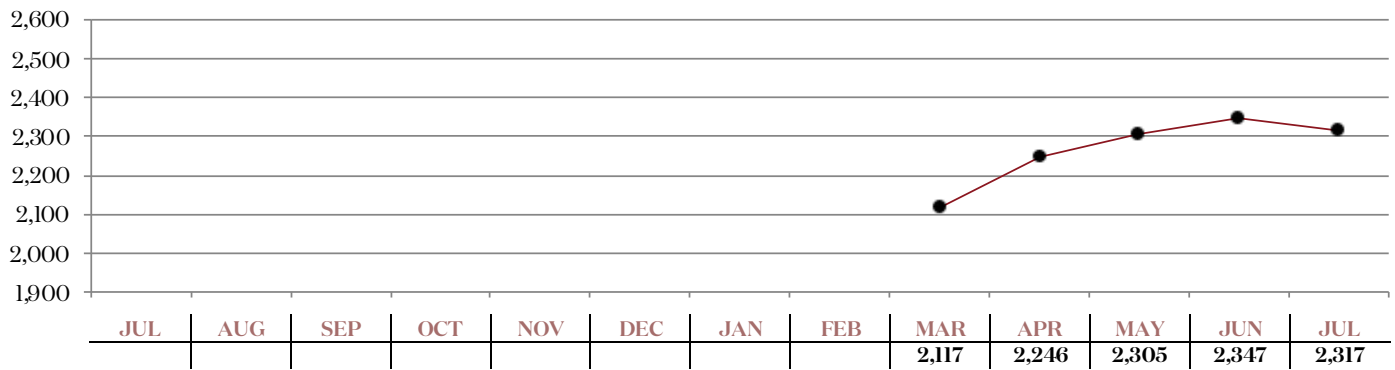
## MOTT HAVEN

Following last month's larger-than-normal increase, the average rental price in Mott Haven experienced a correction of 6.63% through July.

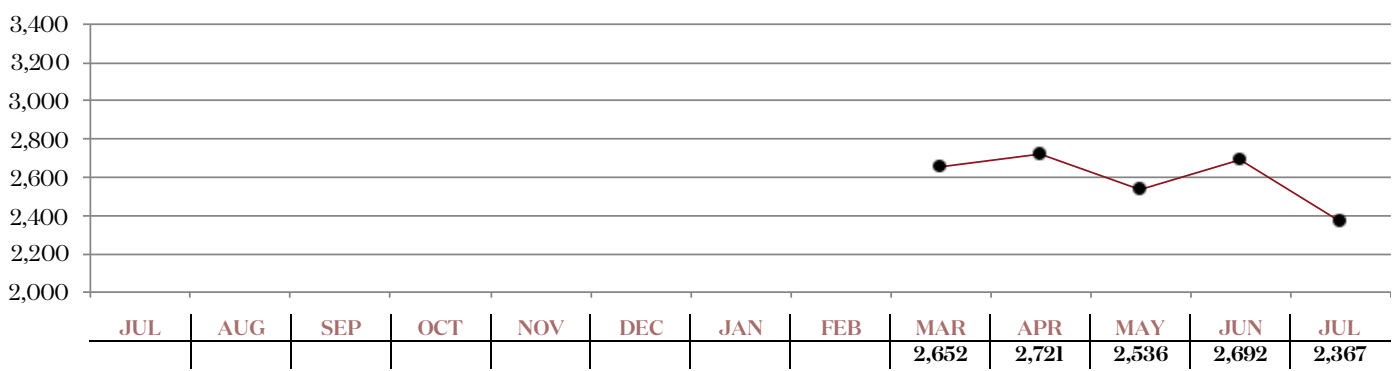
### MOTT HAVEN STUDIO PRICE TRENDS



### MOTT HAVEN ONE-BEDROOM PRICE TRENDS



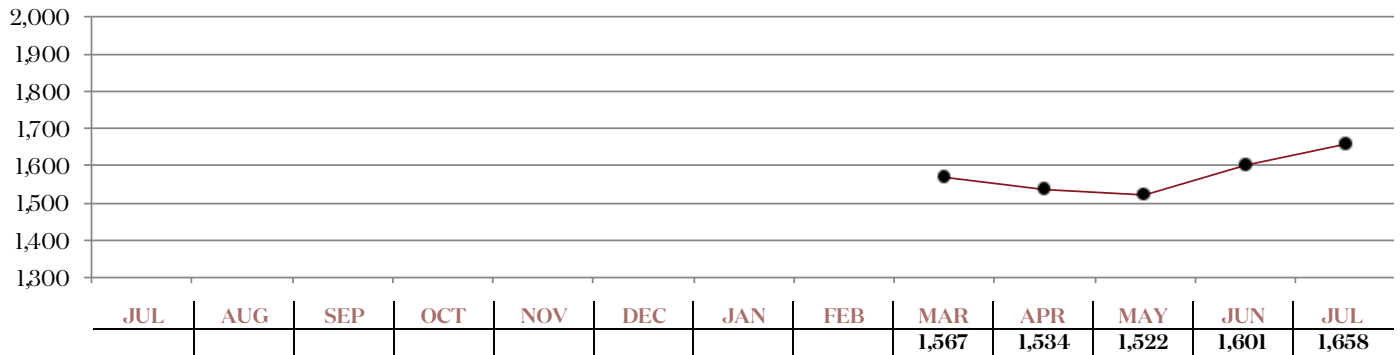
### MOTT HAVEN TWO-BEDROOM PRICE TRENDS



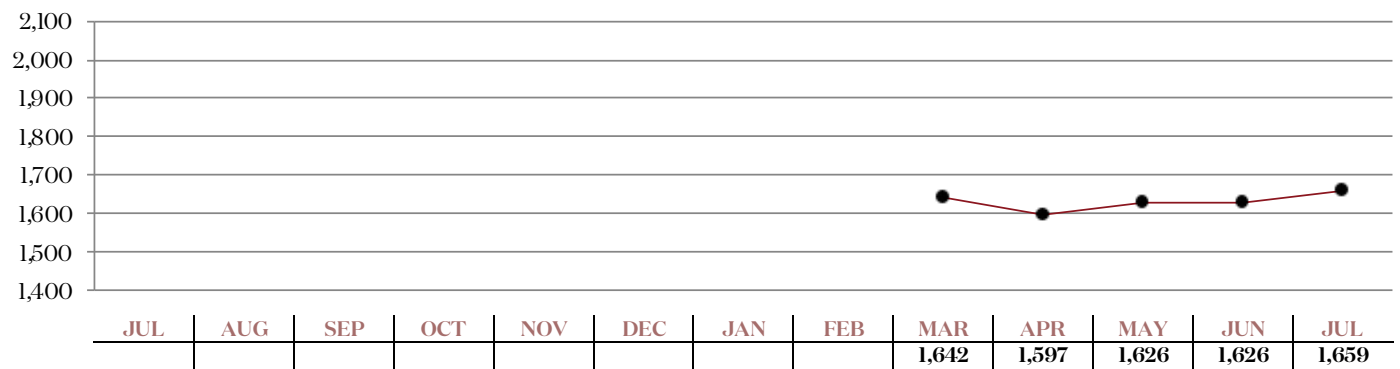
## CONCOURSE/HIGHBRIDGE

Building upon last month's momentum, the average rental price in Concourse & Highbridge increased by 2.82% this past month.

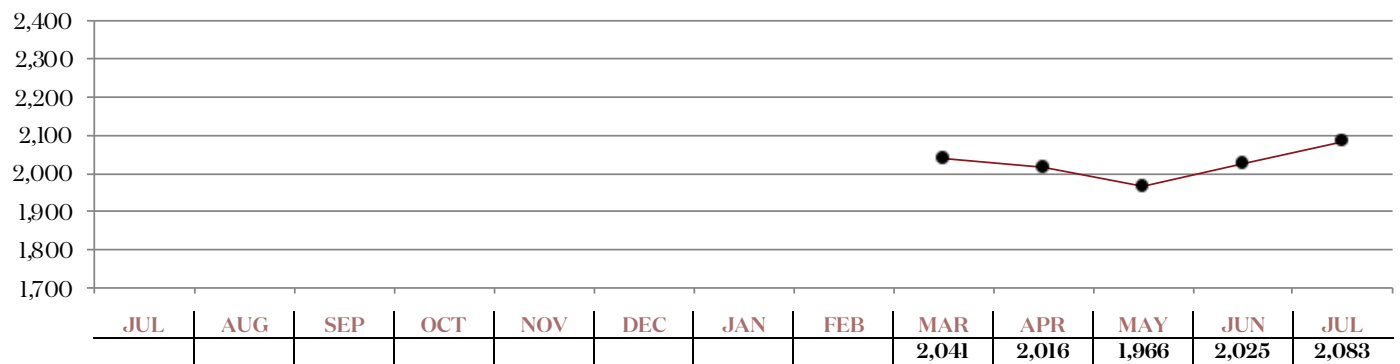
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS



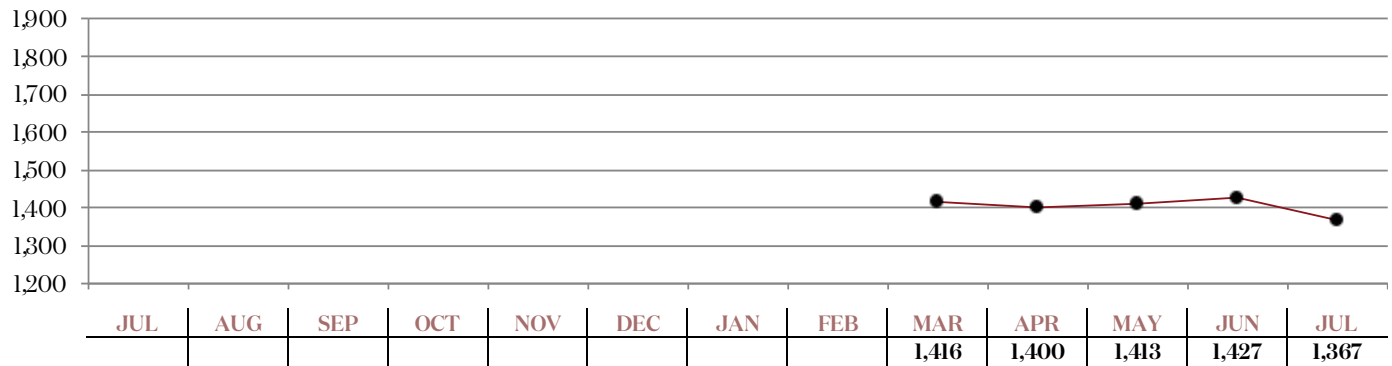
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS



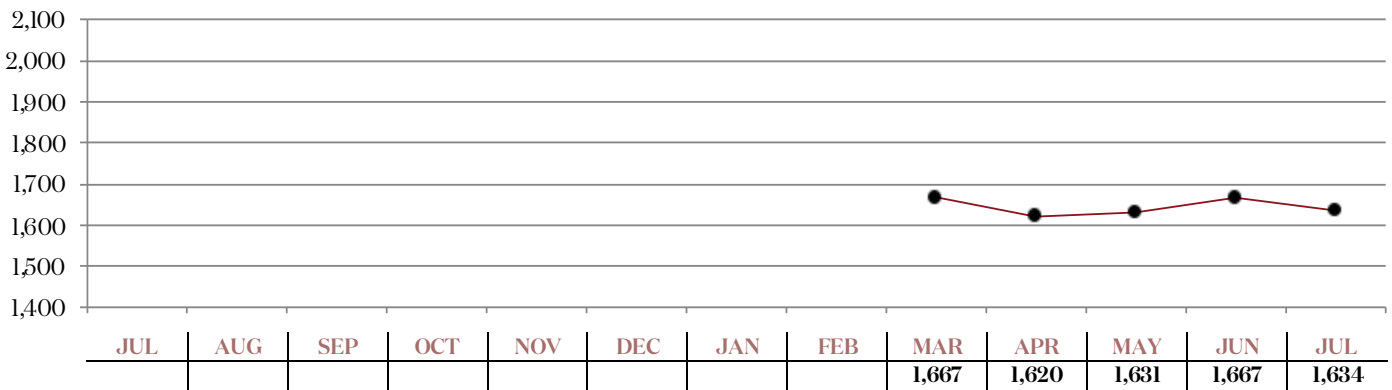
## MORRIS HEIGHTS/UNIVERSITY HEIGHTS

Through July, the average rental price in Morris Heights & University Heights fell by 0.63%.

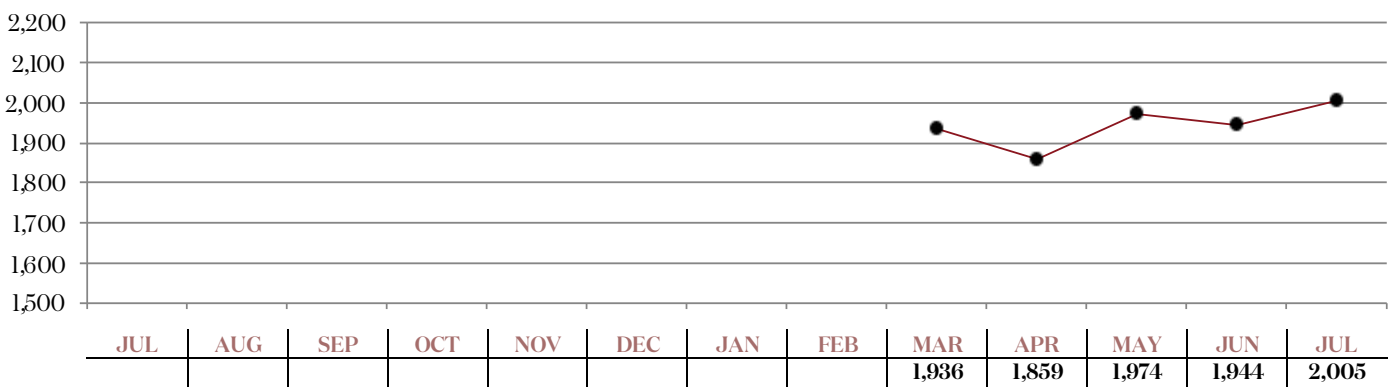
### MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS



### MORRIS HEIGHTS / UNIVERSITY HEIGHTS ONE-BEDROOM PRICE TRENDS



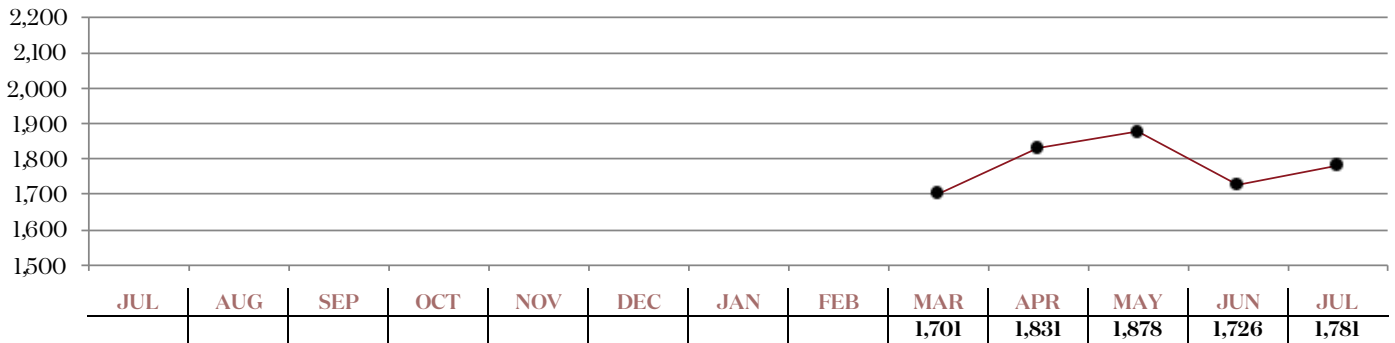
### MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS



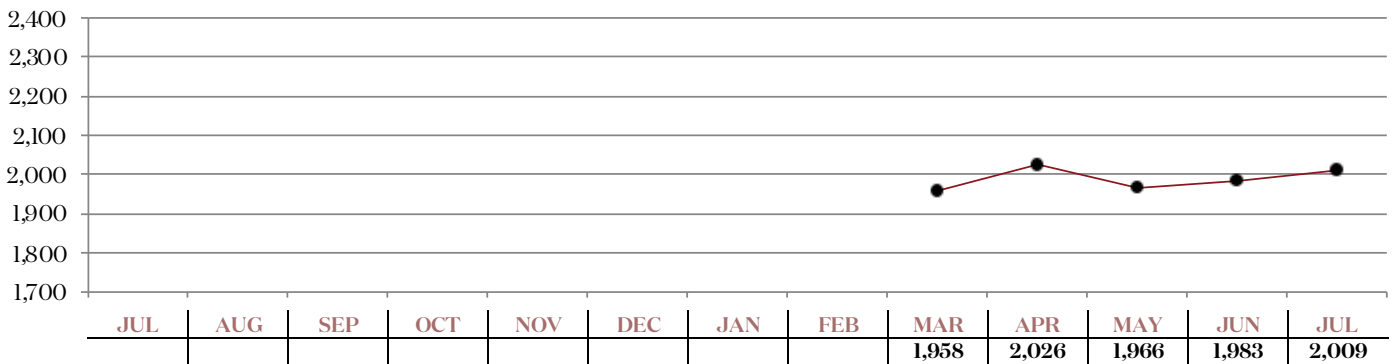
## RIVERDALE

After a slight drop in June, the average rental price in Riverdale increased by 0.88% during July.

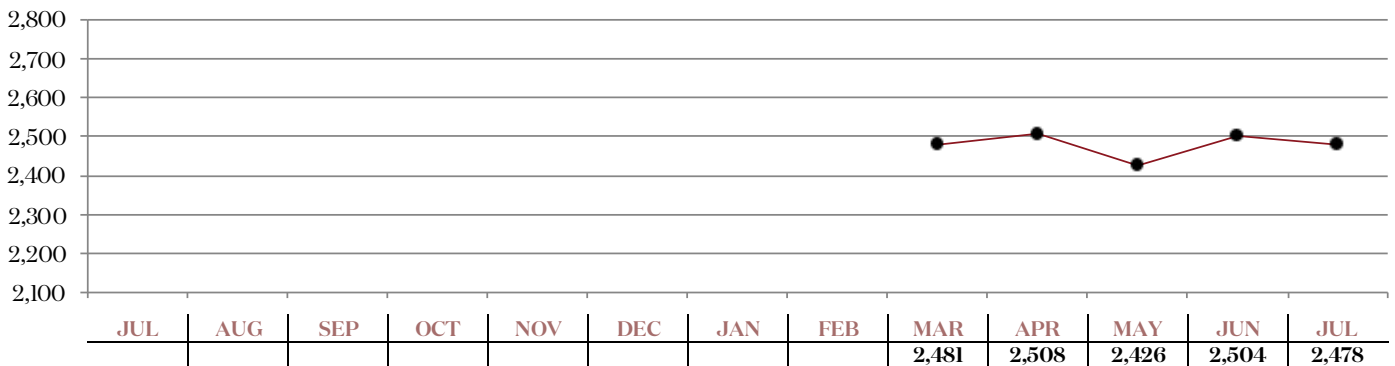
RIVERDALE STUDIO PRICE TRENDS



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 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.

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