

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

# BRONX RENTAL REPORT

OCTOBER 2019



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# AVERAGE RENT

# BRONX

THE AVERAGE RENT IN BRONX HAS  
INCREASED THIS MONTH.

**↑0.7%**  
CHANGE

**\$1,946.63**  
SEPTEMBER 2019

**\$1,959.71**  
OCTOBER 2019

# A QUICK LOOK

## BRONX

Over the last month, the average rental rate in the neighborhoods analyzed by this report increased by 0.67%, from \$1,946.63 to \$1,959.71. Studio rental pricing fell by 0.55%, from \$1,661.15 to \$1,651.96. One-bedroom rental pricing increased by 1.20%, from \$1,879.97

to \$1,902.56. Two-bedroom pricing experienced a correction of 0.68%, from \$2,298.77 to \$2,283.09. This past month, the most expensive studio and two-bedroom units could be found in Riverdale, while the most expensive one-bedroom rentals were in Mott Haven.

On the other end of the spectrum, the most affordable studio and one-bedroom rental units analyzed by this report were in Concourse & Highbridge, while the most affordable two-bedroom units were in Morris Heights & University Heights.

# WHERE PRICES DECREASED



## **MOTT HAVEN**

Studios -9.2%

## **MORRIS HEIGHTS/ UNIVERSITY HEIGHTS**

One-Bedroom -2.0%

Two-Bedroom -3.0%

## **RIVERDALE**

Studios -2.1%

One-Bedroom -1.0%

Two-Bedroom -6.3%

# WHERE PRICES INCREASED



## **MOTT HAVEN**

One-Bedroom 6.4%

Two-Bedroom 3.8%

## **CONCOURSE/ HIGHBRIDGE**

Studios 1.1%

One-Bedroom 0.5%

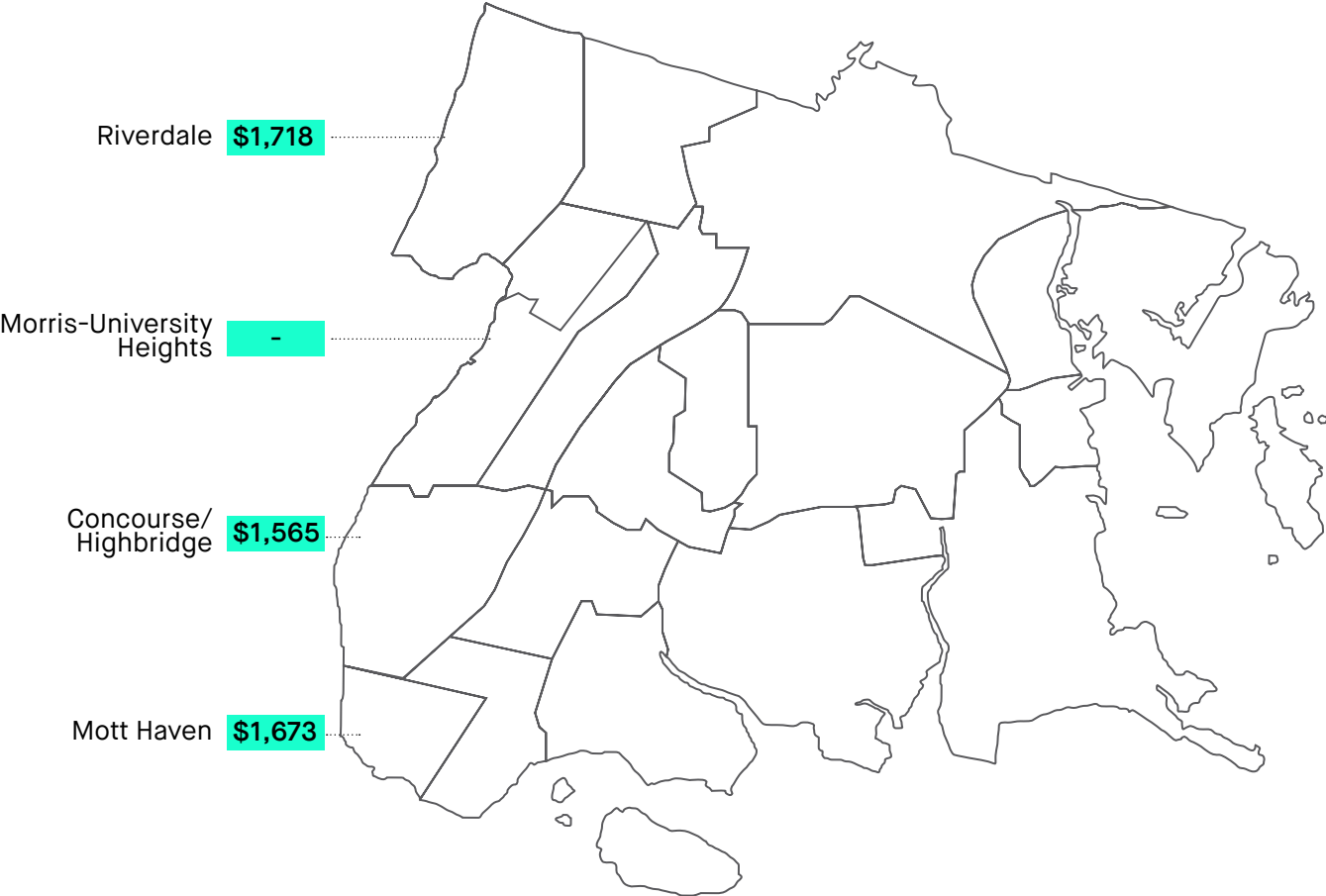
Two-Bedroom 3.9%



# BRONX AVERAGE PRICE

# STUDIOS

**\$1,652**  
AVERAGE PRICE

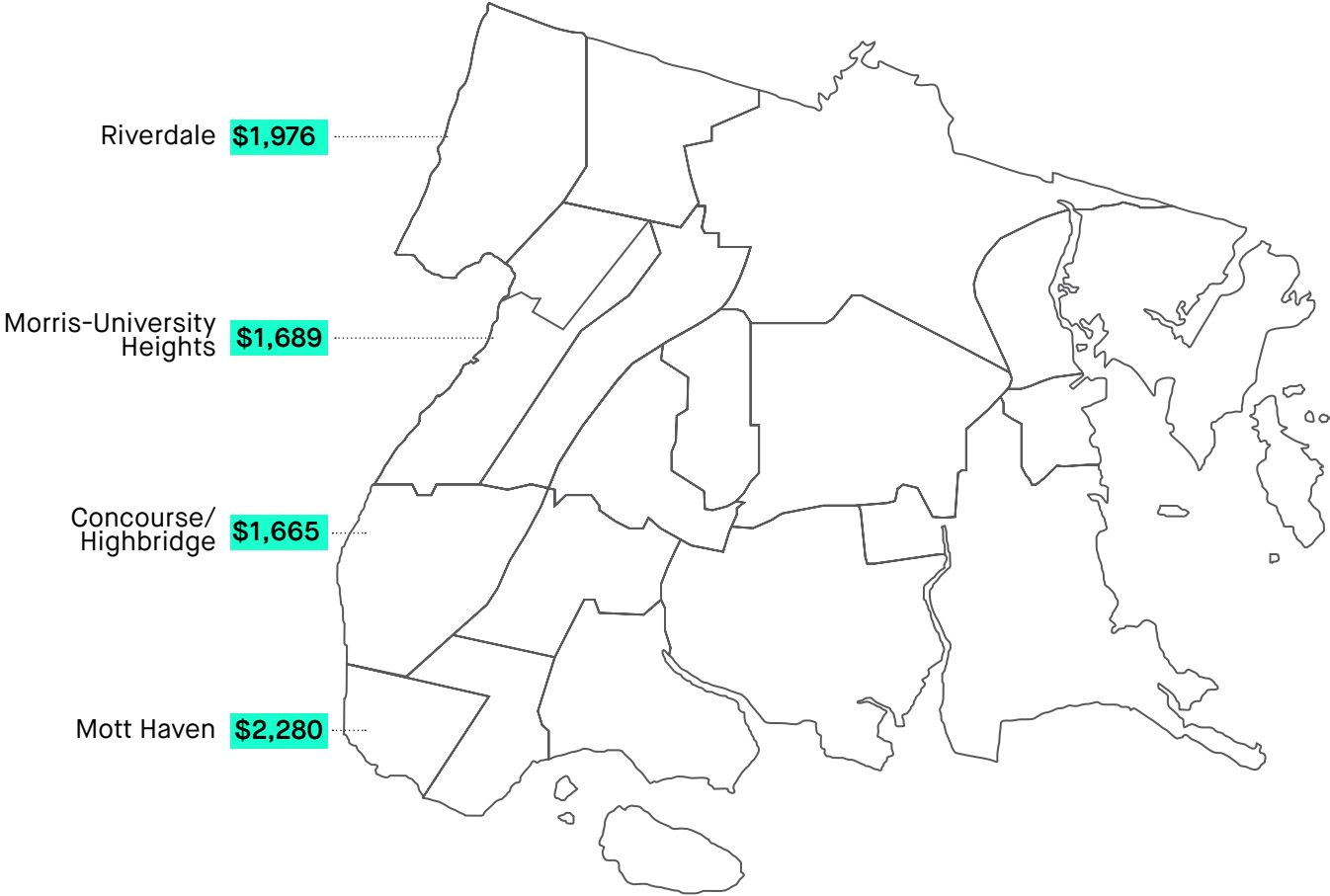




# BRONX AVERAGE PRICE

# 1 BEDROOM

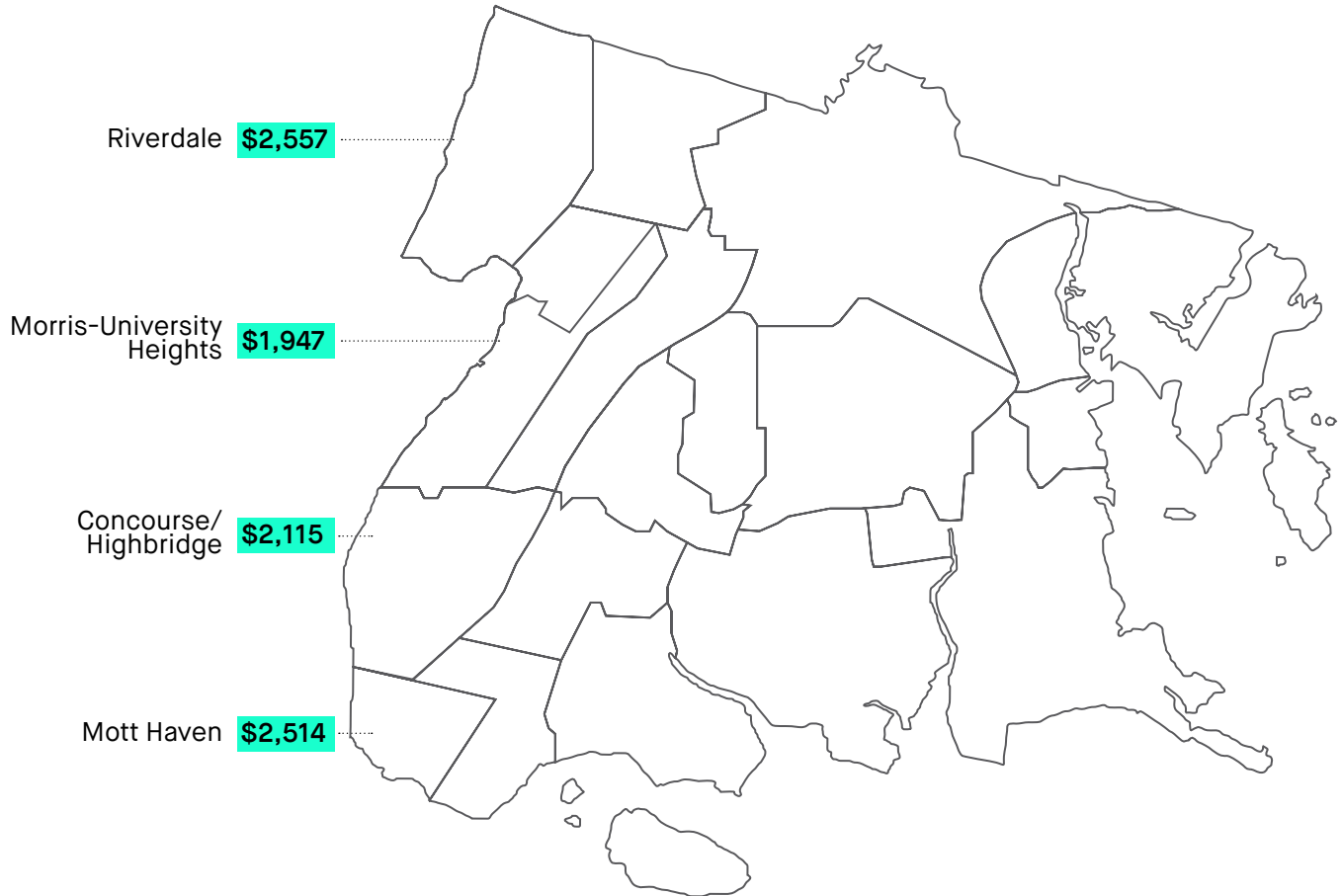
**\$1,903**  
AVERAGE PRICE



# BRONX AVERAGE PRICE

# 2 BEDROOM

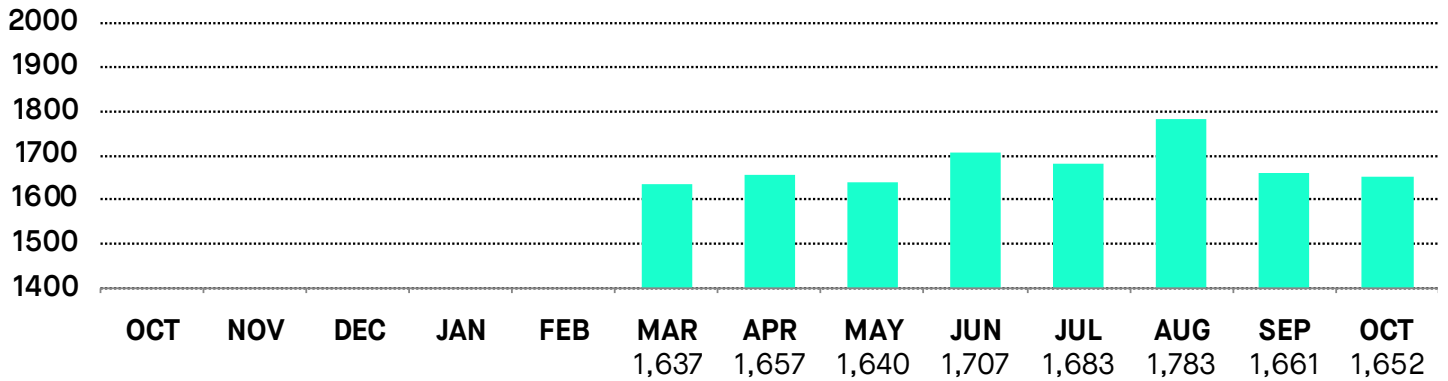
**\$2,283**  
AVERAGE PRICE



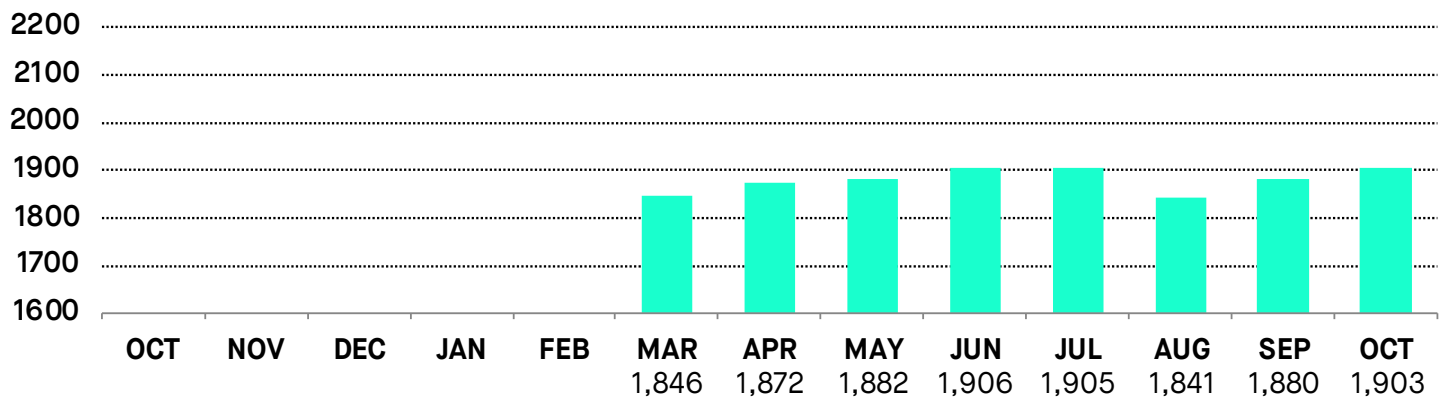
# PRICE TRENDS

## BRONX

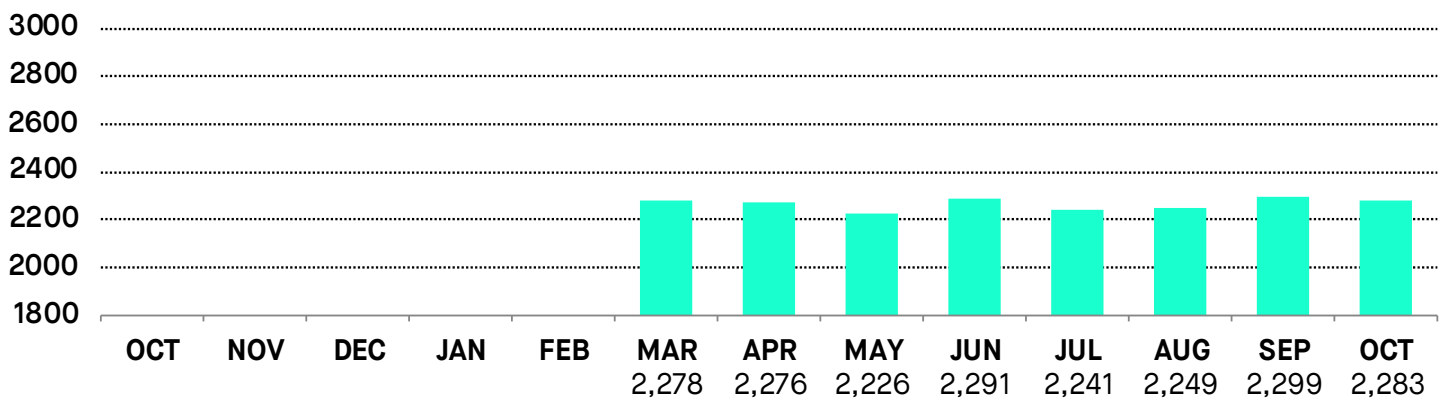
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

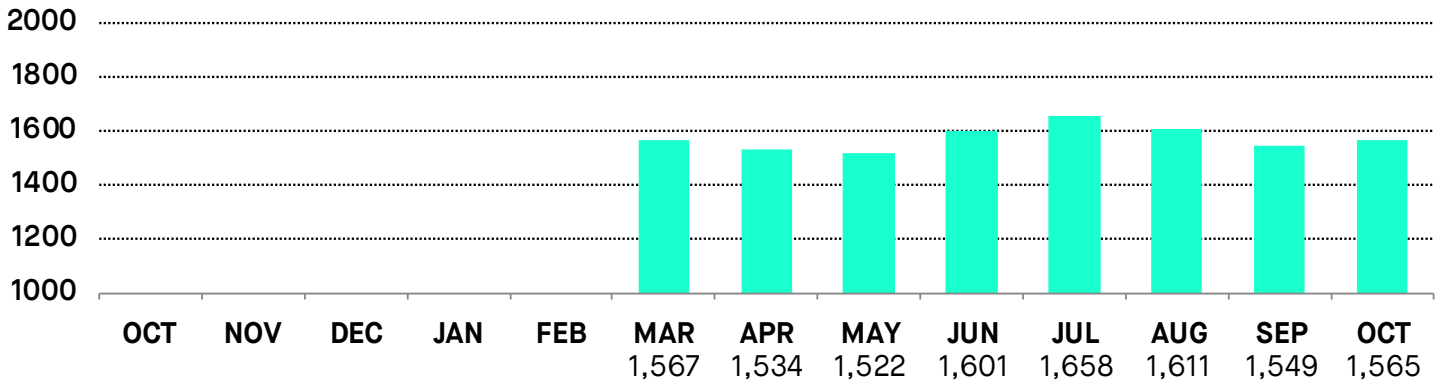


# PRICE TRENDS

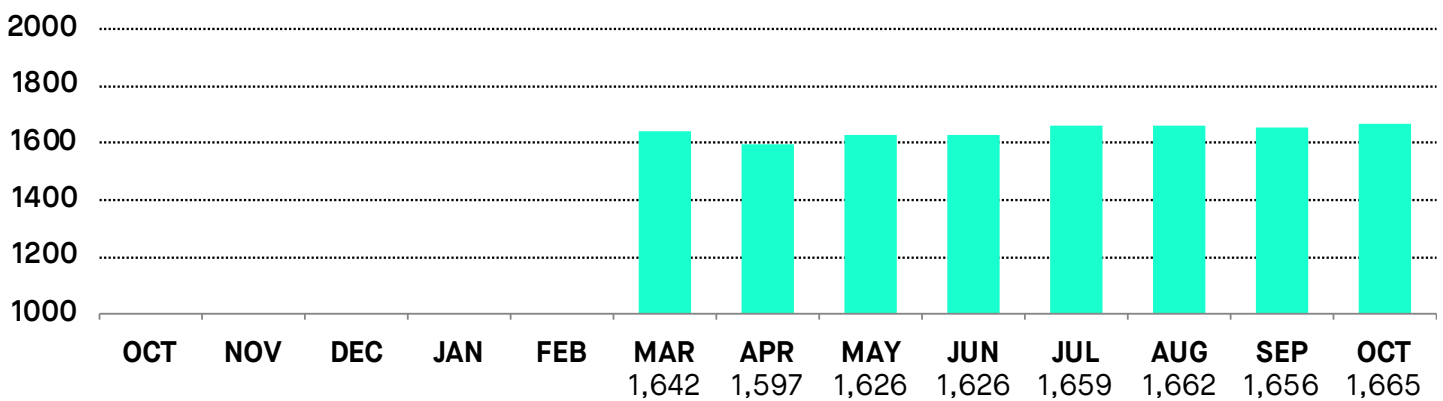
## CONCOURSE/HIGHBRIDGE

FOLLOWING A SLIGHT DROP IN SEPTEMBER, THE AVERAGE RENTAL PRICE IN CONCOURSE & HIGHBRIDGE REBOUNDED BY 2.00% THROUGH OCTOBER.

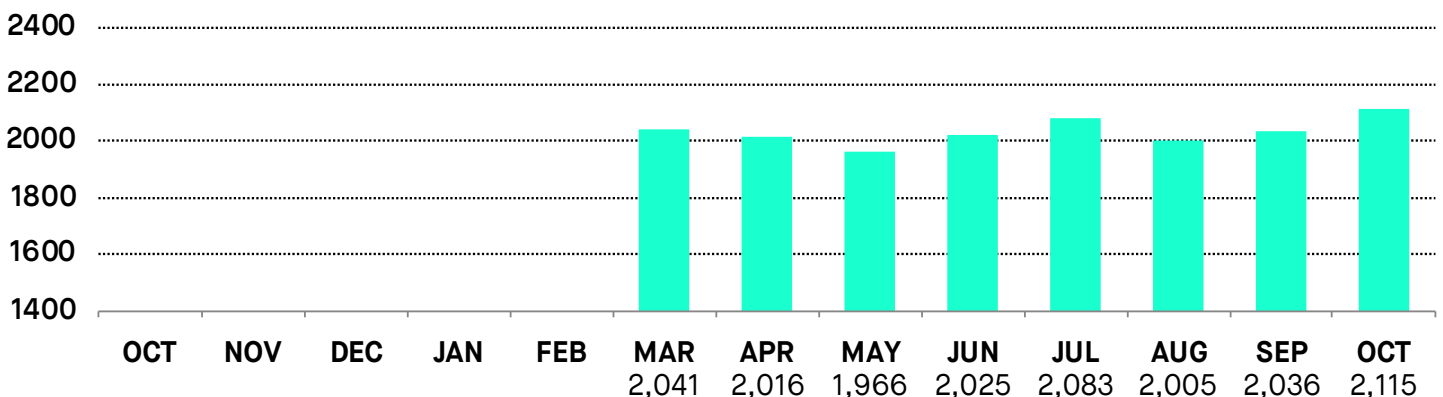
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

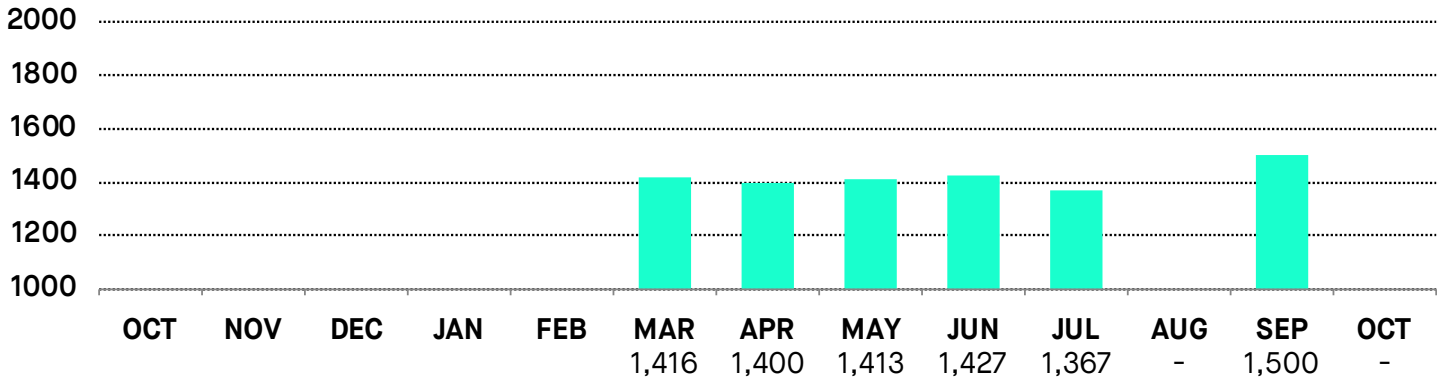


# PRICE TRENDS

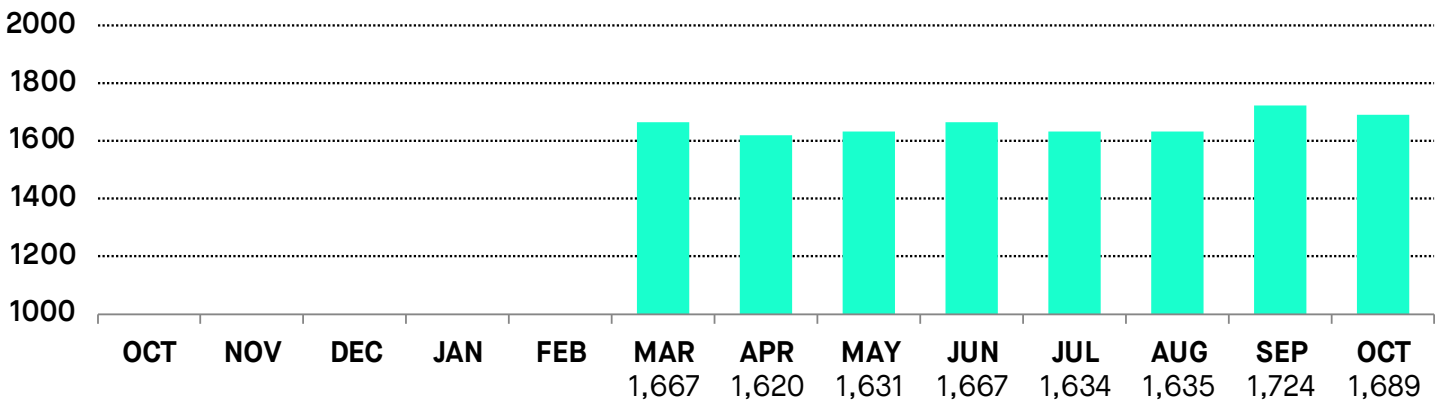
## MORRIS HEIGHTS/UNIVERSITY HEIGHTS

DUE TO A DEARTH OF STUDIO INVENTORY, THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS INCREASED BY 4.25%.

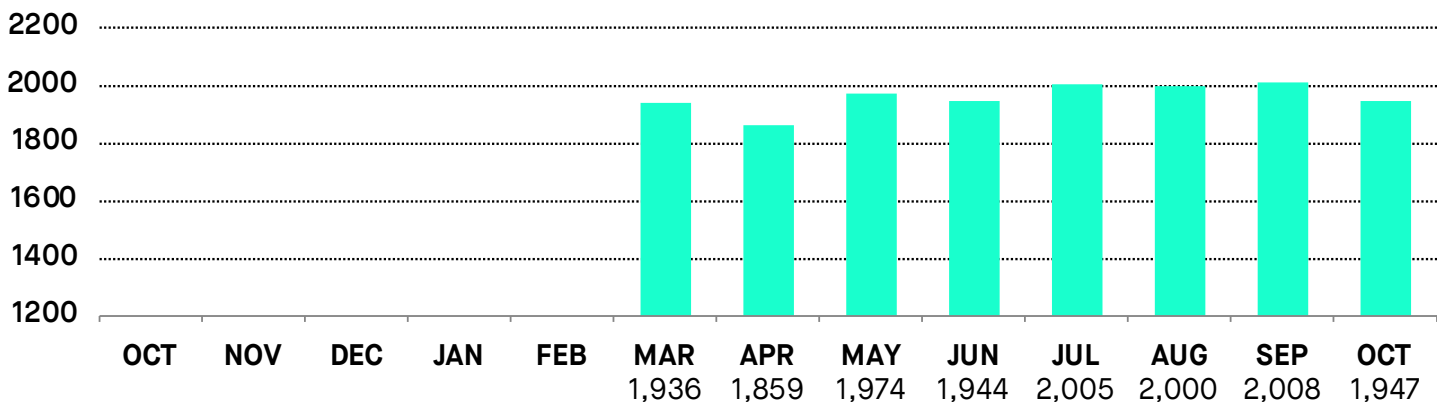
### MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



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

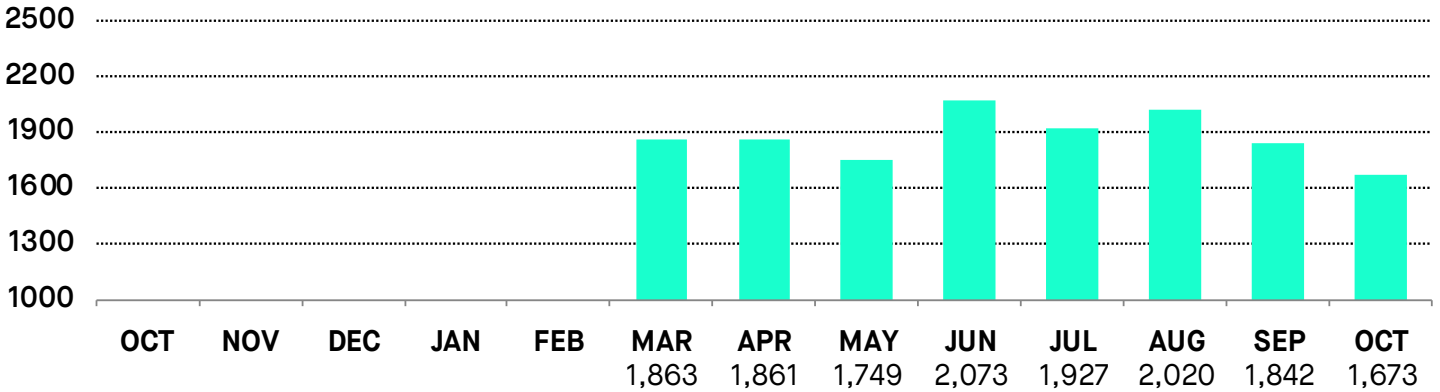


# PRICE TRENDS

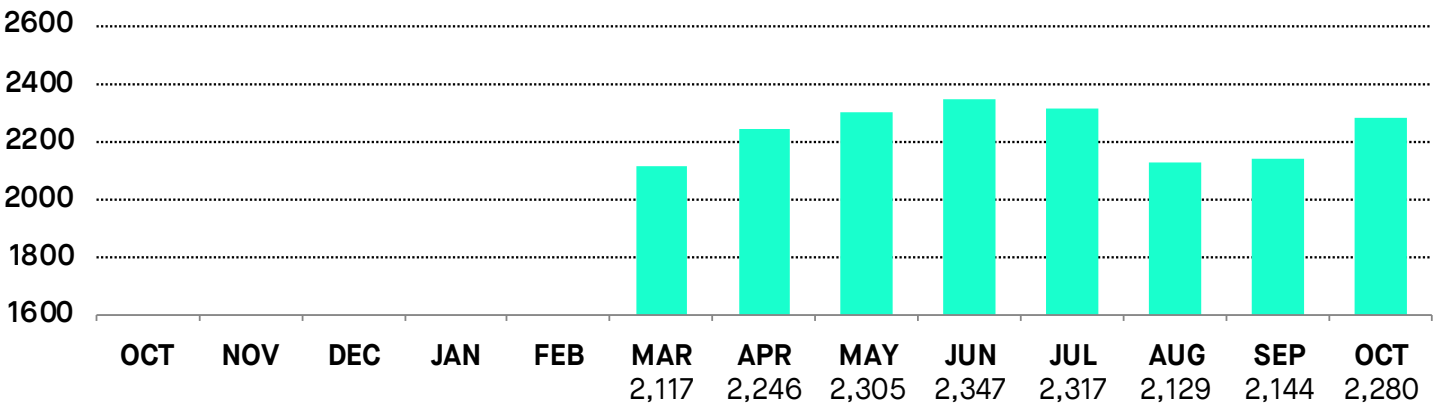
## MOTT HAVEN

OVER THE LAST MONTH, THE AVERAGE RENTAL PRICE IN MOTT HAVEN INCREASED BY 0.92%.

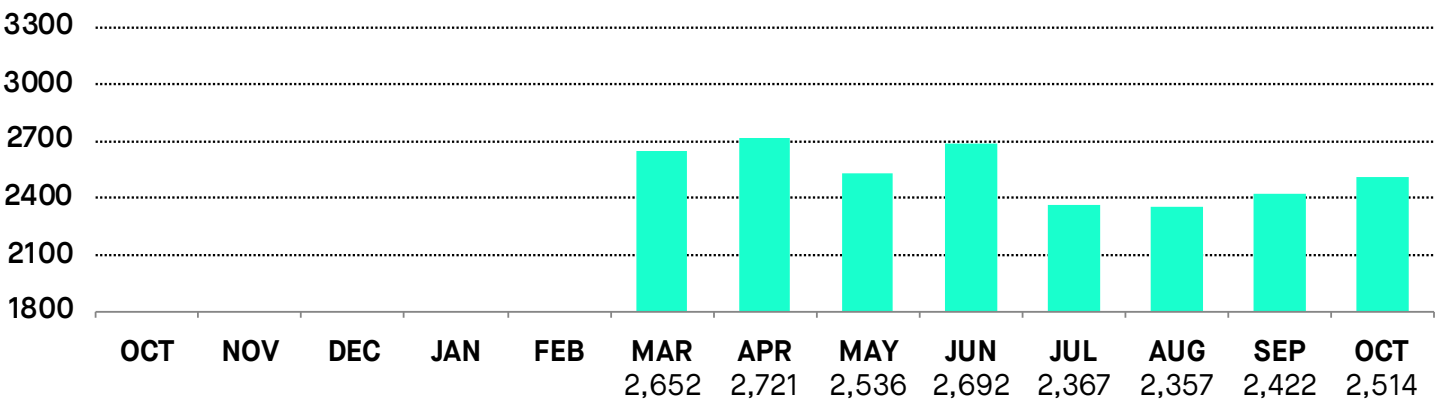
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

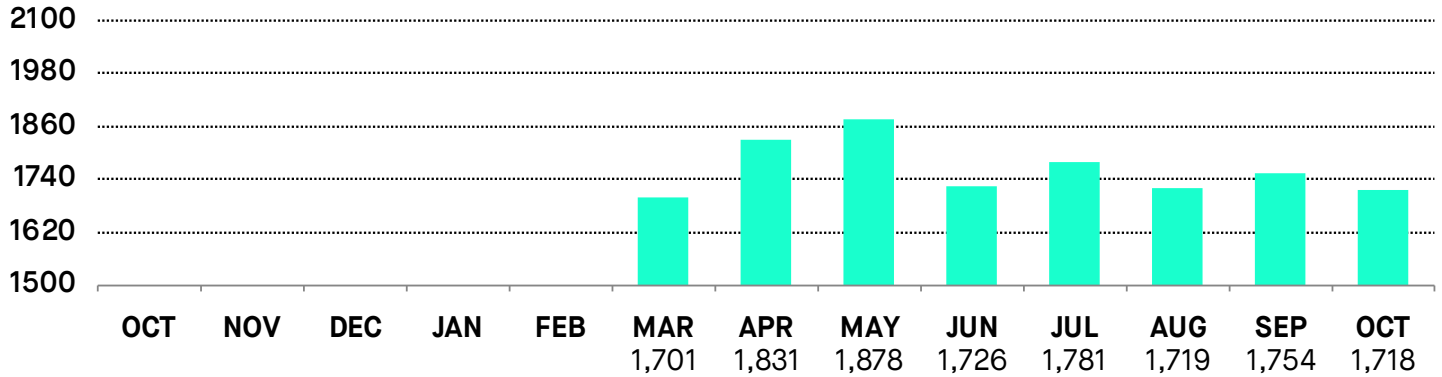


# PRICE TRENDS

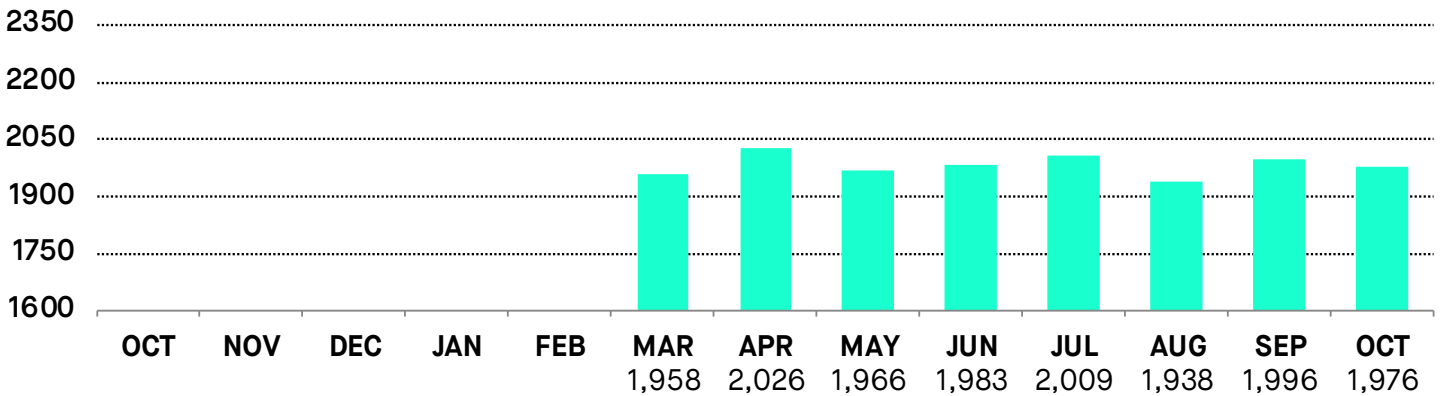
## RIVERDALE

THROUGH OCTOBER, THE AVERAGE RENTAL PRICE IN RIVERDALE EXPERIENCED A CORRECTION OF 3.53%.

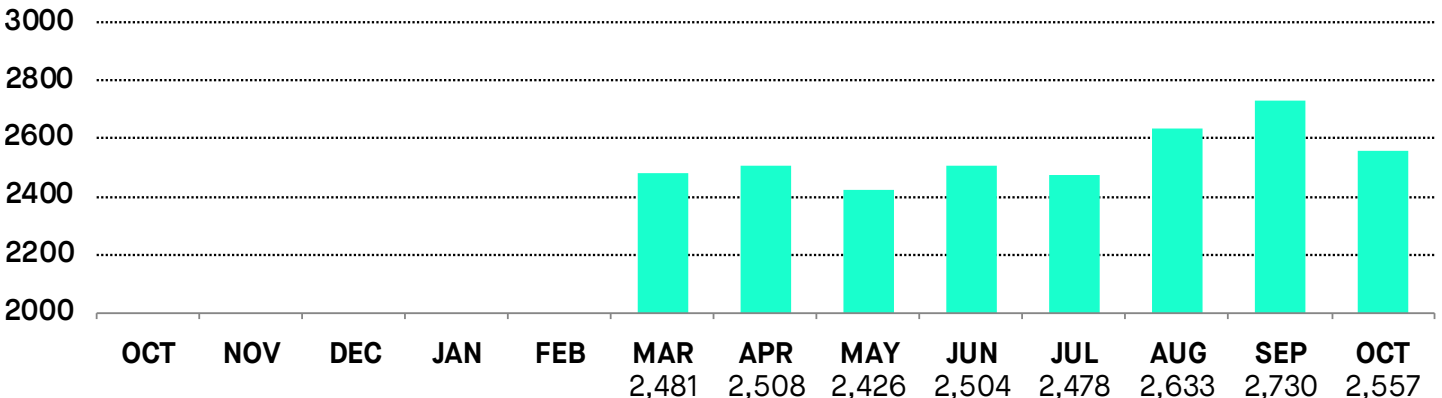
### RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



### 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 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.

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

THANK YOU

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