

M.N.S
REAL ESTATE
NYC

BRONX RENTAL REPORT



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AVERAGE RENT

BRONX

THE AVERAGE RENT IN BRONX HAS
DECREASED THIS MONTH.

↓0.71%
CHANGE

\$1,960.47
AUGUST 2019

\$1,946.63
SEPTEMBER 2019

A QUICK LOOK

BRONX

Over the last month, the average rental rate in the neighborhoods analyzed by this report decreased by 0.71%, from \$1,960.47 to \$1,946.63. Studio rental pricing experienced a correction of 6.84%, while one and two-bedrooms units

saw their average rental rates increase by 2.12% and 2.22%, 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. On the other end of the spectrum, the most affordable studio and two-bedroom rental units were in Morris Heights & University Heights, while the most affordable one-bedroom rental units were in Concourse & Highbridge.

WHERE PRICES DECREASED



MOTT HAVEN

Studios -8.8%

CONCOURSE/ HIGHBRIDGE

Studios -3.8%

One-Bedroom -0.4%

WHERE PRICES INCREASED



MOTT HAVEN

One-Bedroom 0.7%

Two-Bedroom 2.7%

CONCOURSE/ HIGHBRIDGE

Two-Bedroom 1.5%

MORRIS HEIGHTS/ UNIVERSITY HEIGHTS

One-Bedroom 5.5%

Two-Bedroom 0.4%

RIVERDALE

Studios 2.0%

One-Bedroom 3.0%

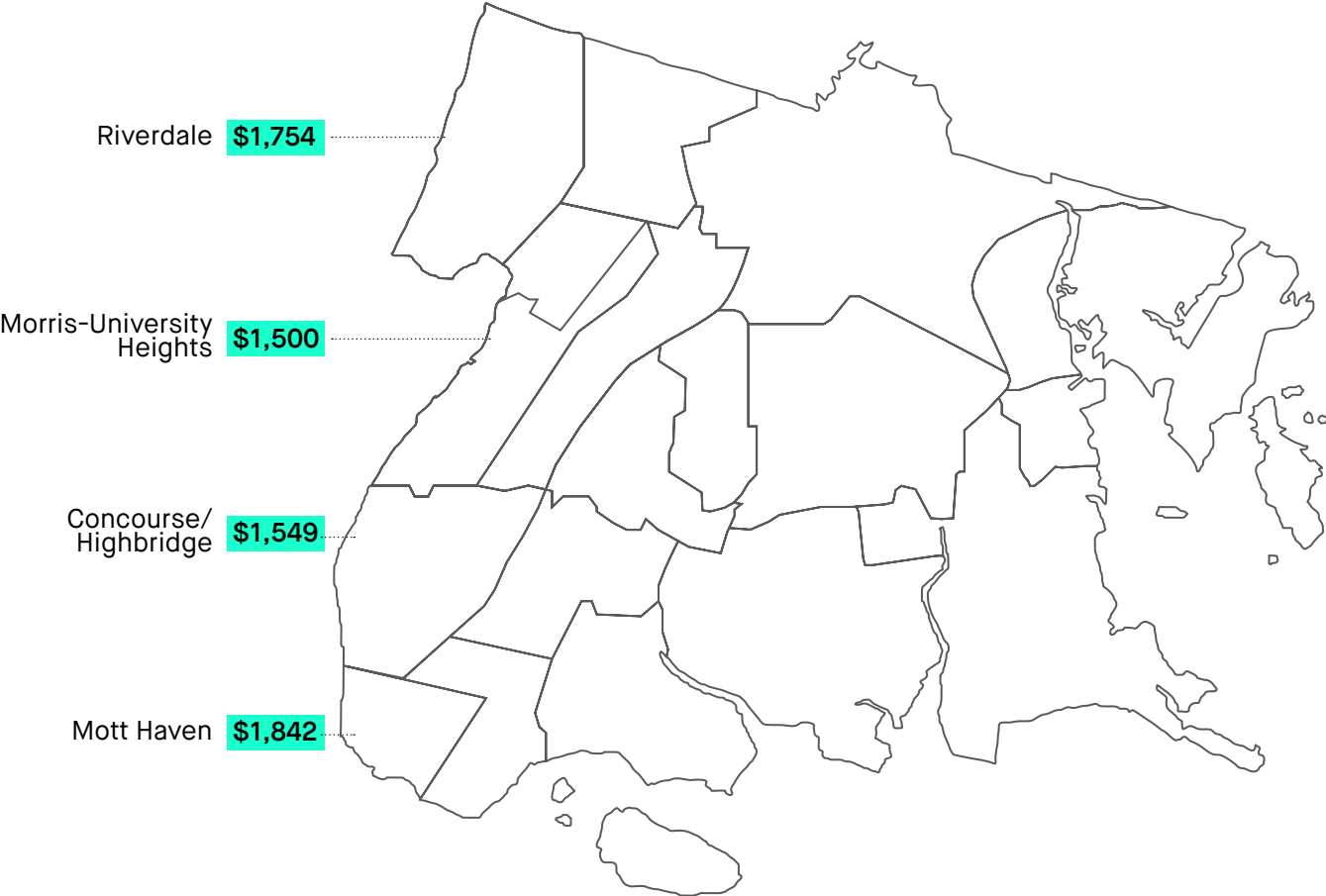
Two-Bedroom 3.7%

BRONX AVERAGE PRICE

STUDIOS



\$1,661
AVERAGE PRICE

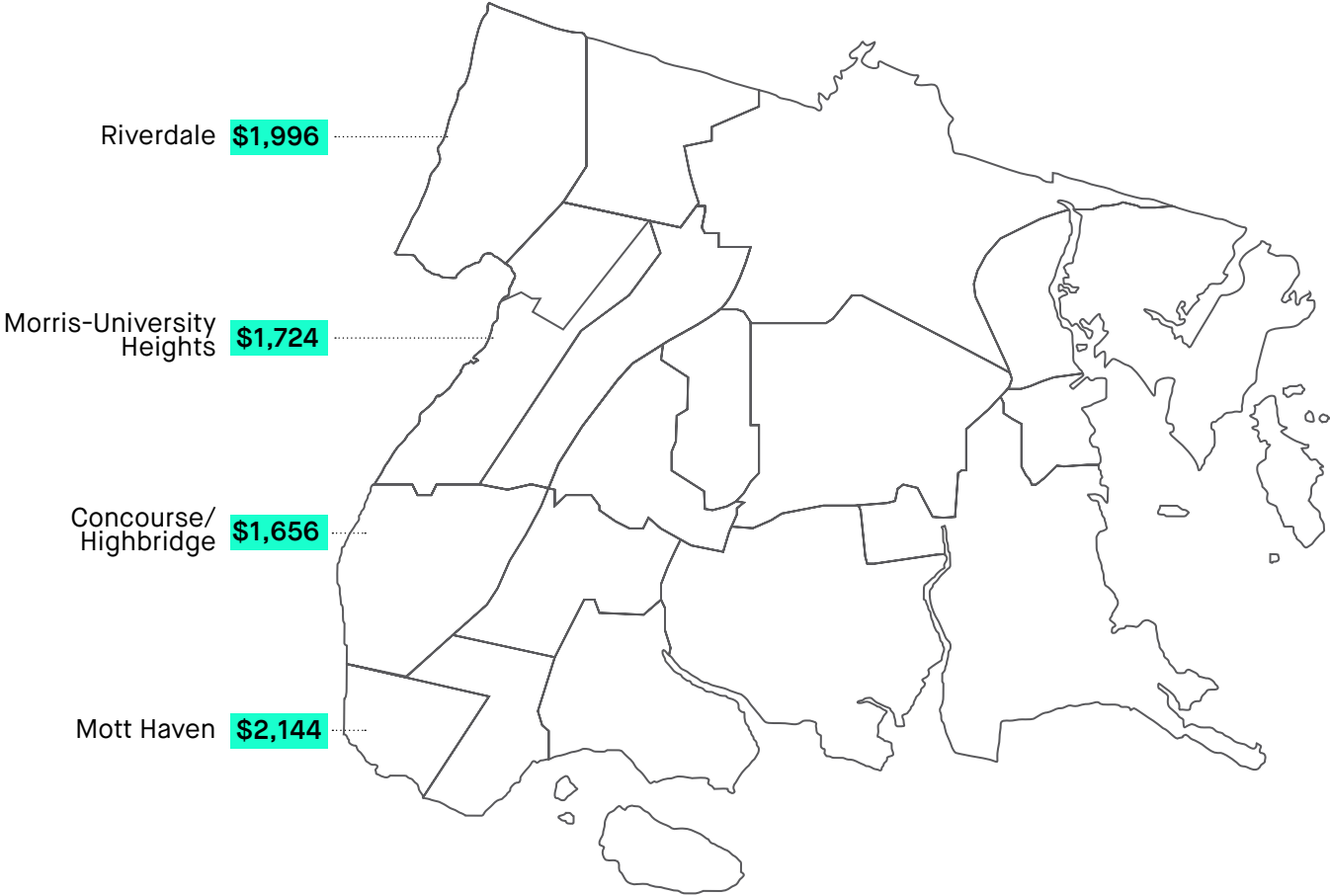


BRONX AVERAGE PRICE

1 BEDROOM



\$1,880
AVERAGE PRICE

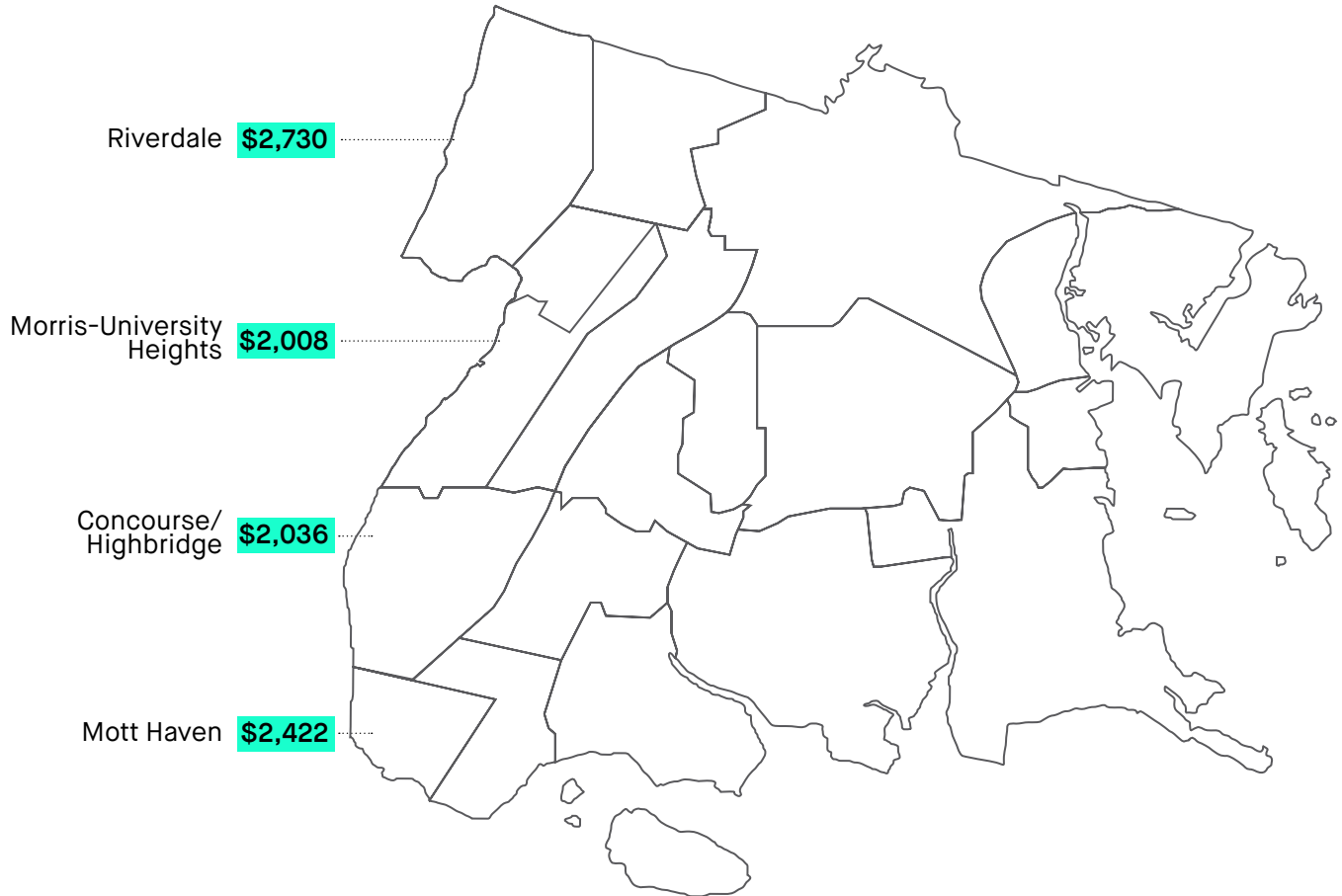


BRONX AVERAGE PRICE

2 BEDROOM



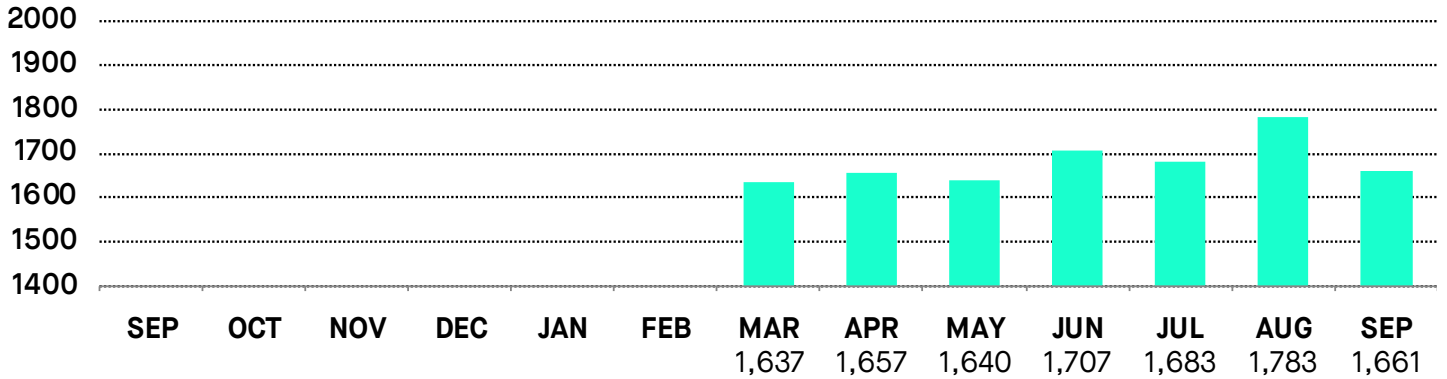
\$2,299
AVERAGE PRICE



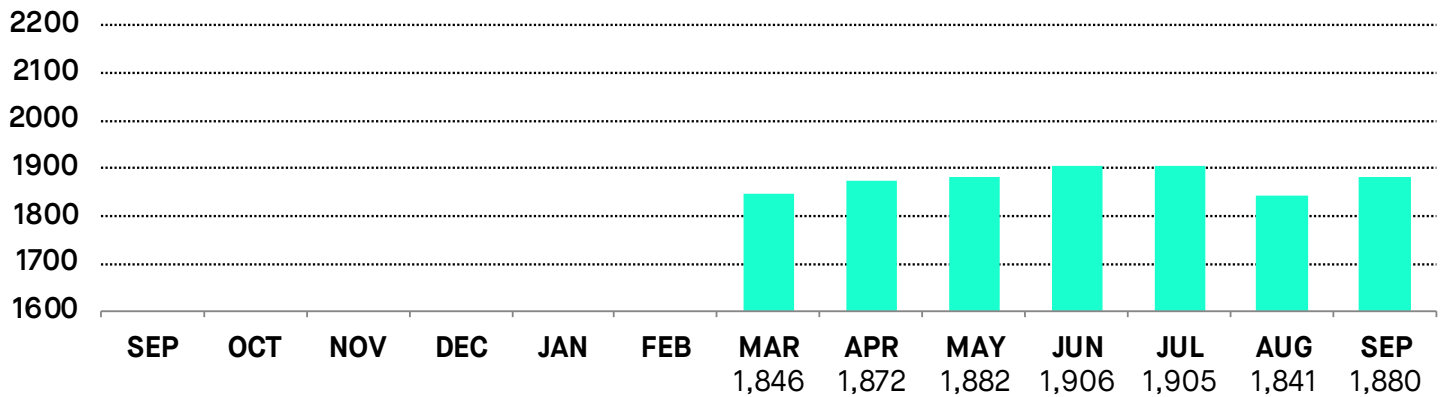
PRICE TRENDS

BRONX

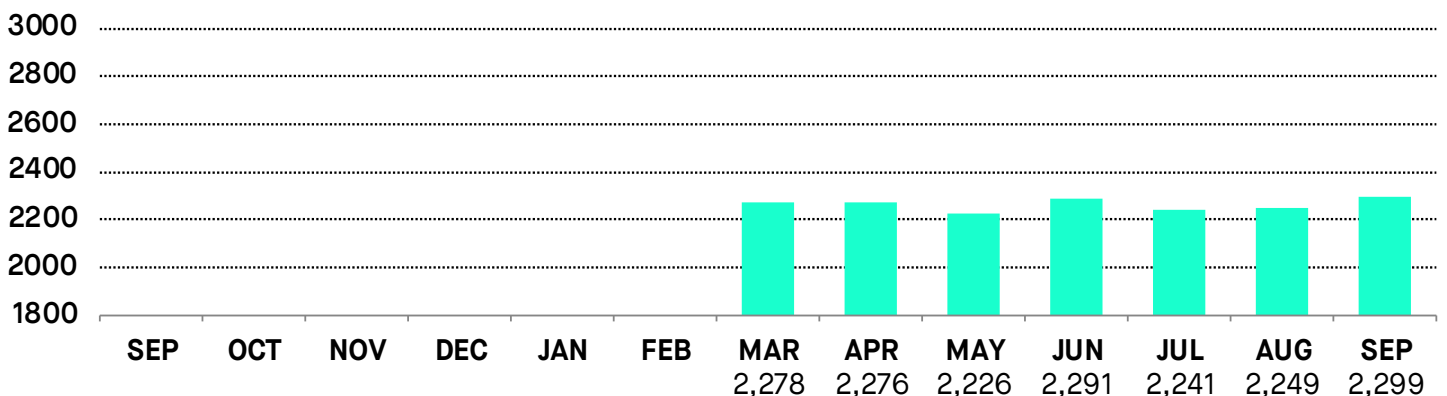
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

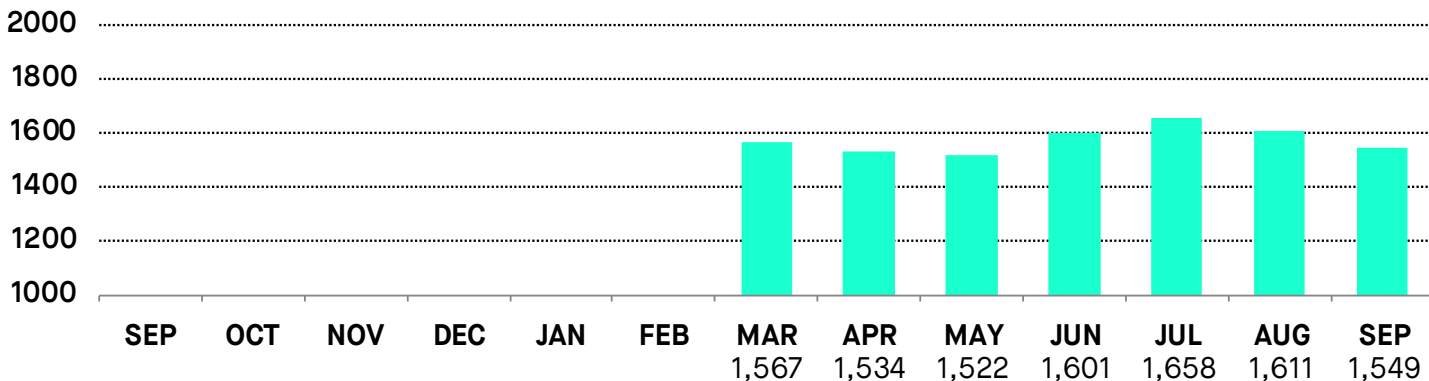


PRICE TRENDS

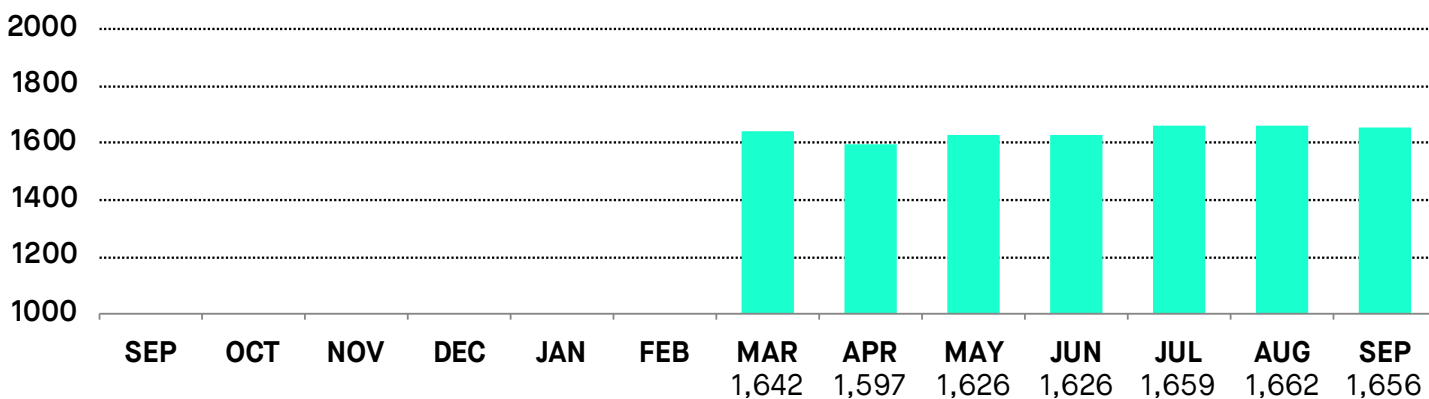
CONCOURSE/HIGHBRIDGE

FOLLOWING LAST MONTH'S PRICE CORRECTION, AVERAGE RENTAL PRICING IN CONCOURSE & HIGHBRIDGE STABILIZED THROUGH SEPTEMBER, FALLING BY A RELATIVELY SUBDUED 0.71%.

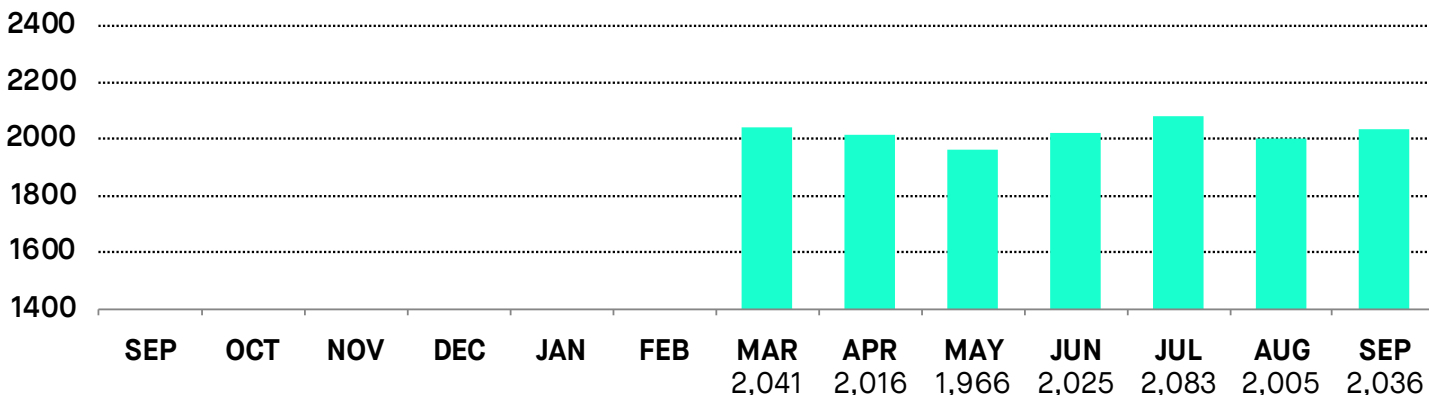
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

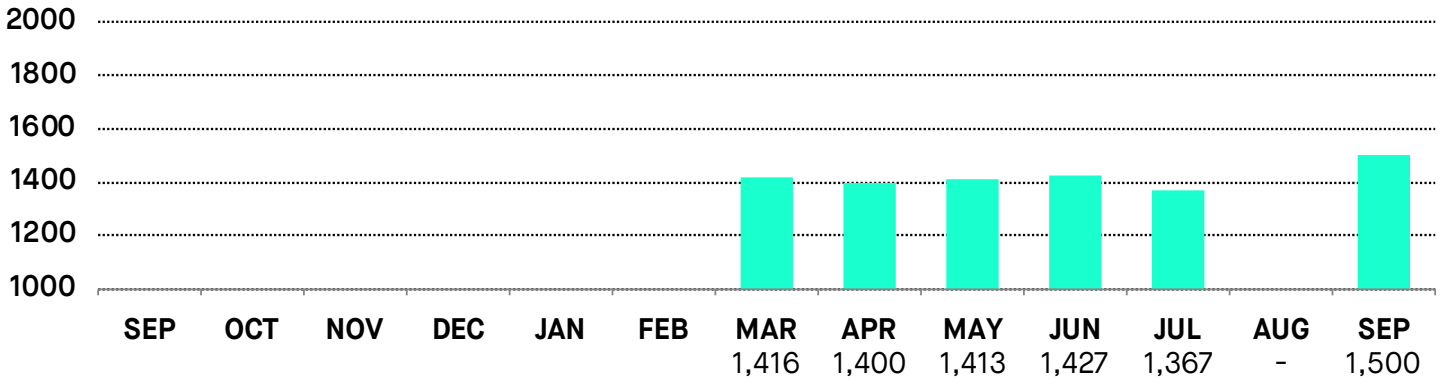


PRICE TRENDS

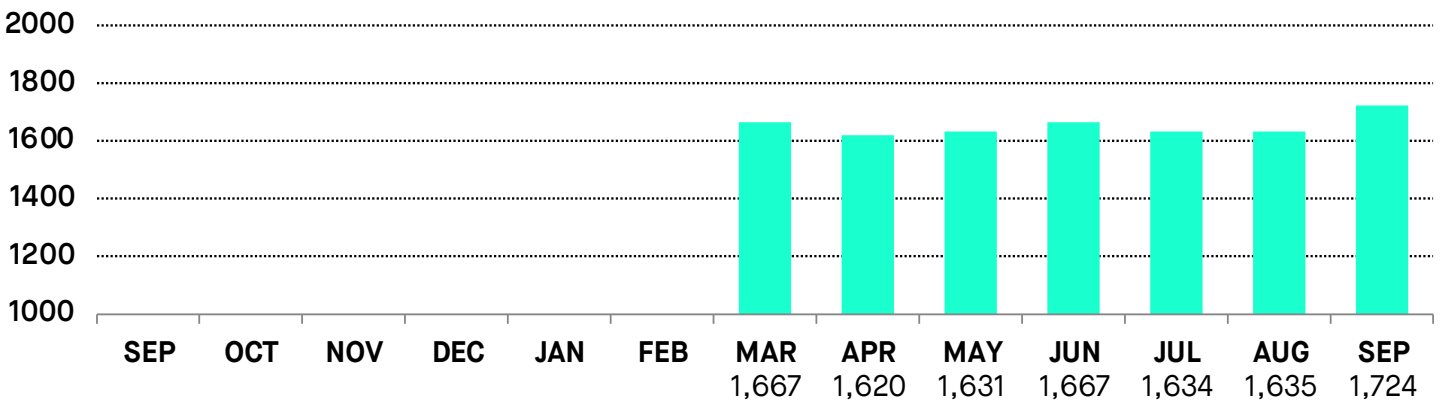
MORRIS HEIGHTS/UNIVERSITY HEIGHTS

THANKS TO THE REINTRODUCTION OF STUDIO INVENTORY INTO THE RENTAL MARKET IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS, AVERAGE PRICING IN THE AREA EXPERIENCED A CORRECTION OF 4.04%.

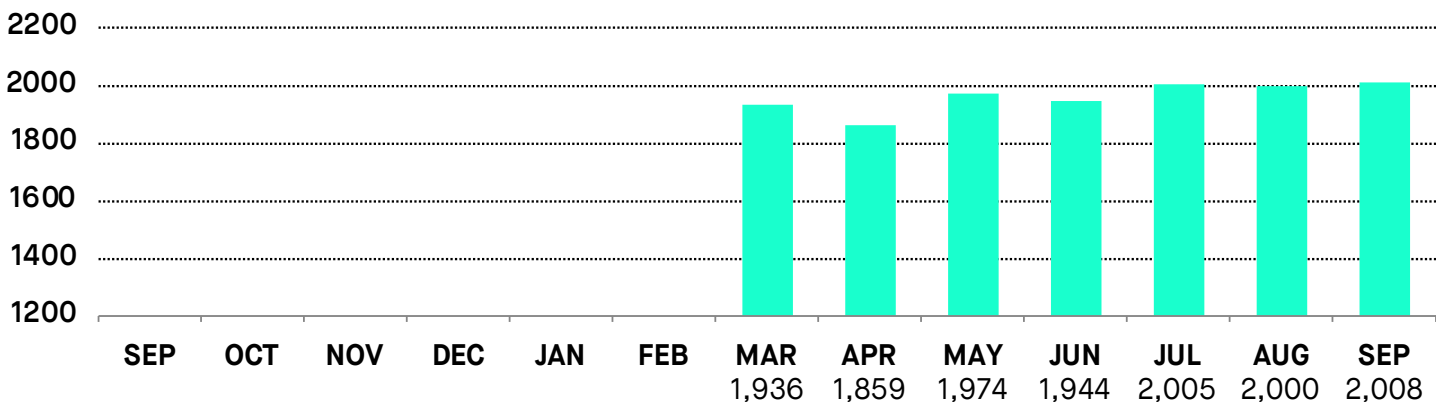
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



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

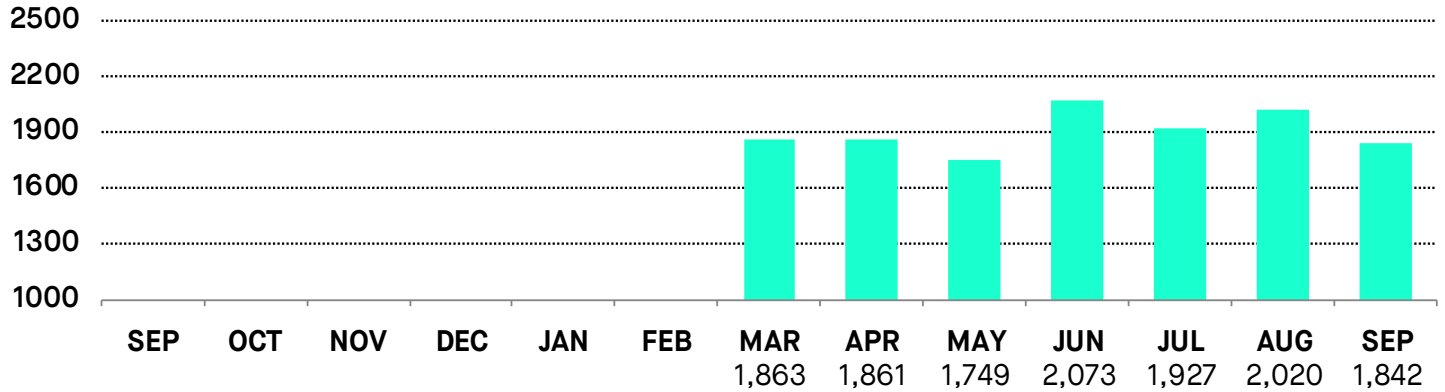


PRICE TRENDS

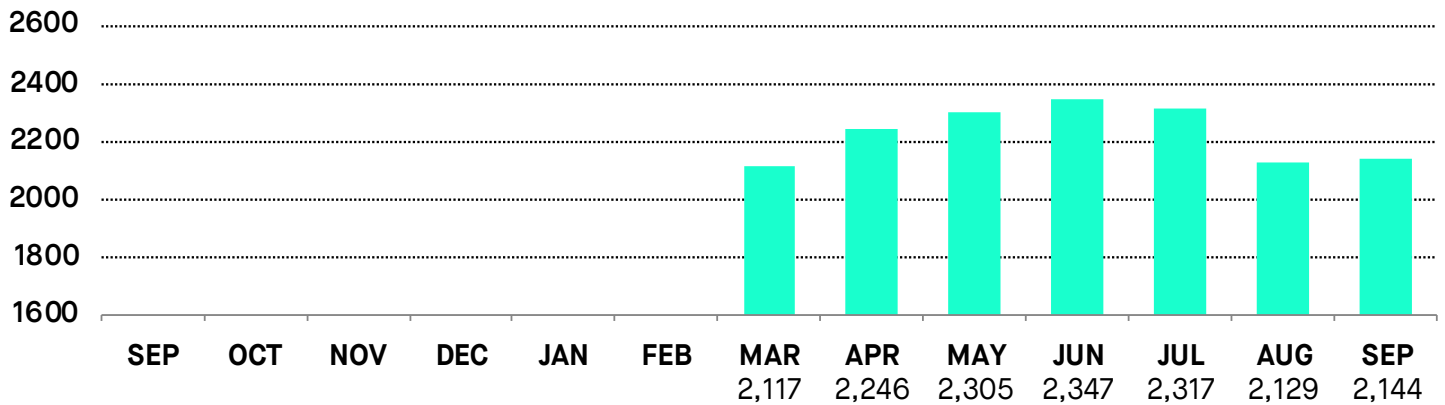
MOTT HAVEN

THIS PAST MONTH, THE AVERAGE RENTAL PRICE IN MOTT HAVEN FELL BY 1.52%.

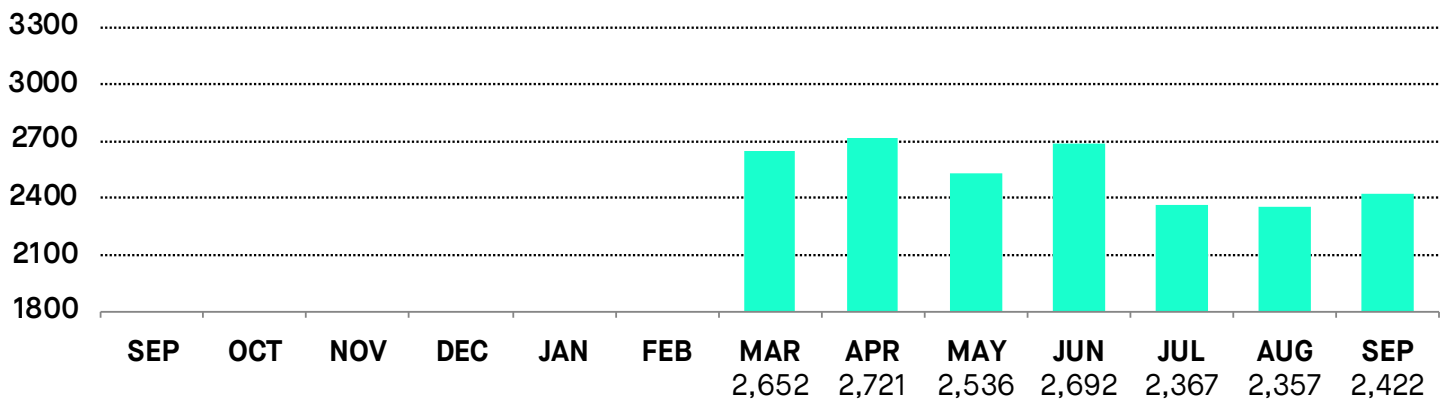
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

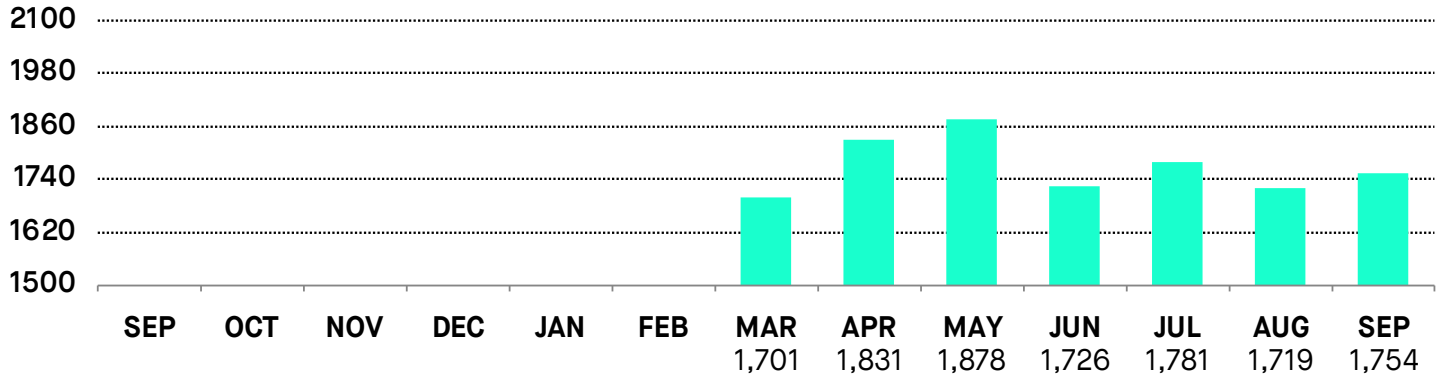


PRICE TRENDS

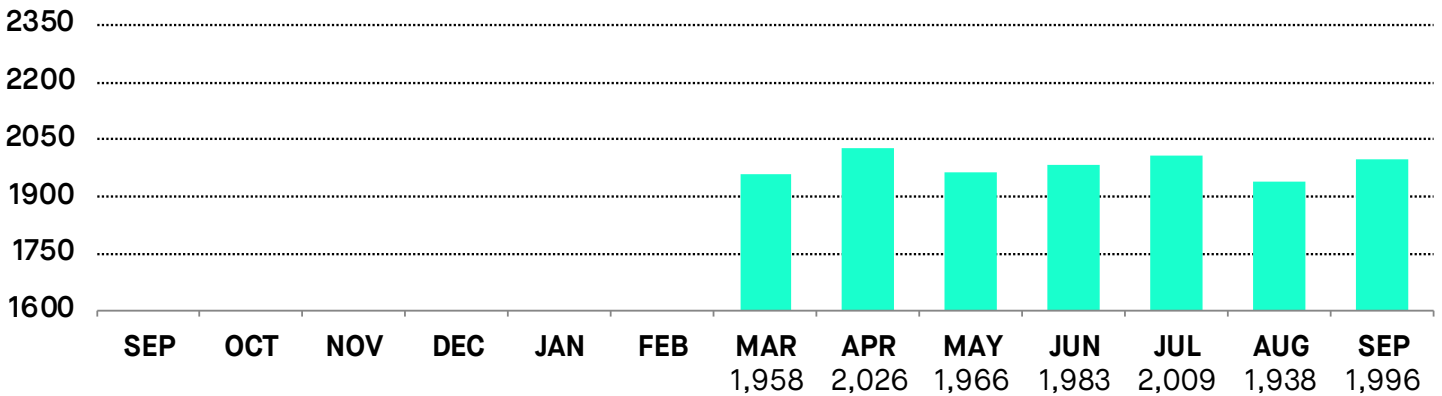
RIVERDALE

THROUGH SEPTEMBER, THE AVERAGE RENTAL PRICE IN RIVERDALE INCREASED BY 3.02%.

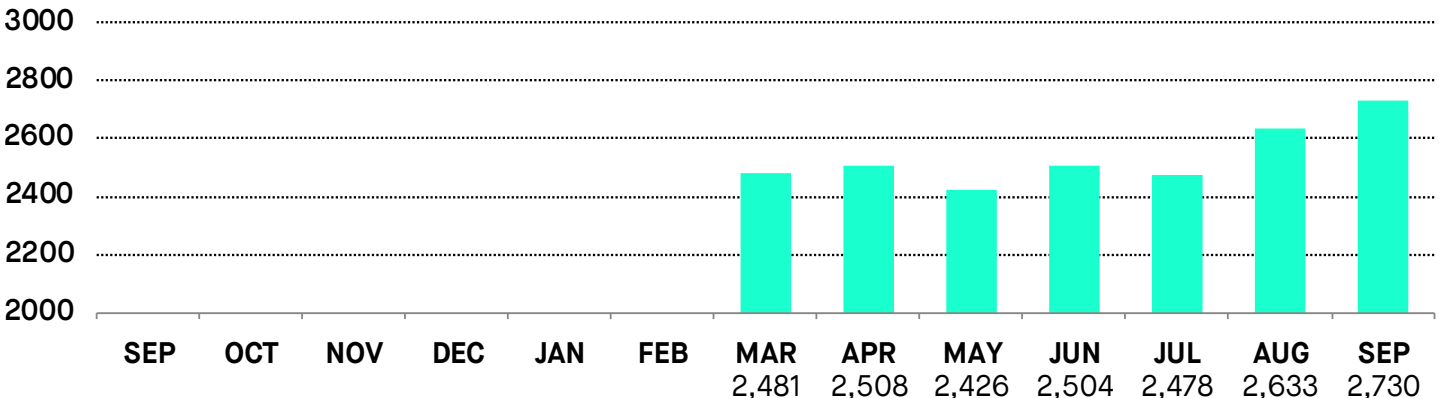
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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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