

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

# BRONX

## RENTAL MARKET REPORT

SEPTEMBER 2021



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# AVERAGE RENT

THE AVERAGE RENT IN BRONX HAS INCREASED THIS MONTH.

BRONX

**↑1.27%**  
CHANGE

**\$2,023**  
AUGUST 2021

**\$2,048**  
SEPTEMBER 2021

# A QUICK LOOK

## BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report increased by 1.27%, from \$2,022.74 to \$2,048.36. Studio rental pricing increased by 0.64%, from \$1,745.69 to \$1,756.84. The average rental price for a one-bedroom unit increased by 1.25%, from \$1,922.85 to \$1,946.95. The average rental price for a two-bedroom unit increased by 1.57%, from \$2,391.96 to \$2,429.58.

Compared to this time last year, studio pricing is up 4.12%. In that same span, one and two-bedroom rental prices increased by 2.21% and 3.62%, respectively. Overall, the average rental price tracked by this report is up 3.51%, year-over-year.

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. The most affordable studio units could be found in Concourse/Highbridge, while the most affordable one and two-bedrooms apartments were in Morris/University Heights.

# WHERE PRICES DECREASED



**CONCOURSE/HIGHBRIDGE**

One-Bedroom	-0.1%
Two-Bedroom	-0.9%

# WHERE PRICES INCREASED



### MOTT HAVEN

Studios	0.4%
One-Bedroom	1.3%
Two-Bedroom	0.3%

### MORRIS HEIGHTS/UNIVERSITY HEIGHTS

One-Bedroom	0.05%
Two-Bedroom	2.78%

### RIVERDALE

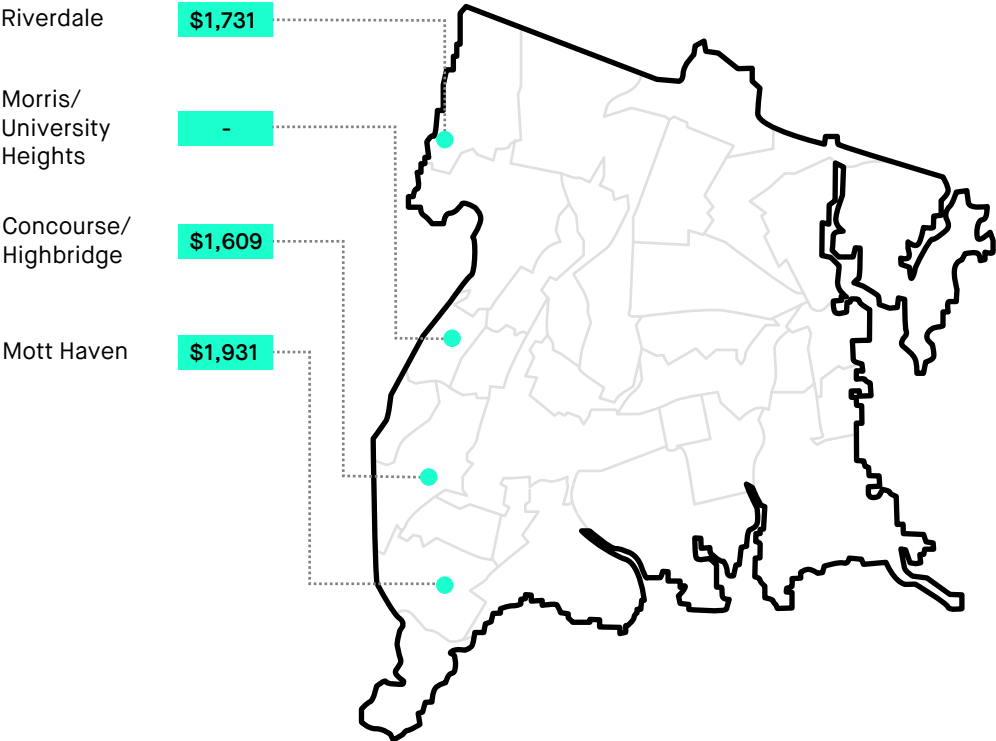
Studios	0.1%
One-Bedroom	3.4%
Two-Bedroom	3.9%

### CONCOURSE/HIGHBRIDGE

Studios	1.5%
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# BRONX AVERAGE PRICE

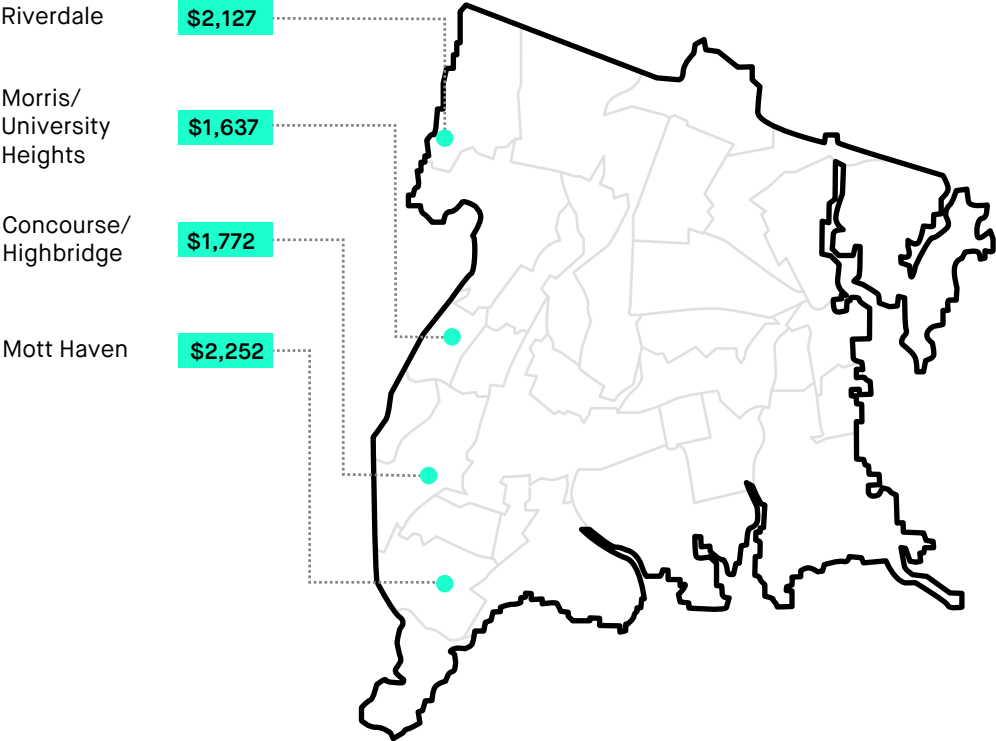
# STUDIOS





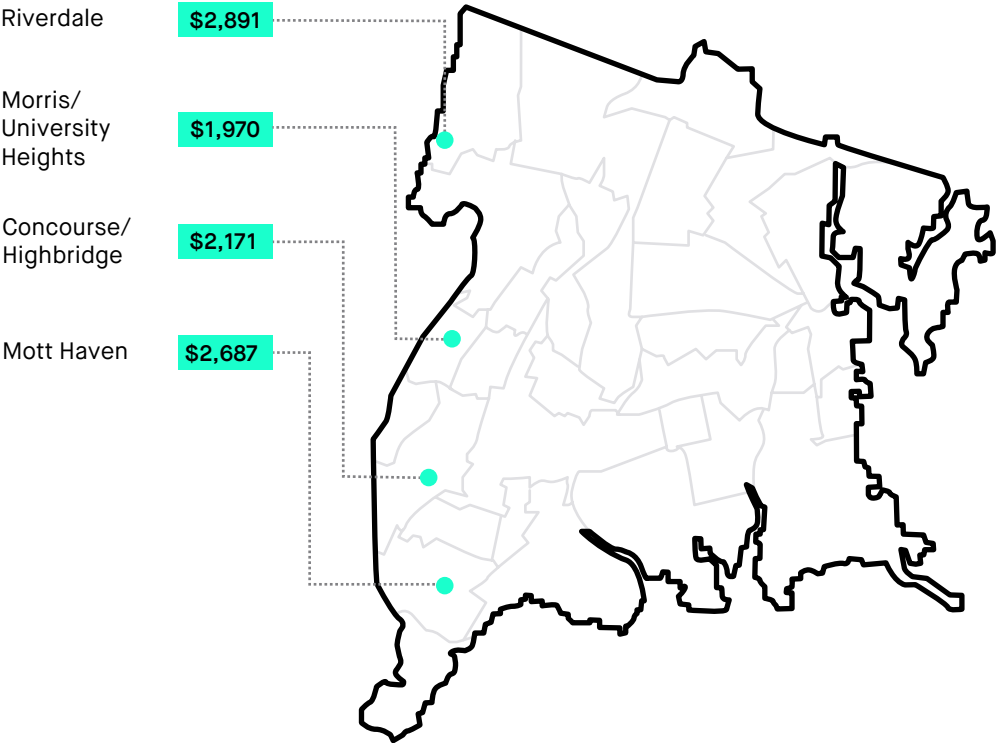
# BRONX AVERAGE PRICE

## 1 BEDROOM



# BRONX AVERAGE PRICE

## 2 BEDROOM



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE ↑ 2.27%

MOTT HAVEN ↑ 5.05%

MORRIS-UNIVERSITY HEIGHTS ↑ 5.23%

RIVERDALE ↑ 1.66%

# PRICE CHANGES

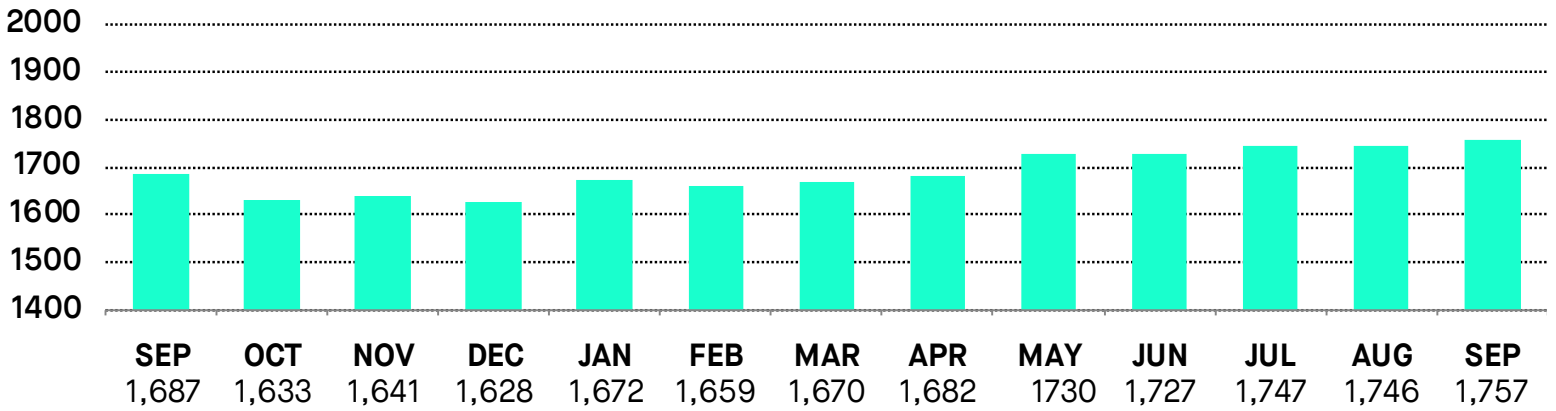
BRONX RENTS:  
SEPTEMBER 2020 VS. SEPTEMBER 2021

# PRICE CHANGES

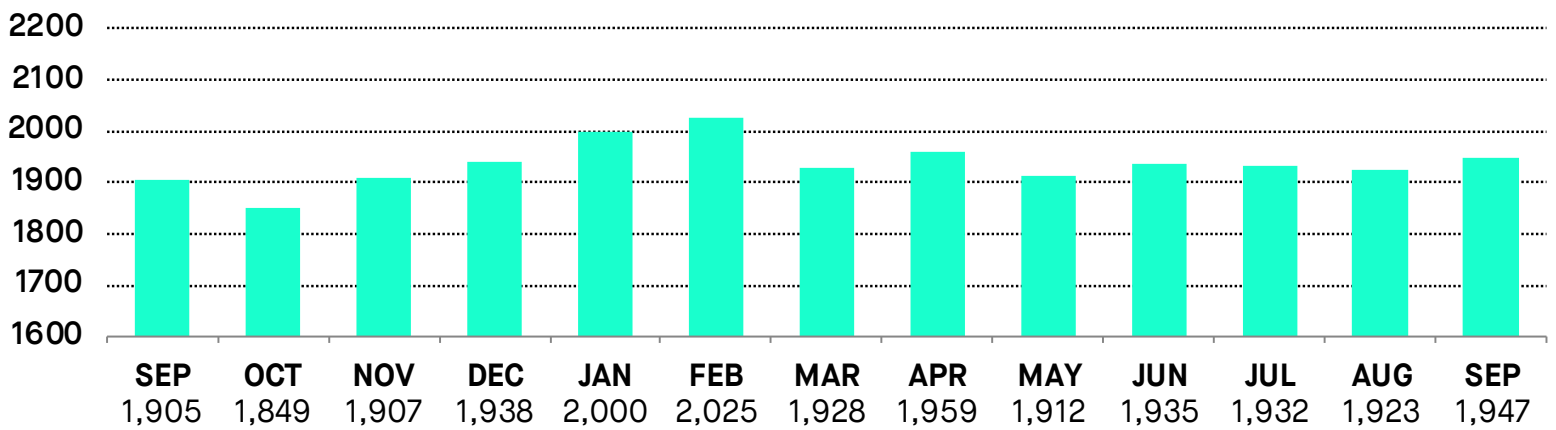
TYPE	SEPTEMBER 2020	SEPTEMBER 2021	CHANGE
Studios	\$1,687	\$1,757	↑ 4.12 %
One bedrooms	\$1,905	\$1,947	↑ 2.21 %
Two bedrooms	\$2,345	\$2,430	↑ 3.62 %

# PRICE TRENDS: BRONX

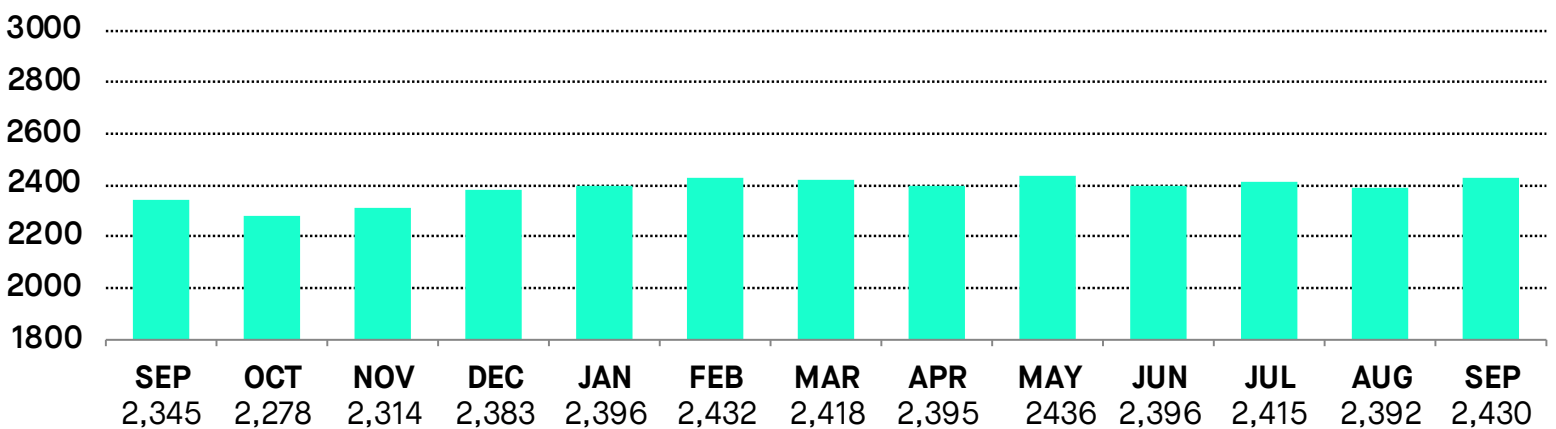
## BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



## BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



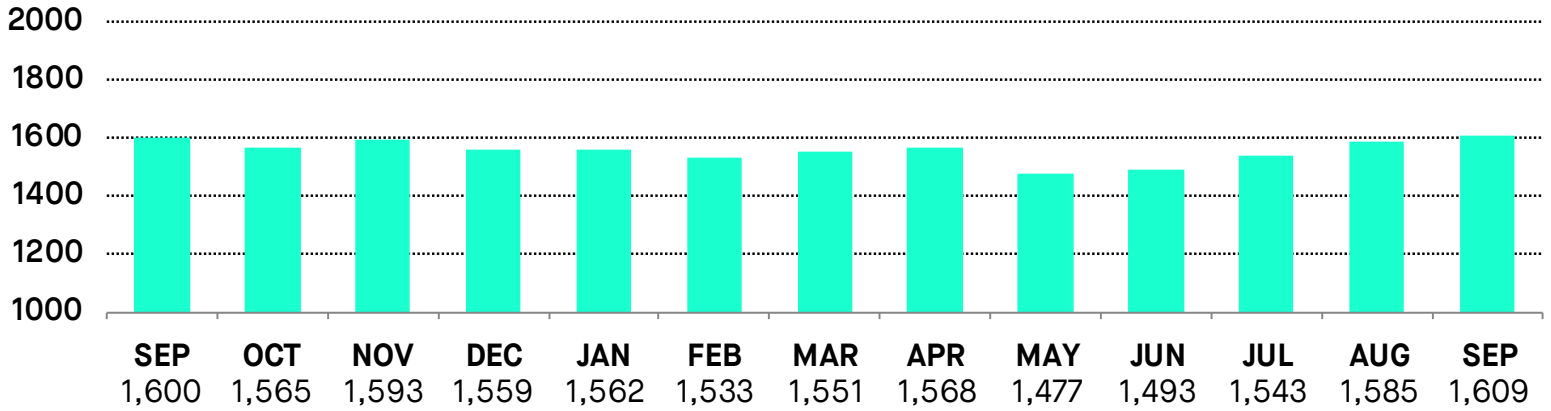
## BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



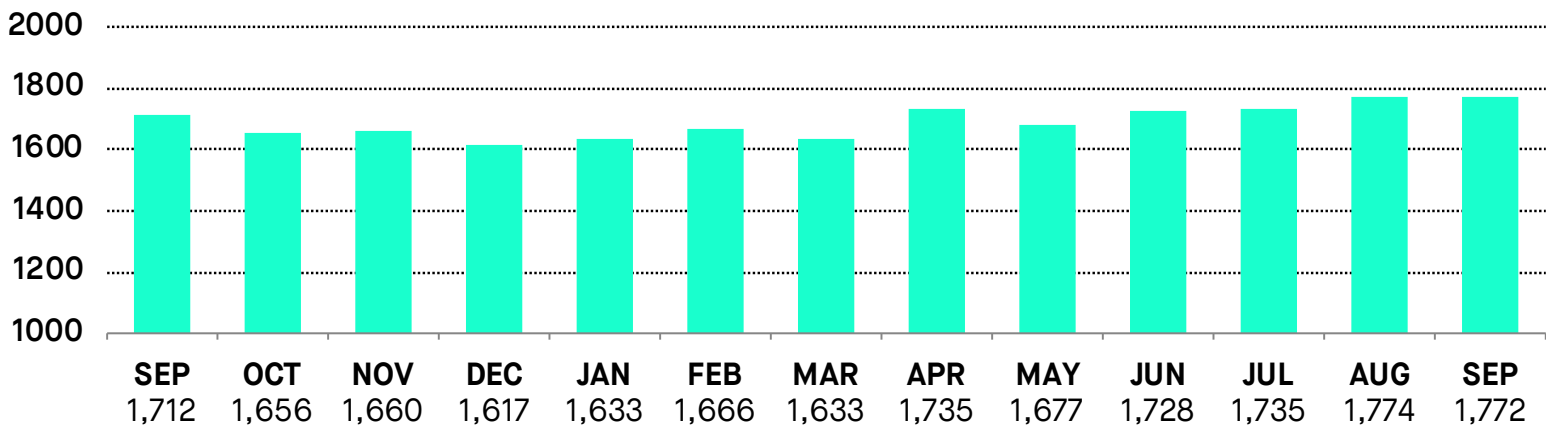
# PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN CONCOURSE & HIGHBRIDGE REMAINED STABLE, INCREASING BY JUST 0.02%.

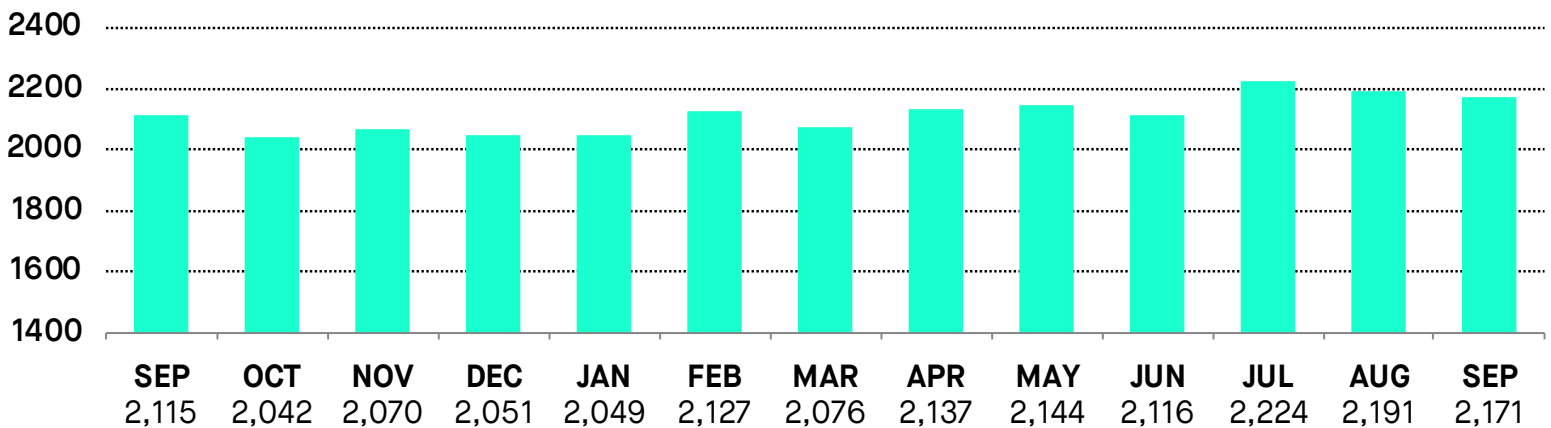
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



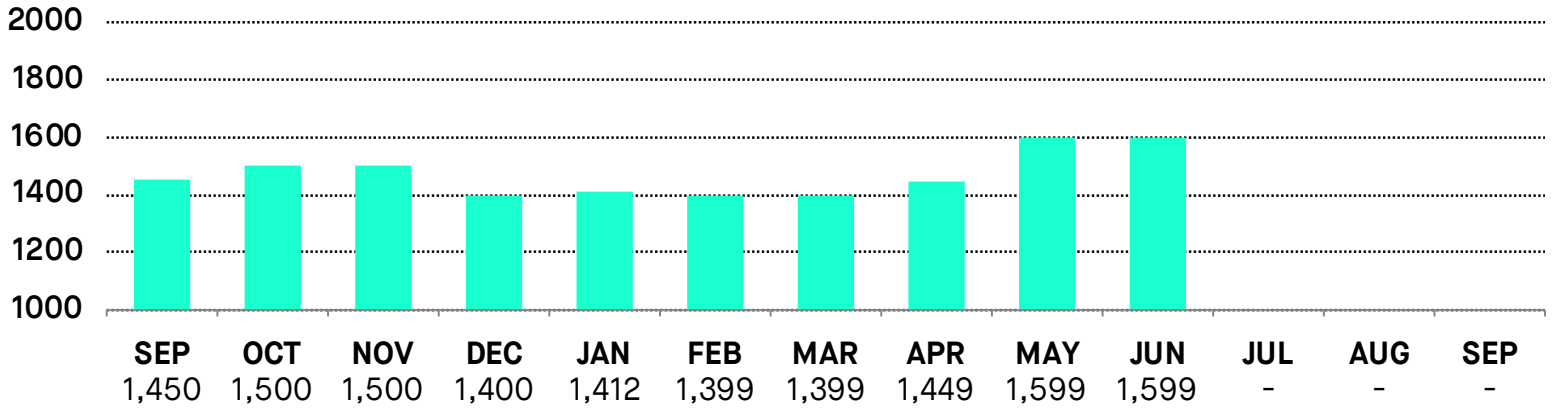
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



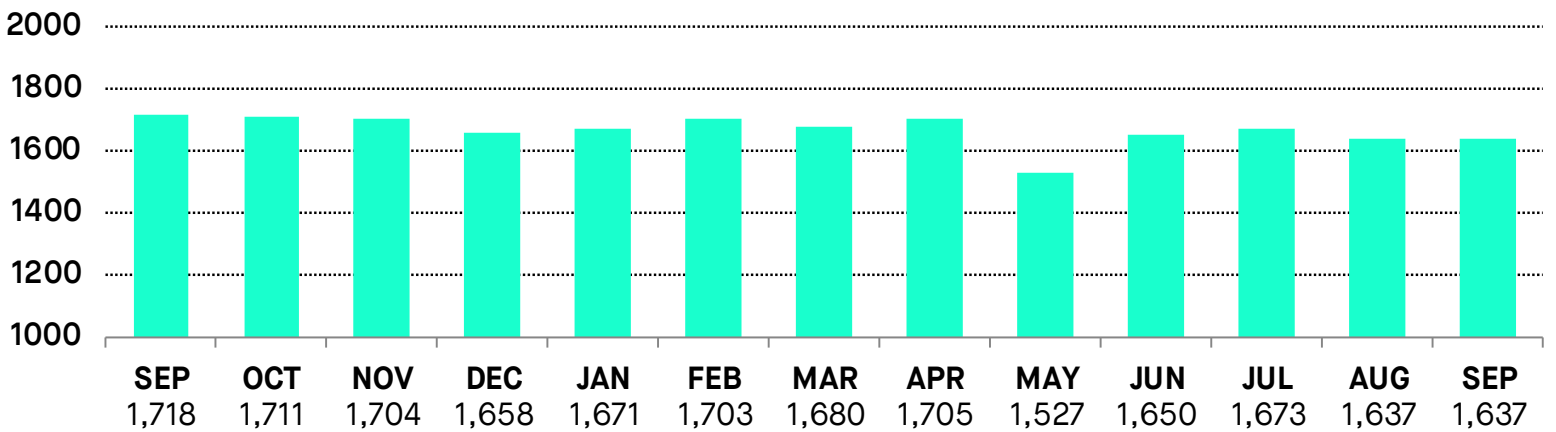
# PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS INCREASED BY 1.52% THROUGH SEPTEMBER.

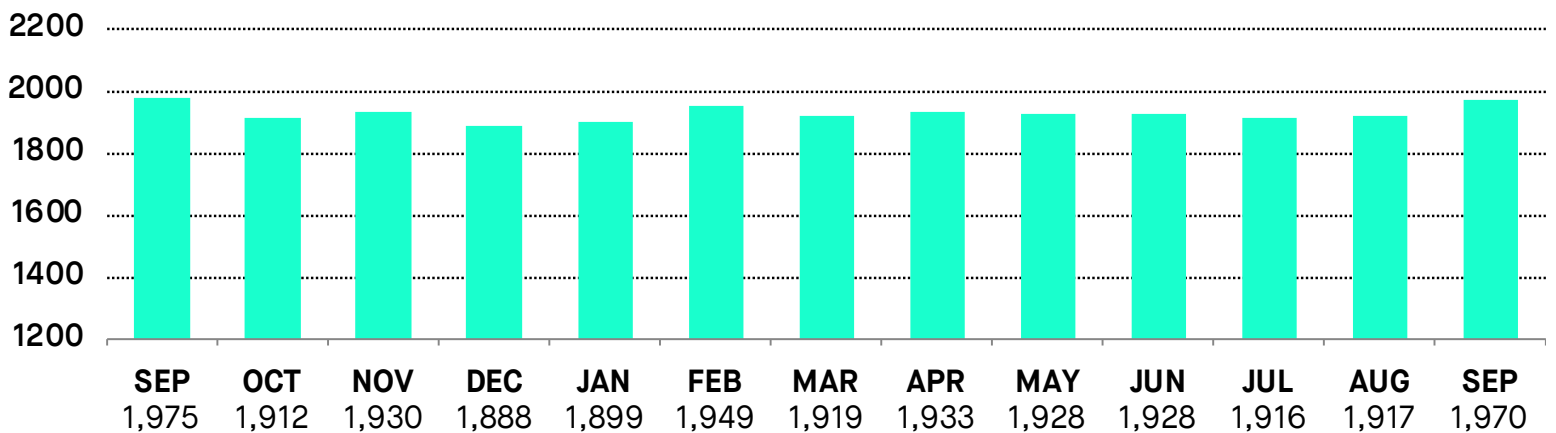
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



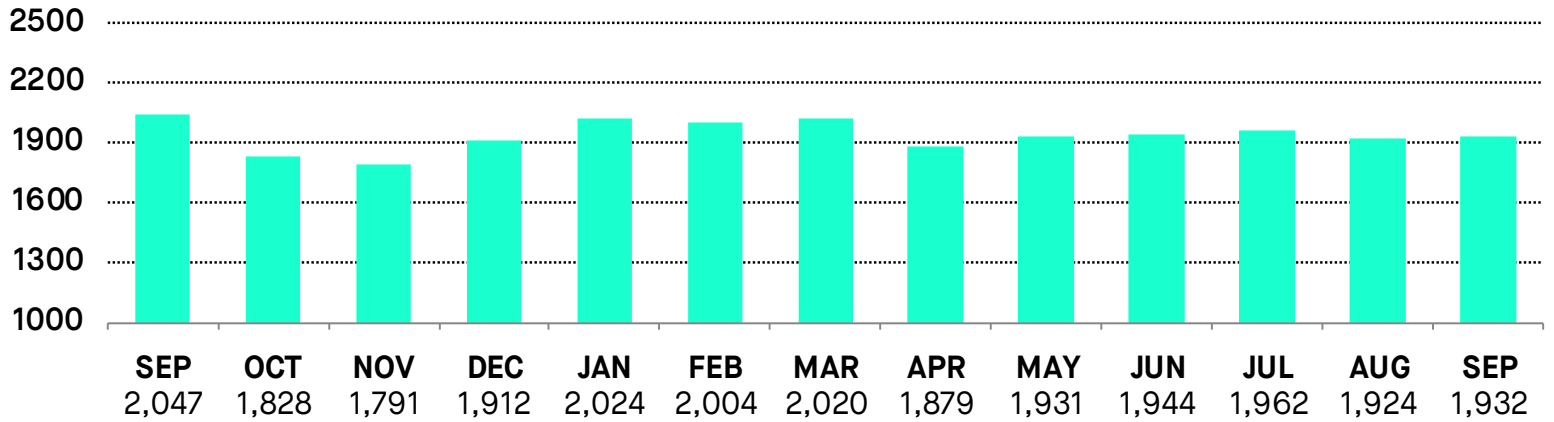
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



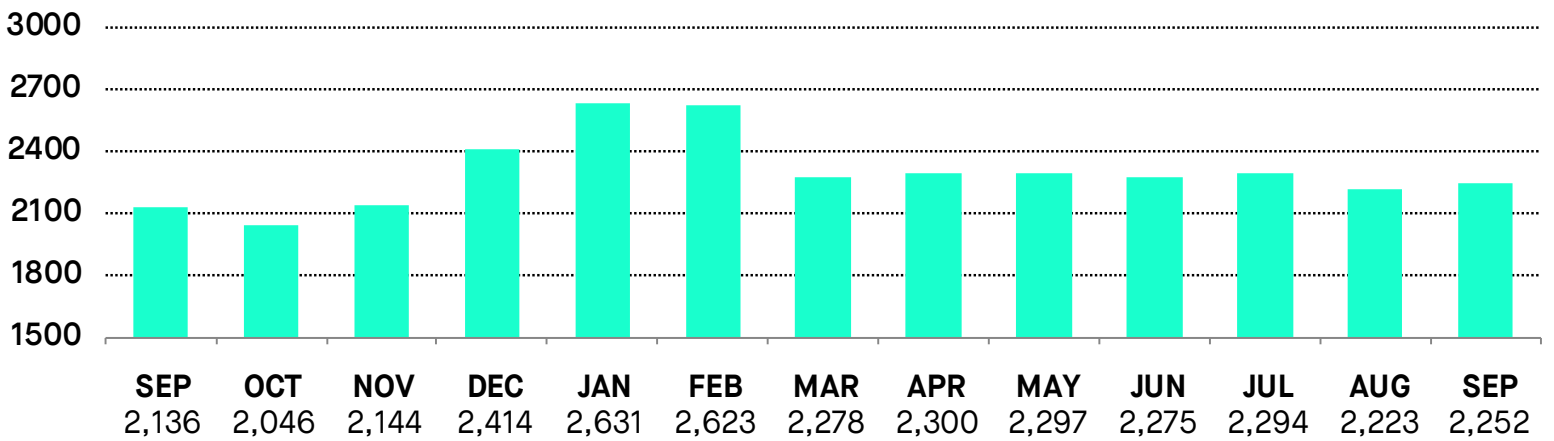
# PRICE TRENDS: MOTT HAVEN

THROUGH SEPTEMBER, THE AVERAGE RENTAL PRICE IN MOTT HAVEN IS UP BY 0.65%.

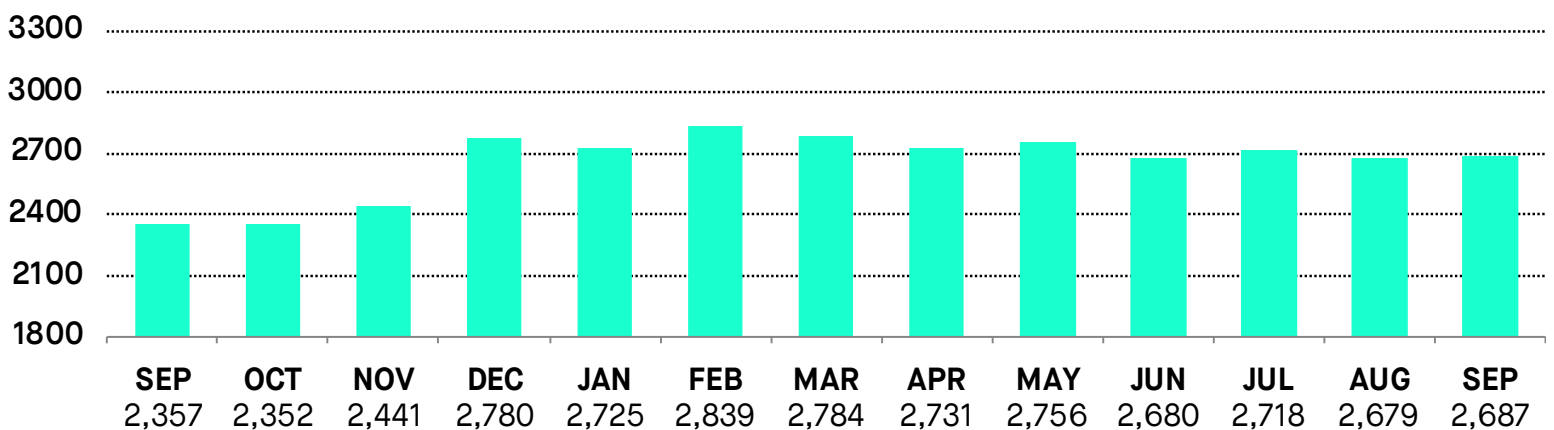
## MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



## MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS

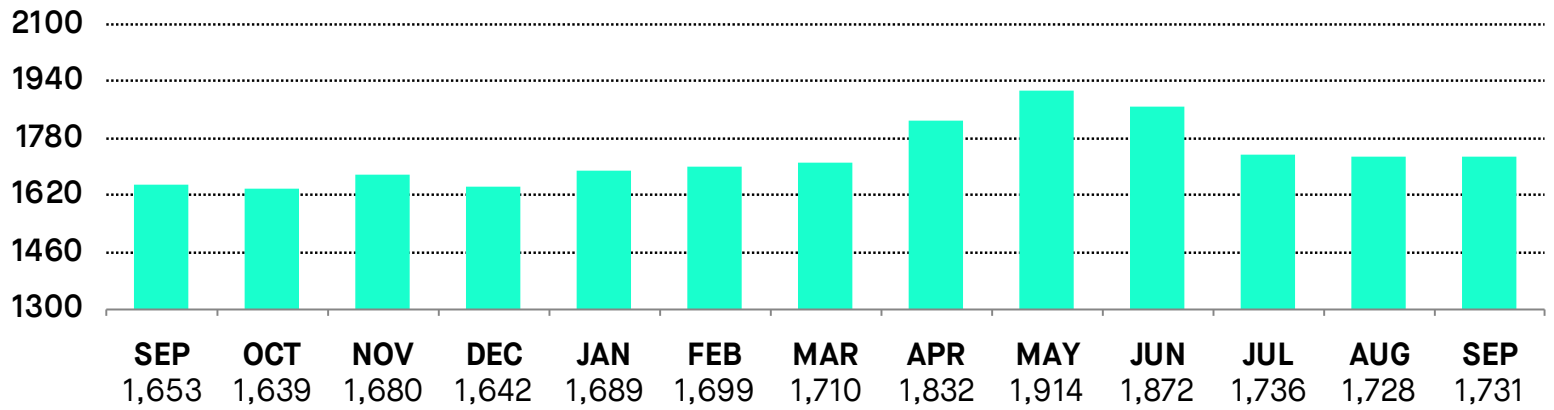




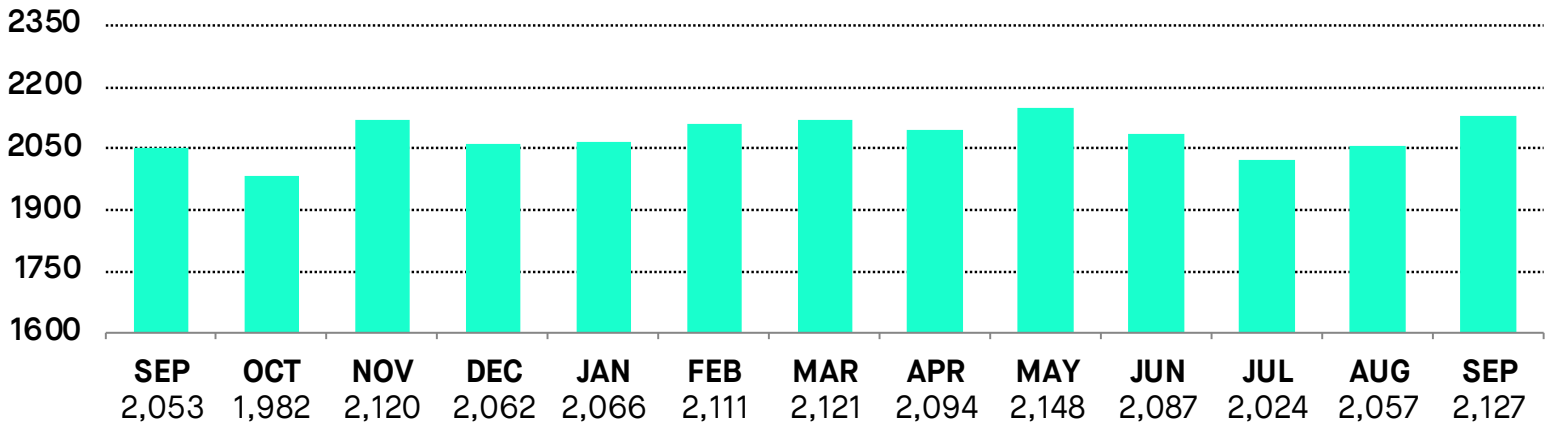
# PRICE TRENDS: RIVERDALE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN RIVERDALE INCREASED BY 2.76%.

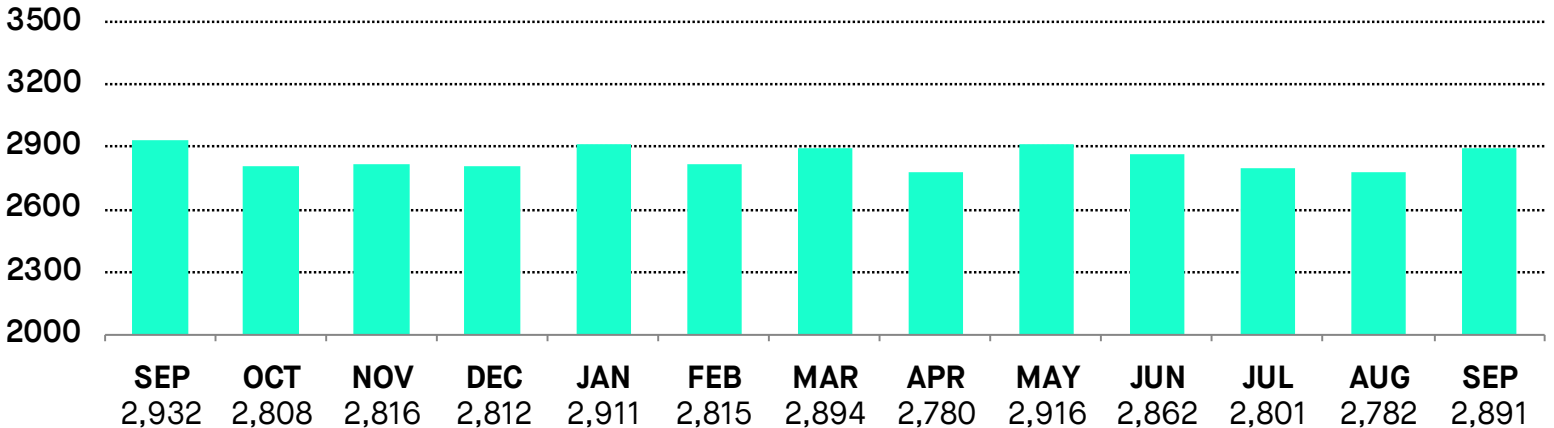
## RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



## 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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