

M.N.S
REAL ESTATE
NYC

BRONX

YEAR END REPORT



CONTENTS

- INTRODUCTION 4
- NOTABLE TRENDS 5
- MEAN RENTAL PRICES 6
- BRONX PRICE TRENDS 8
 - CONCOURSE/HIGHBRIDGE..... 8
 - MORRIS-UNIVERSITY HEIGHTS 8
 - MOTT HAVEN..... 9
 - RIVERDALE..... 9
 - AVERAGE PRICES OVER THE YEAR 10
- THE REPORT EXPLAINED 11

INTRODUCTION

WE ARE PROUD TO PRESENT MNS' SECOND ANNUAL
YEAR END REPORT



MNS is proud to present our second annual Year End Report for Bronx, the summation of a year's worth of data collected from our monthly Bronx Rental Market Reports. We hope you find this report useful in determining the rental trends present in Bronx's major neighborhoods, as well as the overall climate of the Bronx rental market.

Over the last year, overall rental prices in the neighborhoods analyzed by the Bronx were up 3.27%, from \$1,959 in 2020 to \$2,023 this past year. Studio rental prices increased by 0.68% year-over-year, from \$1,675 to \$1,687. Year-over-year, one-bedroom rental prices are up by 3.68%, from \$1,883 to \$1,953. Two-bedroom rental prices increased by 4.81% year-over-year, from \$2,318 to \$2,429.

NOTABLE TRENDS

Growth & Borough Trends

Mott Haven saw the years largest overall increase in rent. This upward trend is largely the result of various ground-up new development rental buildings arising throughout the year, setting a new pace for the Mott Haven market.

BRONX RENTS: 2020 VS. 2021

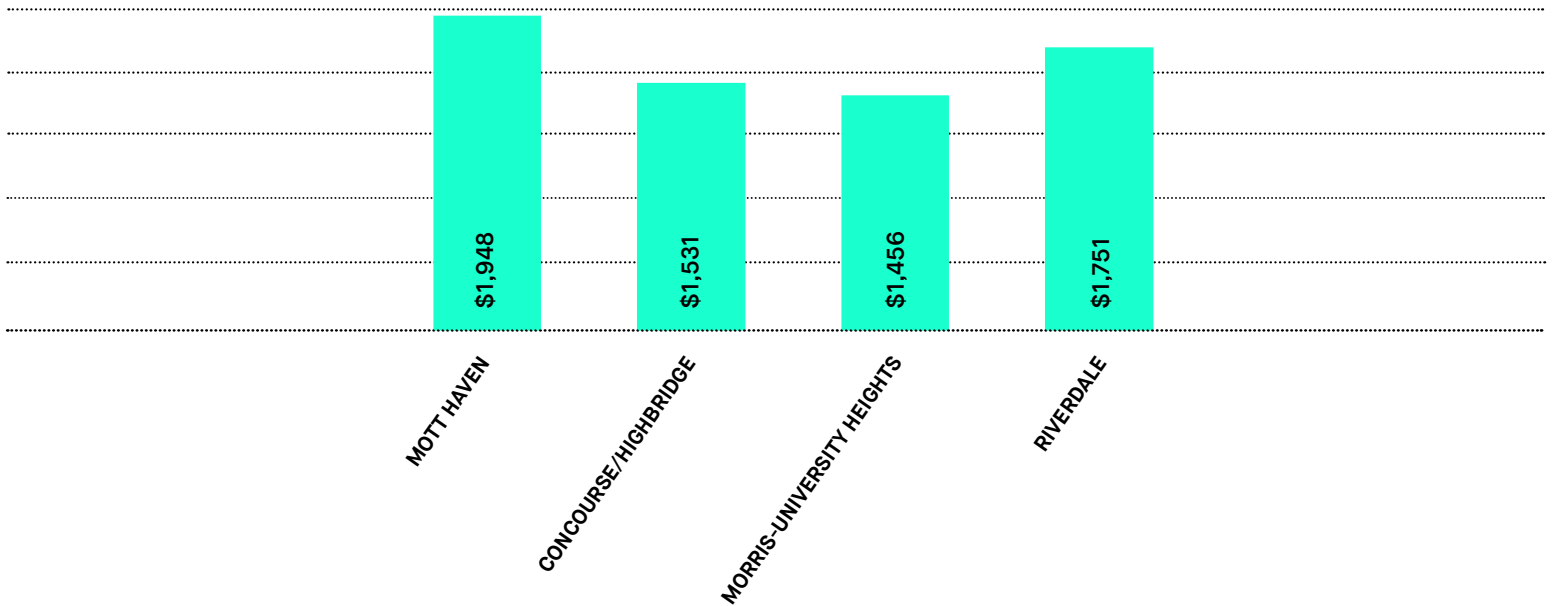
TYPE	2020	2021	CHANGE
Studios	\$1,675	\$1,686	↑ 0.68%
One bedrooms	\$1,883	\$1,953	↑ 3.68%
Two bedrooms	\$2,318	\$2,429	↑ 4.81%

MEAN RENTAL PRICES

2021 MEAN BRONX RENTAL PRICES

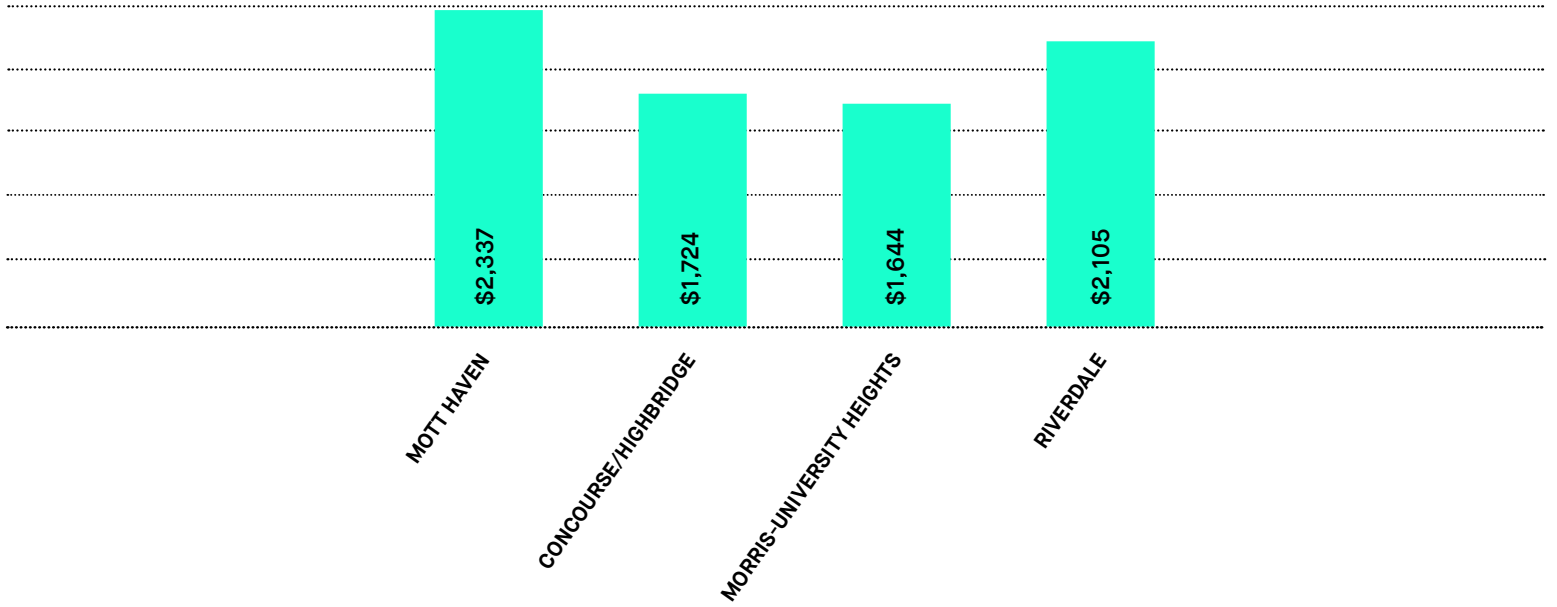
TYPE	PRICE
Studios	\$1,686
One bedrooms	\$1,953
Two bedrooms	\$2,429

2021 MEAN STUDIO RENTAL PRICES

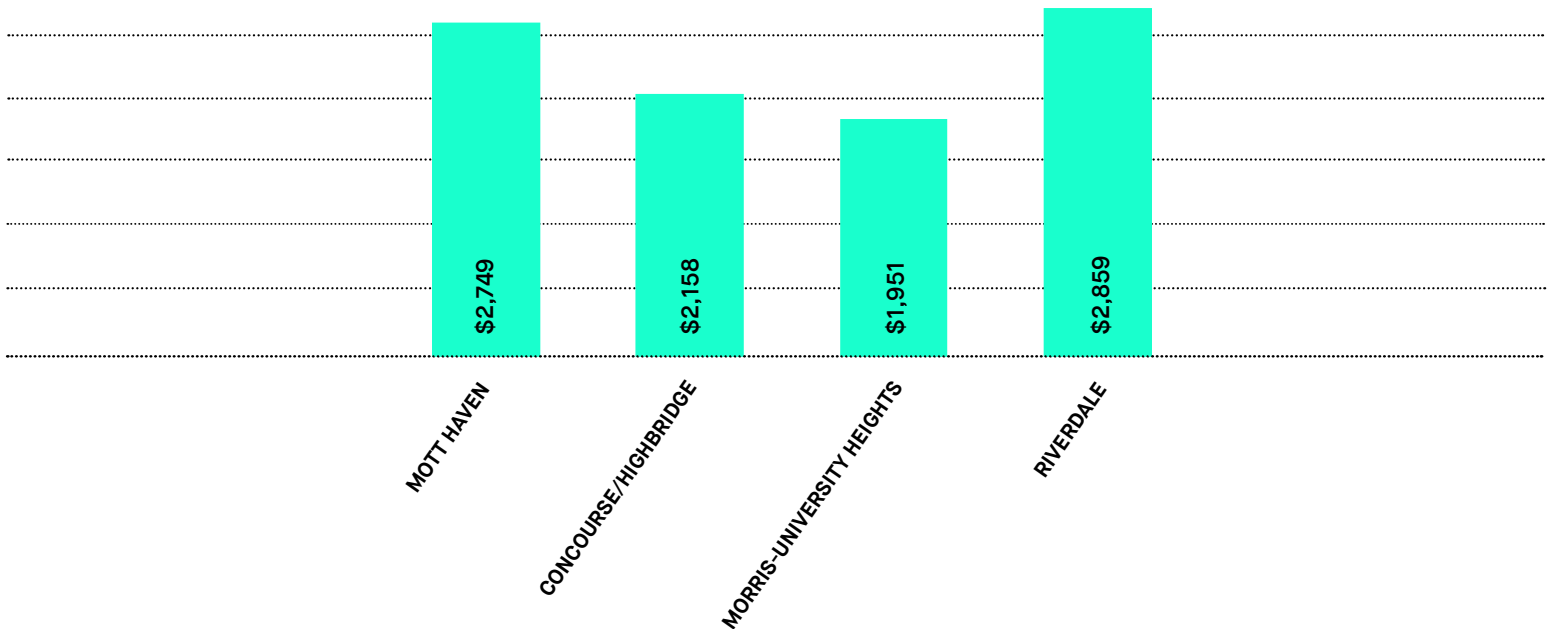


MEAN RENTAL PRICES

2021 MEAN ONE BEDROOM RENTAL PRICES



2021 MEAN 2 BEDROOM RENTAL PRICES



BRONX PRICE TRENDS

PRICE CHANGES

CONCOURSE/HIGHBRIDGE

Price changes of 2021*

TYPE	
Studios	↓ 3.5%
One bedrooms	↓ 0.2%
Two bedrooms	↑ 3.0%

MORRIS-UNIVERSITY HEIGHTS

Price changes of 2021*

TYPE	
Studios	↓ 2.3%
One bedrooms	↓ 1.7%
Two bedrooms	↓ 0.2%

*This figure represents the percentage change in pricing from 2020 to 2021 for each unit type.

BRONX PRICE TRENDS

PRICE CHANGES

MOTT HAVEN

Price changes of 2021*

TYPE

Studios	↑ 1.6%
One bedrooms	↑ 10.6%
Two bedrooms	↑ 11.7%

RIVERDALE

Price changes of 2021*

TYPE

Studios	↑ 6.6%
One bedrooms	↑ 4.2%
Two bedrooms	↑ 3.6%

*This figure represents the percentage change in pricing from 2020 to 2021 for each unit type.

BRONX PRICE TRENDS

AVERAGE PRICES

AVERAGE PRICES OVER THE YEAR

CONCOURSE/HIGHBRIDGE	\$1,804	MOTT HAVEN	\$2,345
MORRIS-UNIVERSITY HEIGHTS	\$1,712	RIVERDALE	\$2,239

THE REPORT EXPLAINED

THE BRONX RENTAL MARKET REPORT IS THE ONLY REPORT THAT 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 is based on data cross-sectioned from over 10,000 currently available listings priced under \$10,000, with ultra-luxury 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 at 718.222.0211

Note All market data is collected and compiled by MNS' 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_YEAR_END_MARKET_REPORT_2021](http://www.mns.com/bronx_year_end_market_report_2021)

THANK YOU

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