

M.N.S
REAL ESTATE
NYC

BRONX

YEAR END REPORT



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INTRODUCTION

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

The word "BRONX" is written in a vibrant, hand-drawn style using a bright cyan or teal color. The letters are thick and have a slightly irregular, brush-stroke appearance, giving it a modern and artistic feel.

MNS is proud to present our third 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 9.54%, from \$2,023 in 2021 to \$2,216 this past year. Studio rental prices increased by 12.79% year-over-year, from \$1,686 to \$1,902. Year-over-year, one-bedroom rental prices are up by 7.32%, from \$1,953 to \$2,096. Two-bedroom rental prices increased by 9.07% year-over-year, from \$2,429 to \$2,650.

NOTABLE TRENDS

Growth & Borough Trends

Mott Haven saw the years largest overall increase in rent. This upward trend is largely the result of continuous ground-up new development rental buildings such as 276 Grand Concourse and Third on Bankside, setting a new pace for the Mott Haven area.

BRONX RENTS: 2021 VS. 2022

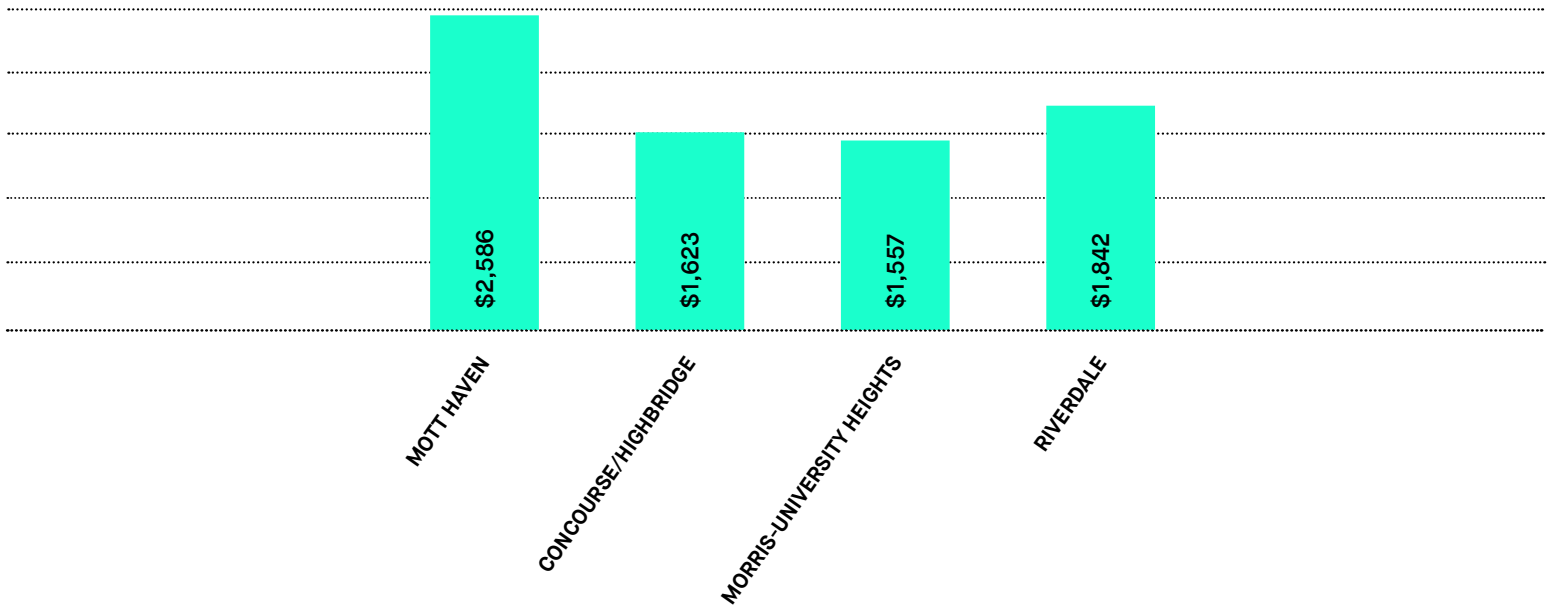
TYPE	2021	2022	CHANGE
Studios	\$1,686	\$1,902	↑12.79%
One bedrooms	\$1,953	\$2,096	↑ 7.32%
Two bedrooms	\$2,429	\$2,650	↑ 9.07%

MEAN RENTAL PRICES

2022 MEAN BRONX RENTAL PRICES

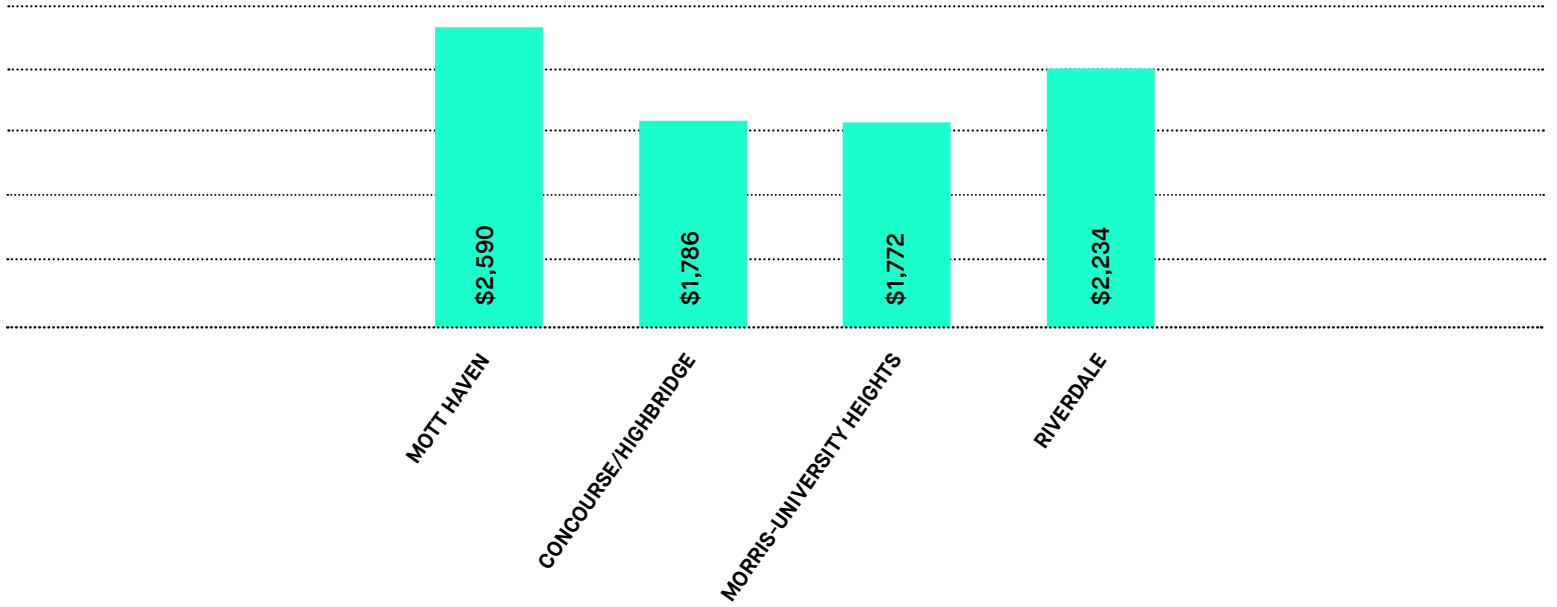
TYPE	PRICE
Studios	\$1,902
One bedrooms	\$2,096
Two bedrooms	\$2,650

2022 MEAN STUDIO RENTAL PRICES

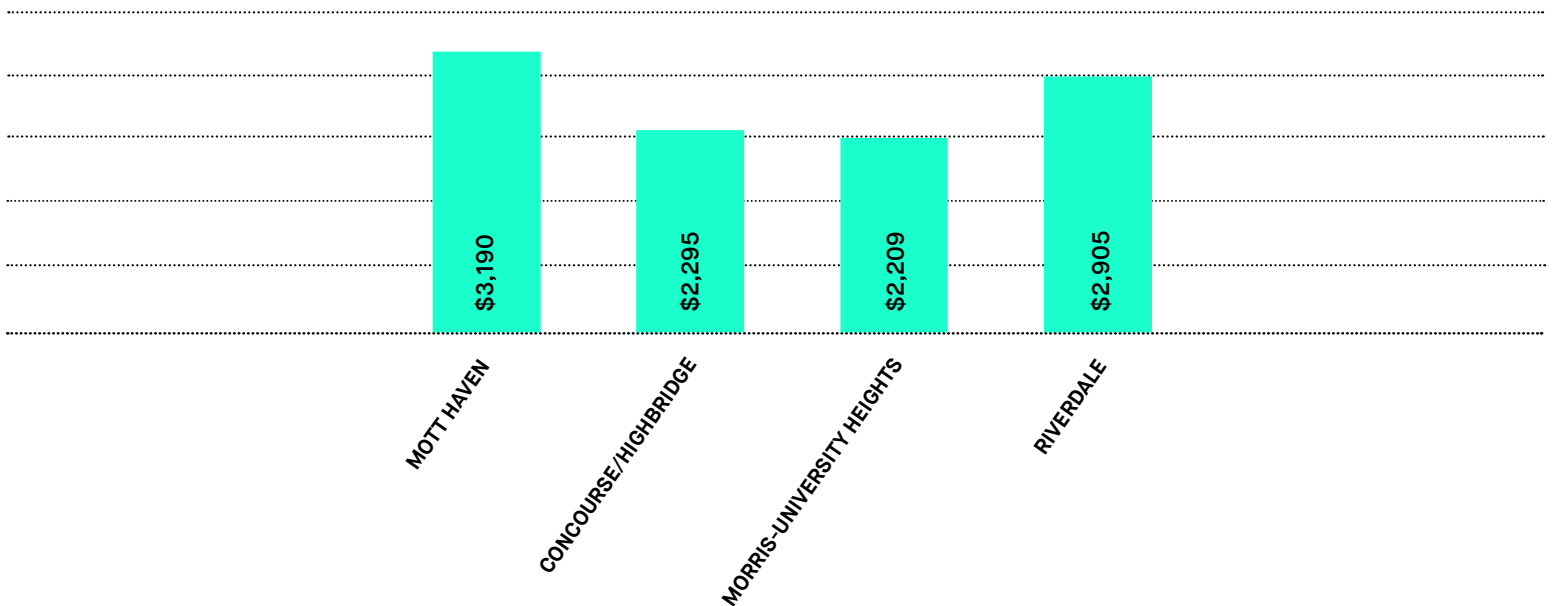


MEAN RENTAL PRICES

2022 MEAN ONE BEDROOM RENTAL PRICES



2022 MEAN 2 BEDROOM RENTAL PRICES



BRONX PRICE TRENDS

PRICE CHANGES

CONCOURSE/HIGHBRIDGE

Price changes of 2021*

TYPE

Studios	↑ 5.96%
One bedrooms	↑ 3.63%
Two bedrooms	↑ 6.33%

MORRIS-UNIVERSITY HEIGHTS

Price changes of 2021*

TYPE

Studios	↑ 6.91%
One bedrooms	↑ 7.76%
Two bedrooms	↑ 13.23%

*This figure represents the percentage change in the total average pricing from 2021-2022 for each unit type.

BRONX PRICE TRENDS

PRICE CHANGES

MOTT HAVEN

Price changes of 2021*

TYPE

Studios	↑ 32.73%
One bedrooms	↑ 10.84%
Two bedrooms	↑ 16.04%

RIVERDALE

Price changes of 2021*

TYPE

Studios	↑ 5.17%
One bedrooms	↑ 6.09%
Two bedrooms	↑ 1.61%

*This figure represents the percentage change in the total average pricing from 2021-2022 for each unit type.

BRONX PRICE TRENDS

AVERAGE PRICES

AVERAGE PRICES OVER THE YEAR

CONCOURSE/HIGHBRIDGE \$1,901

MOTT HAVEN \$2,789

MORRIS-UNIVERSITY HEIGHTS \$1,846

RIVERDALE \$2,327

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_2022](http://www.mns.com/bronx_year_end_market_report_2022)

THANK YOU

WILLIAMSBURG
40 N 6th St
Brooklyn, NY 11249