

M.N.S
REAL ESTATE
NYC

BRONX

RENTAL MARKET REPORT



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AVERAGE RENT

THE AVERAGE RENT IN BRONX
HAS DECREASED THIS MONTH.

BRONX

↓0.03%	\$2,267.33	\$2,266.75
CHANGE	JUNE 2022	JULY 2022

A QUICK LOOK

BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report decreased by 0.03% from \$2,267.33 to \$2,266.75. Studio rental pricing increased by 1.22%, from \$1,967.57 to \$1,991.55. The average rental price for a one-bedroom unit decreased by 1.41% from \$2,142.06 to \$2,111.76. The average rental price for a two-bedroom unit increased by 0.17%, from \$2,692.37 to \$2,696.96.

The most expensive studio, one, and two-bedroom units were all seen in Mott Haven. Conversely, the most affordable studio and one-bedroom units appeared in Concourse/ Highbridge, while the most affordable two-bedrooms were in the Morris Heights/University Heights area.

Compared to this time last year, studio pricing is up by 14.01%, one-bedrooms are up by 9.33% and two-bedrooms are up by 11.70%. Overall, the year-over-year average rental price tracked by this report has increased by 11.39%.

WHERE PRICES DECREASED



MOTT HAVEN

One-Bedroom	-1.0%
Two-Bedroom	-9.6%

RIVERDALE

Studios	-9.6%
One-Bedroom	-4.4%

CONCOURSE/HIGHBRIDGE

Studios	-2.5%
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WHERE PRICES INCREASED



MOTT HAVEN

Studios 12.7%

CONCOURSE/HIGHBRIDGE

One-Bedroom 0.4%

Two-Bedroom 4.9%

MORRIS HEIGHTS/UNIVERSITY HEIGHTS

Studios 0.0%

One-Bedroom 0.21%

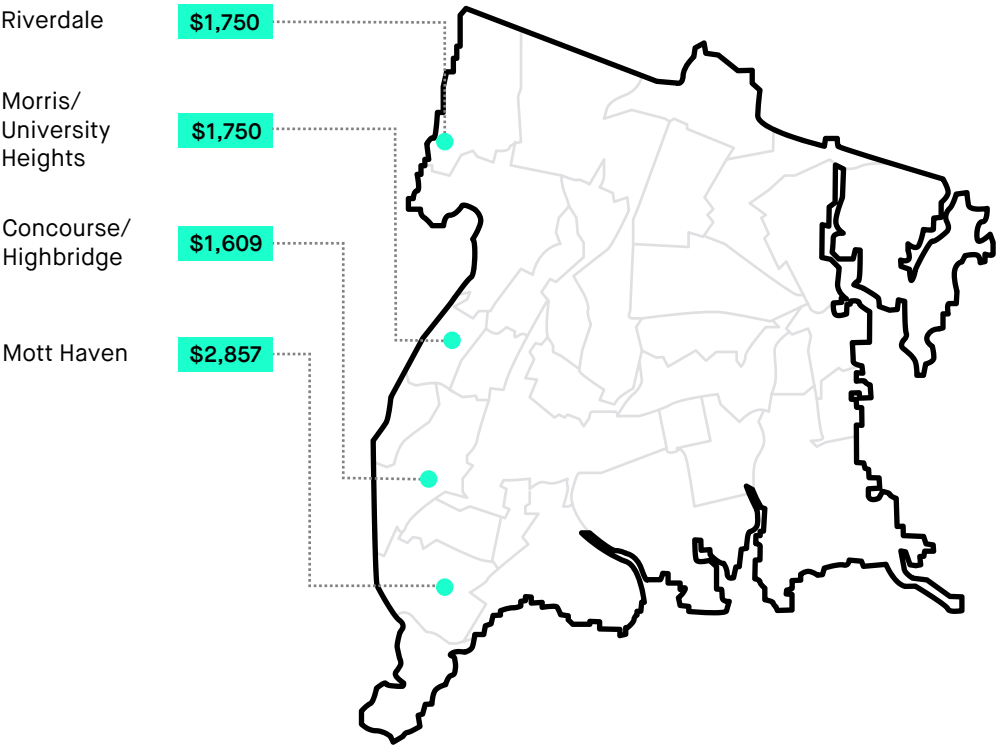
Two-Bedroom 3.04%

RIVERDALE

Two-Bedroom 6.1%

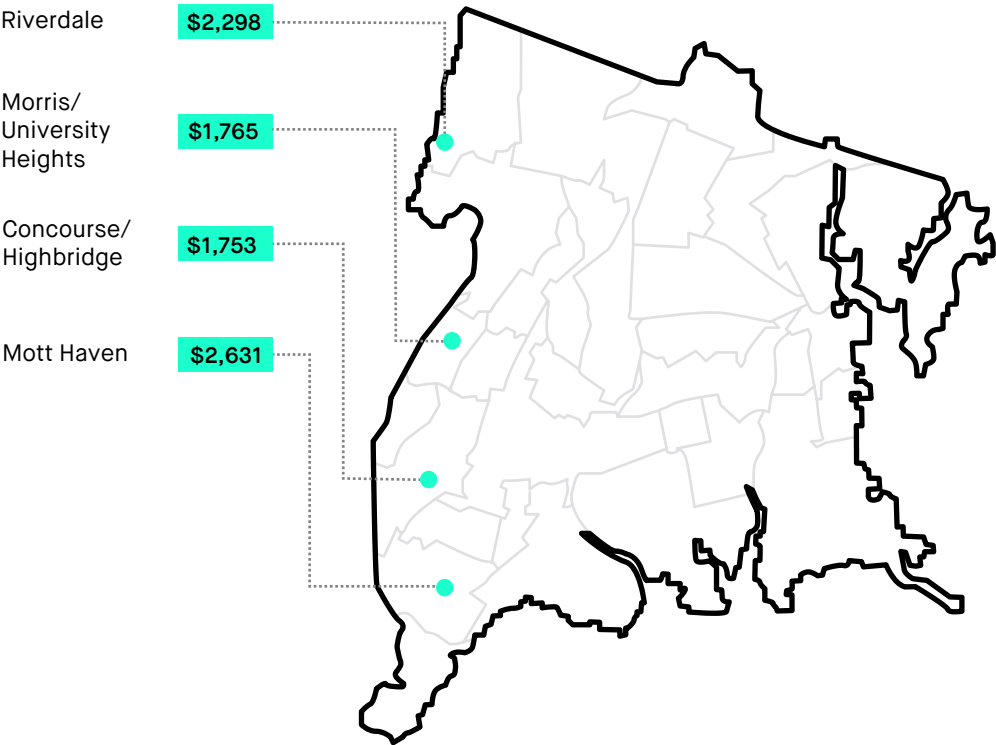
BRONX AVERAGE PRICE

STUDIOS



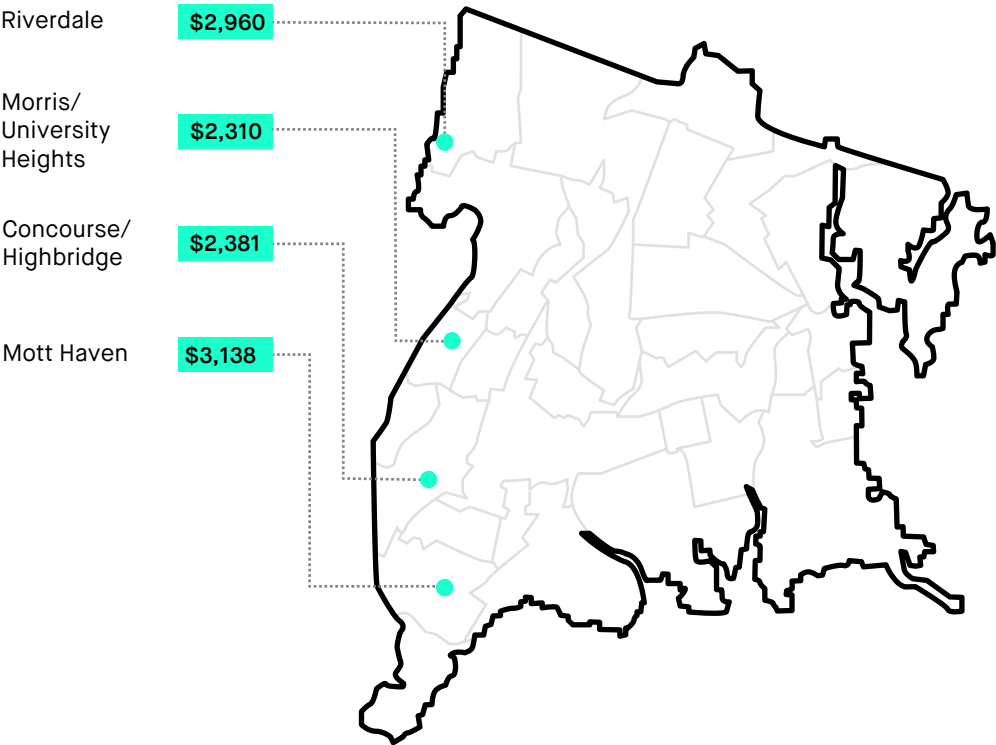
BRONX AVERAGE PRICE

1 BEDROOM



BRONX AVERAGE PRICE

2 BEDROOM



YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE	↑ 4.38%	MOTT HAVEN	↑ 23.69%
MORRIS-UNIVERSITY HEIGHTS	↑ 8.20%	RIVERDALE	↑ 6.81%

PRICE CHANGES

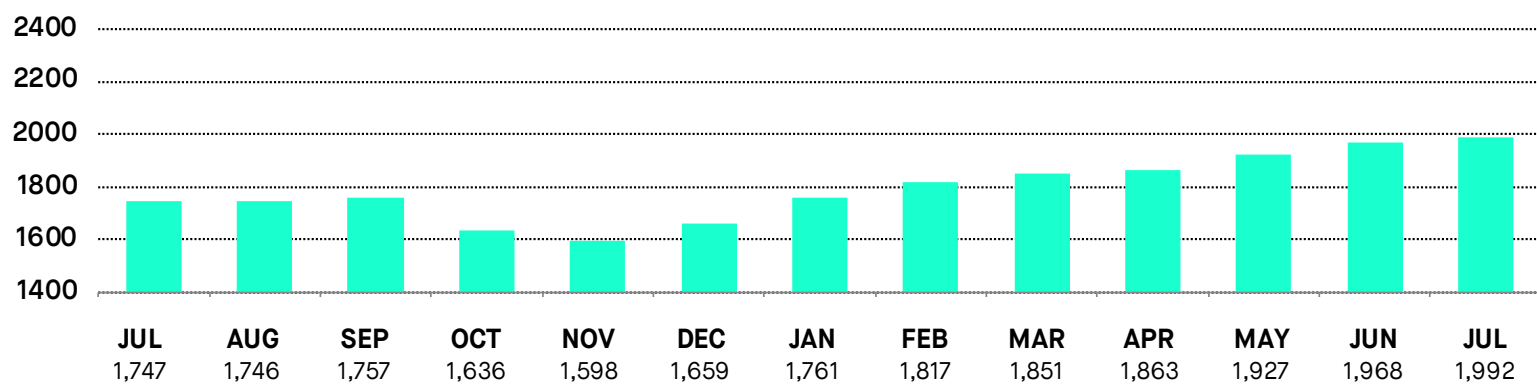
BRONX RENTS:
JULY 2021 VS. JULY 2022

PRICE CHANGES

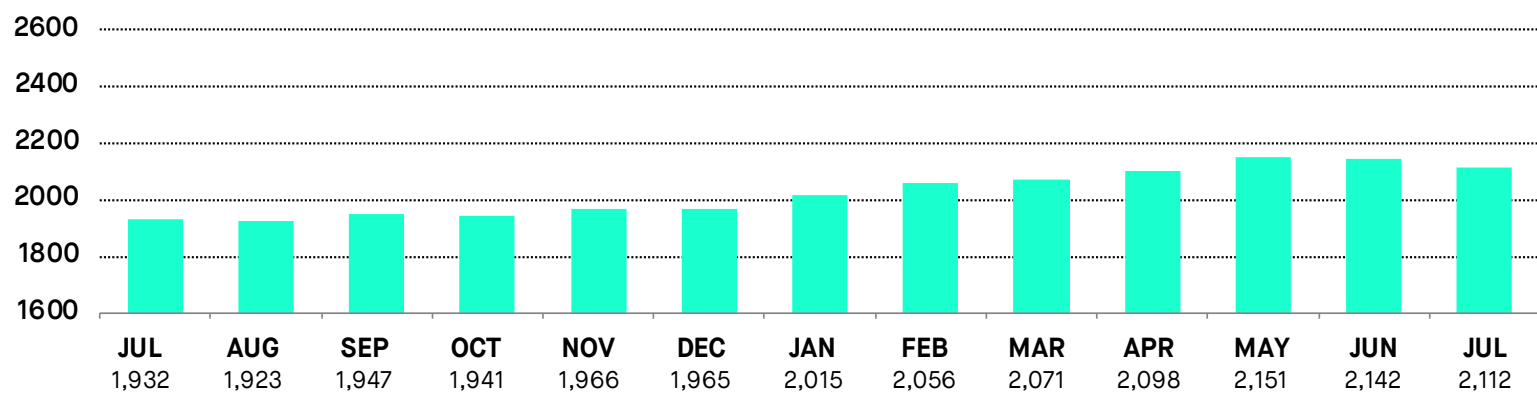
TYPE	JULY 2021	JULY 2022	CHANGE
Studios	\$1,747	\$1,992	↑ 14.01%
One bedrooms	\$1,932	\$2,112	↑ 9.33%
Two bedrooms	\$2,415	\$2,697	↑ 11.70%

PRICE TRENDS: BRONX

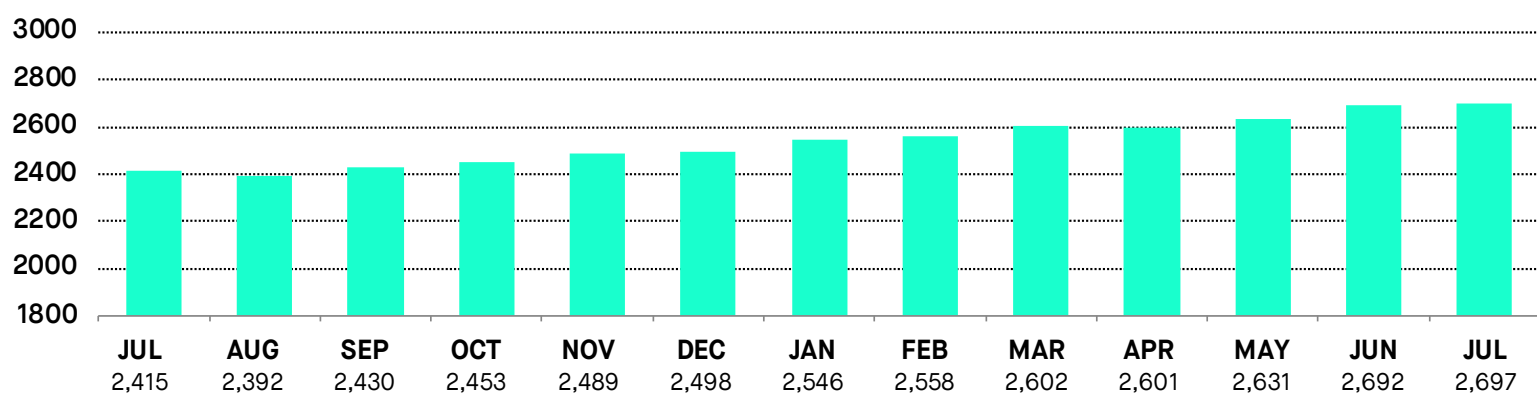
BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



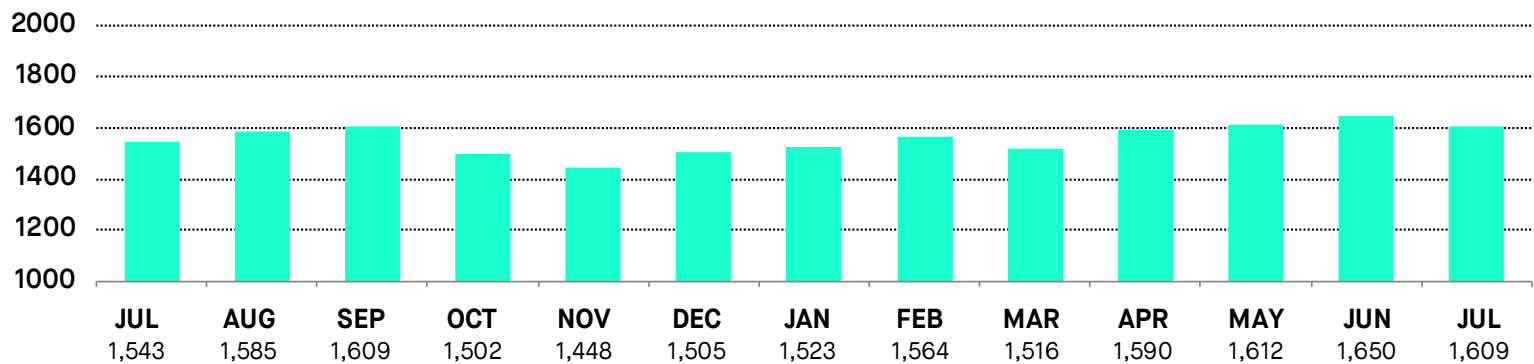
BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



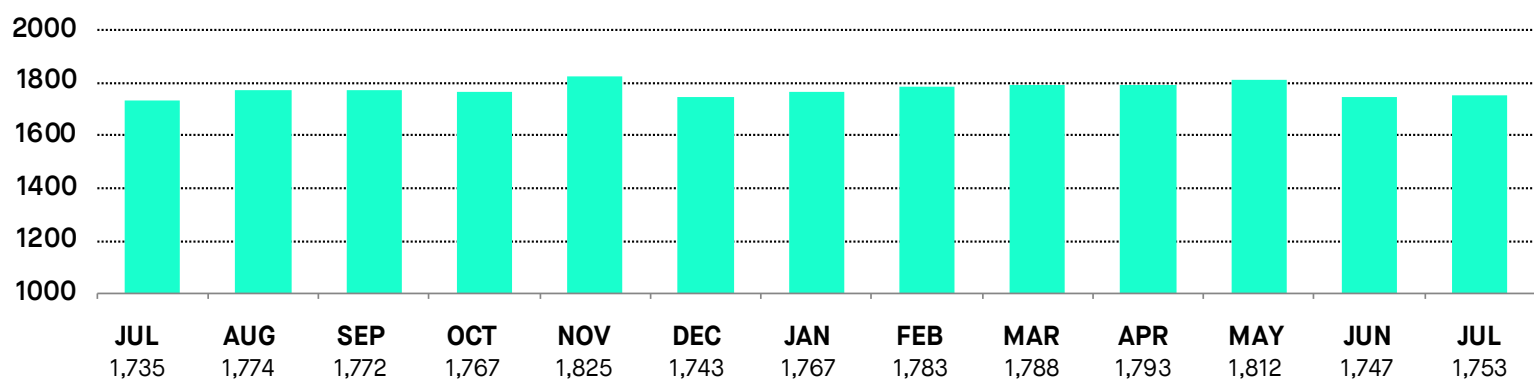
PRICE TRENDS: CONCOURSE/HIGHBRIDGE

MONTH-OVER-MONTH, RENTS INCREASED SLIGHTLY BY 1.36%.

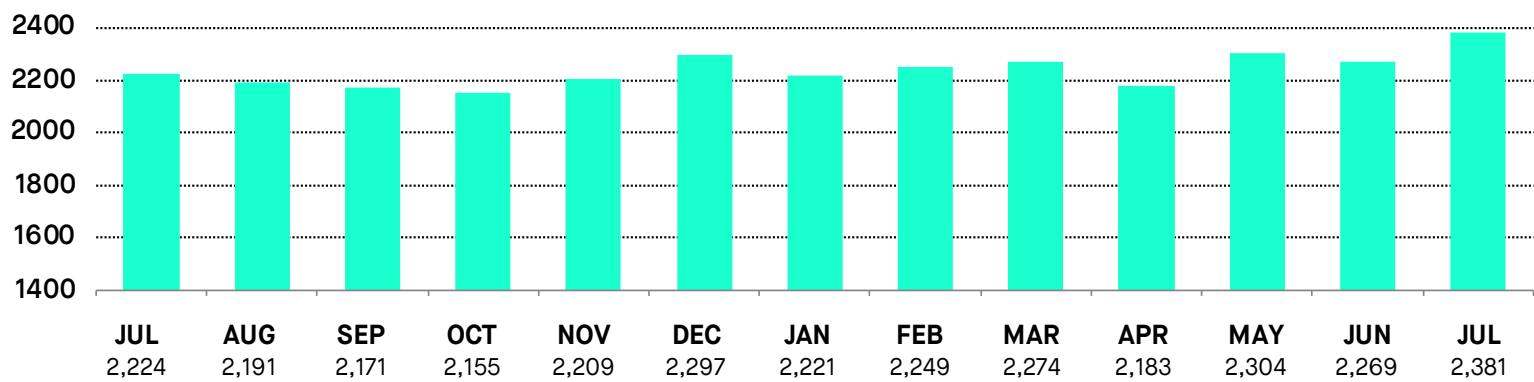
CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



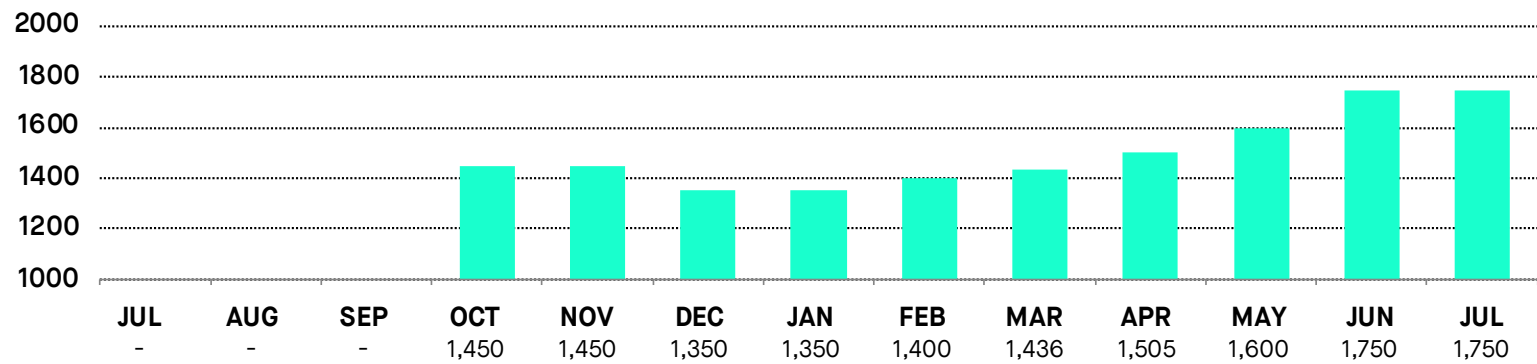
CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



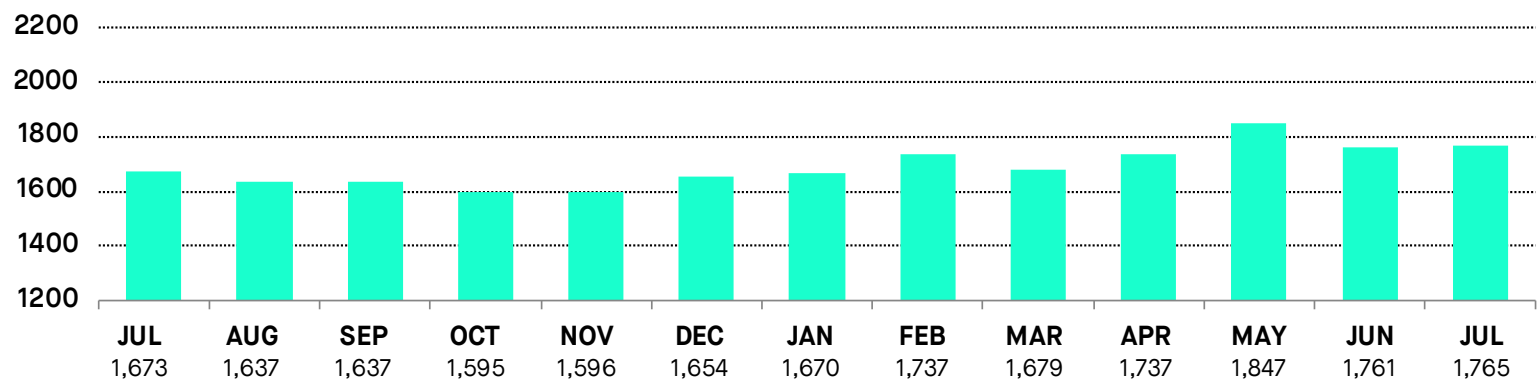
PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

THE AVERAGE RENT THIS MONTH INCREASED BY 1.25%.

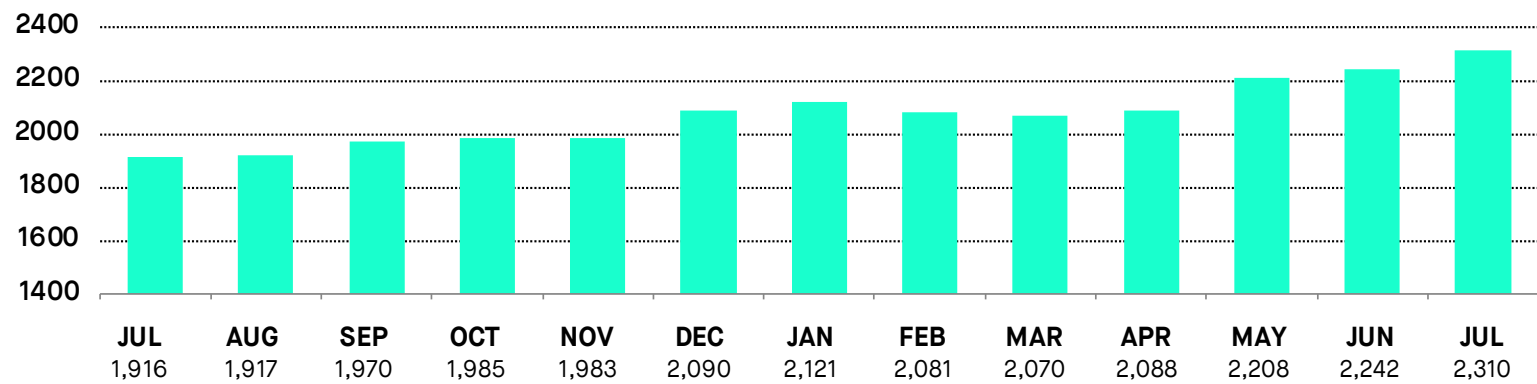
MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



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



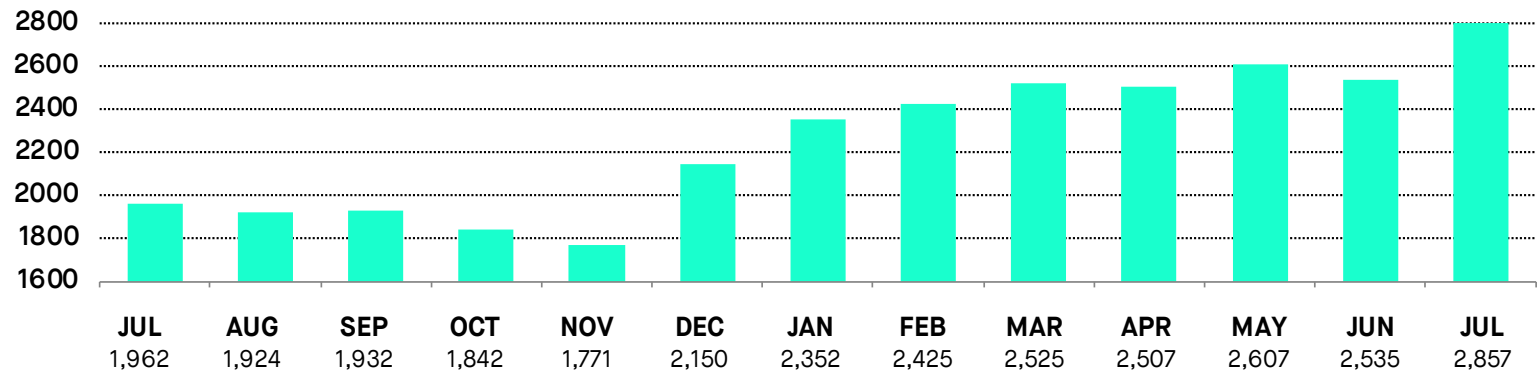
MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



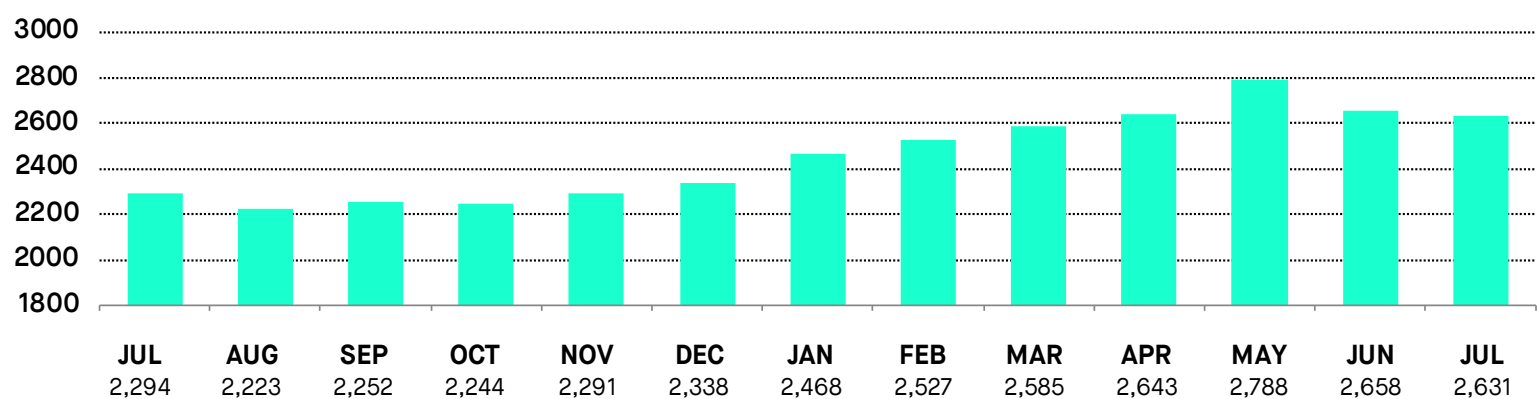
PRICE TRENDS: MOTT HAVEN

OVER THE PAST MONTH, AVERAGE RENTS REMAINED STABLE,
DECREASING BY JUST 0.43%.

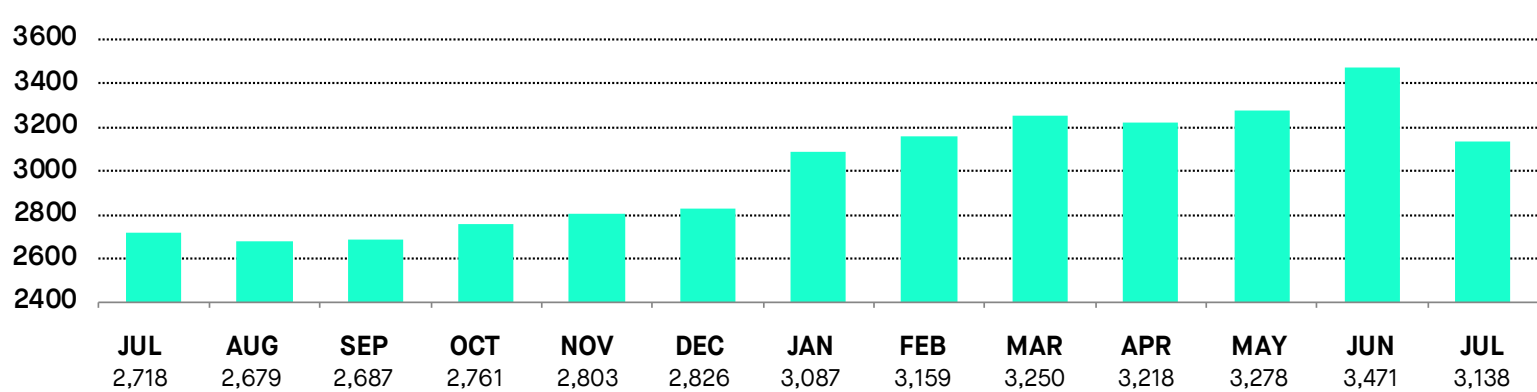
MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



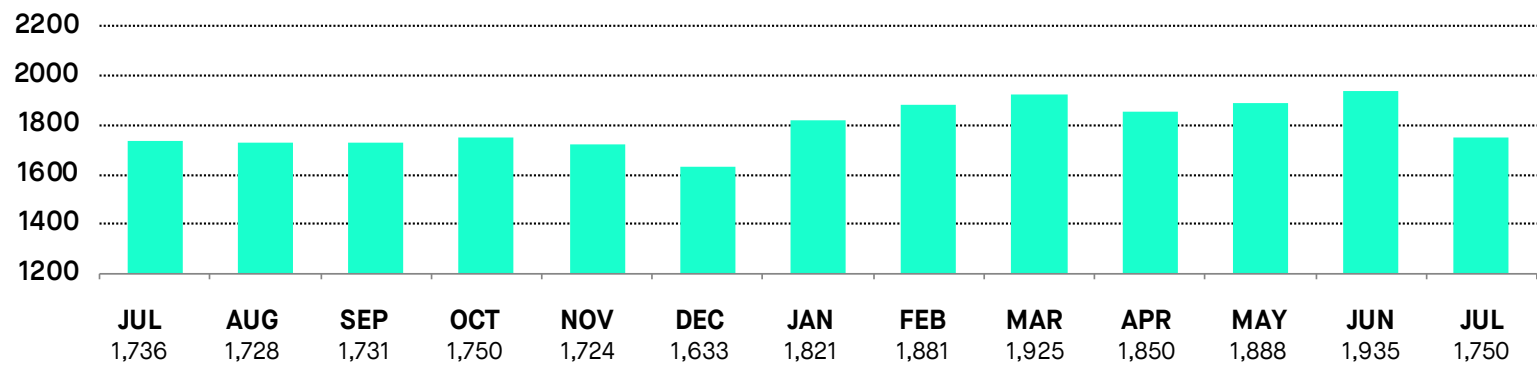
MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



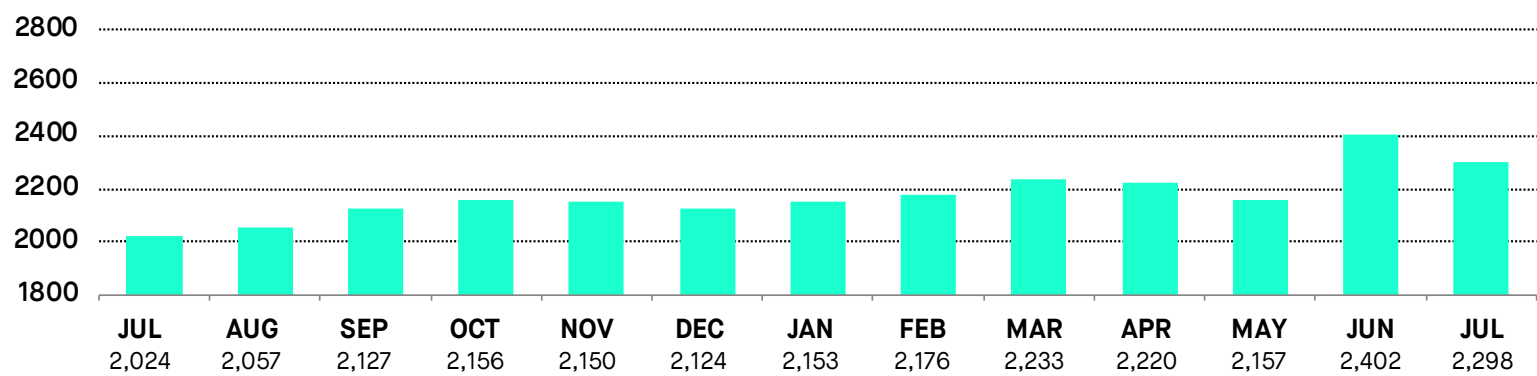
PRICE TRENDS: RIVERDALE

THE AVERAGE RENT THIS MONTH IN RIVERDALE DECREASED SLIGHTLY BY 1.67%.

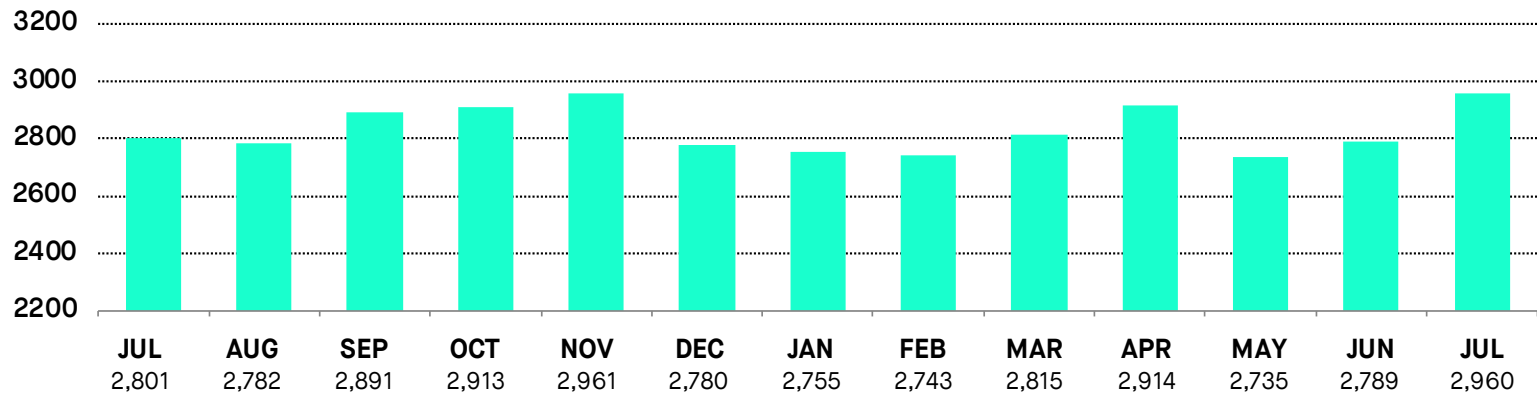
RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



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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