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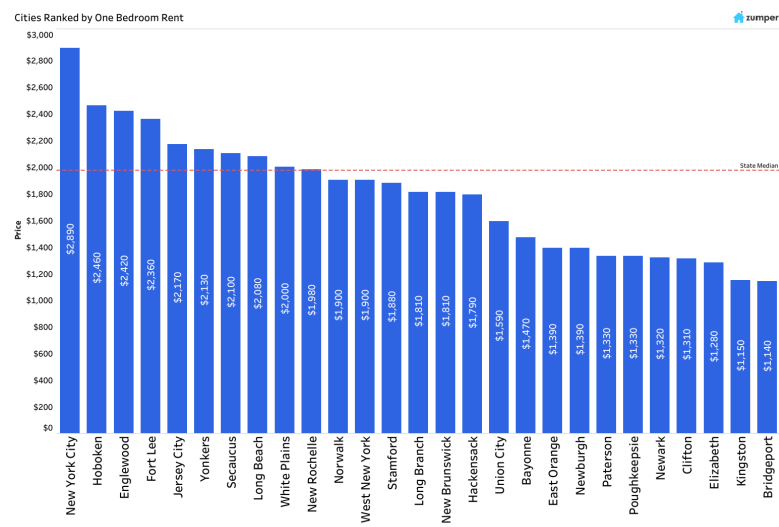
Crystal Chen   Las

The Zumper New York City Metro Area Report analyzed active listings in June 2020 across 27 metro cities to show the most and least expensive cities and cities with the fastest growing rents. The New York one bedroom median rent was $1,972 last month.
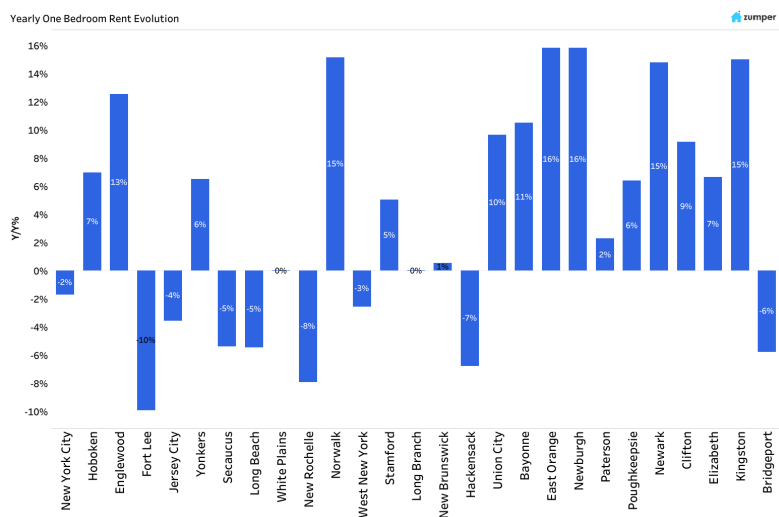

Cities Ranked by One Bedroom Rent

The Most Expensive

–New York City was the most expensive city with one bedrooms priced at $2,890.

–Hoboken rent dropped 3.5% to $2,460 and ranked as the second priciest.

–Englewood was third with rent at $2,420.

The Least Expensive

–Bridgeport ranked as the most affordable city with one bedrooms priced at $1,140.

–Kingston was second with rent at $1,150.

–Elizabeth rent jumped 4.9% to $1,280 and ranked as the third least expensive.

Yearly One Bedroom Rent Evolution

The Fastest Gr...
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–Newark and Ea...

–Norwalk saw rent climb 15.2%, making it the second fastest growing.

–Kingston was third with rent jumping 15.0%.

The Largest Declines (Y/Y%)

–Fort Lee rent had the largest year-over-year decline, falling 9.9%.

–New Rochelle saw rent drop 7.9%, making it second.

–Hackensack was third with rent decreasing 6.8% since this time last year.

The Fastest Growing (M/M%)

–Union City had the largest monthly rental growth rate, up 5.3%.

–Long Branch rent jumped 5.2% last month, making it second.

–Elizabeth ranked as third with rent increasing 4.9%.

The Largest Declines (M/M%)

–West New York rent had the sharpest monthly decline, down 5.0%.

–Fort Lee & New Rochelle tied for second with prices both falling 4.8% last month.

–Newburgh saw rent drop 4.1%, making it second.

New York City Metro Area

Ranking	City	1 Bedroom			2 Bedrooms		
		Price	M/M%	Y/Y%	Price	M/M%	Y/Y%
1	New York City	$2,890	-2.0%	-1.7%	$3,210	-0.3%	-5.0%
2	Hoboken	$2,460	-3.5%	7.0%	$2,990	-4.2%	-0.3%
3	Englewood	$2,420	-0.4%	12.6%	$2,880	0.3%	3.2%
4	Fort Lee	$2,360	-4.8%	-9.9%	$3,380	-0.9%	-5.3%
5	Jersey City	$2,170	4.8%	-3.6%	$2,250	0.4%	-4.3%
6	Yonkers	$2,130	0.0%	6.5%	$2,790	4.9%	-0.4%
7	Secaucus	$2,100	1.0%	-5.4%	$2,820	4.4%	1.4%
8	Long Beach	$2,080	-1.0%	-5.5%	$2,680	0.0%	-0.7%
9	White Plains	$2,000	0.0%	0.0%	$2,690	-2.2%	1.5%
10	New Rochelle	$1,980	-4.8%	-7.9%	$2,700	-3.9%	-5.9%
11	Norwalk	$1,900	2.2%	15.2%	$2,410	2.1%	3.9%
11	West New York	$1,900	-5.0%	-2.6%	$2,450	-5.0%	-13.7%
13	Stamford	$1,880	0.0%	5.0%	$2,720	3.4%	10.1%
14	Long Branch	$1,810	5.2%	0.0%	$2,590	3.6%	-1.9%
14	New Brunswick	$1,810	-2.7%	0.6%	$2,380	-4.8%	0.8%
16	Hackensack	$1,790	1.1%	-6.8%	$2,370	3.5%	1.7%
17	Union City	$1,590	5.3%	9.7%	$2,270	1.3%	8.1%
18	Bayonne	$1,470	5.0%	10.5%	$1,650	-1.8%	10.0%
19	East Orange	$1,390	4.5%	15.8%	$1,680	1.2%	8.4%
19	Newburgh	$1,390	-4.1%	15.8%	$1,620	-3.6%	15.7%
21	Paterson	$1,330	-1.5%	2.3%	$1,450	3.6%	16.0%
21	Poughkeepsie	$1,330	2.3%	6.4%	$1,500	-5.1%	-2.6%
23	Newark	$1,320	-0.8%	14.8%	$1,680	4.3%	14.3%
24	Clifton	$1,310	0.0%	9.2%	$1,680	2.4%	1.8%
25	Elizabeth	$1,280	4.9%	6.7%	$1,820	4.6%	13.8%
26	Kingston	$1,150	-3.4%	15.0%	$1,390	-2.8%	0.7%
27	Bridgeport	$1,140	4.6%	-5.8%	$1,450	3.6%	0.0%

About

The Zumper New York City Metro Area Report analyzed active listings that hit the market last month.
Listings are aggregated by city to calculate median asking rents.

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Crystal Chen

Crystal lives and breathes rental trends at Zumper. She spends her days transforming the data into written content pieces or fun infographics and talking to everyone from her coworkers to the press about it.

We've got homes and apartments for rent in popular cities.

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