

minimum count, of the actual number of newly regulated and deregulated units in these years.

Data from the Cost of Living Indices

The Income and Affordability Study

Each year the Board is provided with data from the regional cost of living index. This information may be compared to the data provided by the annual price index to gauge changes in a landlord's cost of maintaining rental housing relative to the overall cost of other goods and services. It is also helpful in comparing relative changes in rent to the cost of other goods and services. A comparison of changes in rent stabilized rents to changes in the regional consumer price index is contained in Appendix W. The cost of living data is reported to the Board annually in the *Income and Affordability Study*.

One of the most important indices, stabilized tenant income, is only available in the triennial Housing and Vacancy Survey. The table on this page details median stabilized household income from 1974 through 2016, in nominal rates as well as real 2016 dollars.

Table VI.

New York City Median Stabilized Renter Household Income 1974-2016

Year	Nominal	Real 2016 Dollars
2016	\$44,560	\$44,560
2013	\$40,600	\$41,633
2010	\$37,000	\$40,456
2007	\$36,000	\$41,778
2004	\$32,000	\$41,151
2001	\$32,000	\$45,044
1998	\$27,000	\$40,961
1995	\$25,300	\$41,080
1992	\$20,160	\$35,396
1990	\$21,000	\$39,933
1986	\$18,547	\$43,496
1983	\$14,483	\$38,220
1980	\$11,976	\$38,441
1977	\$9,980	\$40,962
1974	\$9,908	\$48,736

Source: 1975–2017 Housing and Vacancy Surveys, U.S. Bureau of the Census