

# 2025 Income and Affordability Study

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# ***New York City Rent Guidelines Board***

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# 2025 Income and Affordability Study

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## Highlights

- ☑ Data from the 2023 NYC Housing and Vacancy Survey shows that rent stabilized tenants (excluding those receiving rental assistance) had a median gross rent-to-income ratio of 28.8%. For all rent stabilized tenants, the median household income was \$60,000, median contract rent was \$1,500, and median gross rent was \$1,570. The vacancy rate for rent stabilized units was 0.98%.
- ☑ Cash assistance caseloads rose by 16.2% in 2024, while the number of SNAP (food stamp) recipients rose by 3.0%, and Medicaid enrollees rose by 5.5%.
- ☑ The Consumer Price Index, which measures inflation, increased by 3.8% in the NYC metropolitan area during 2024.
- ☑ Average inflation-adjusted wages were down 0.4% in the most recent time period studied (the fourth quarter of 2023 through the third quarter of 2024).
- ☑ Businesses within NYC added an average of 103,300 jobs in 2024, a 2.2% increase, but the average annual unemployment rate for NYC residents rose to 5.3% in 2024, up from 5.0% in 2023.
- ☑ Including asylum-seekers, the average daily number of individuals in NYC Department of Homeless Services shelters increased by 8.6% in 2024. Excluding asylum-seekers, the shelter census increased by 8.7% in 2024.
- ☑ Non-payment filings in Housing Court decreased by 11.7% in 2024, and non-payment cases scheduled to be heard decreased by 6.1%. The number of residential evictions rose by 22.6%.

### Introduction

Section 26-510(b) of the Rent Stabilization Law requires the Rent Guidelines Board (RGB) to consider “relevant data from the current and projected cost of living indices” and permits consideration of other measures of housing affordability in its deliberations. To assist the Board in meeting this obligation, the RGB research staff produces an annual Income and Affordability Study, which reports on housing affordability and tenant income in the New York City (NYC) rental market.

This study highlights year-to-year changes in many of the major economic factors affecting NYC’s tenant population and takes into consideration a broad range of market forces and public policies affecting housing affordability, such as unemployment rates; wages; housing court and eviction data; and rent and poverty levels.

### Summary

Economic and social indicators in NYC in 2024 showed both strengths and weaknesses, compared to the preceding year. (See Appendices 1 and 2 for selected *I&A Study* statistics, both annually and by quarter.)

Positive indicators, on an annual average basis, include a 2.2% increase in employment levels within NYC businesses in 2024. Gross City Product is also forecast to increase, rising in inflation-adjusted terms by 2.1% in 2024. Both non-payment filings and calendared cases in Housing Court declined in 2024, decreasing by 11.7% and 6.1%, respectively. Inflation in the NYC metro area was also steady, remaining at 3.8% for the second consecutive year. Nominal average wages also grew in the most recent 12-month time period, by 3.1%. The poverty rate decreased by 0.1 percentage point in 2023 (the latest available data), to 18.2%.

Negative indicators, on an annual average basis, include an inflation-adjusted 0.4% decrease in average wages during the most recent 12-month period. Public benefit caseloads rose in 2024, with the average number of cash assistance recipients increasing by 16.2%; Supplemental Nutrition Assistance Program (SNAP) recipients increasing by 3.0%; and Medicaid enrollees increasing by 5.5%.

The unemployment rate for NYC residents rose for the first time since 2020, up 0.3 percentage points from 2023, to 5.3%. Sheltered homeless levels in NYC Department of Homeless Services (DHS) facilities increased by 8.6%, including asylum-seekers. Excluding asylum-seekers, sheltered homeless levels also rose, by 8.7%. The number of residential evictions also rose, increasing by 22.6%. Personal bankruptcy filings in NYC also rose for the second consecutive year, increasing by 13.7%.

Compared to 2019 (the last full year preceding the pandemic), economic and social indicators are mixed. Compared to 2019, the unemployment rate in 2024 is 1.3 percentage points higher, despite a 2.7% increase in overall employment levels. Initial unemployment claims are 5.0% higher, cash assistance caseloads are 66.2% higher, Medicaid enrollees are 4.5% higher, and SNAP caseloads are 17.1% higher. However, average wages are higher, by 3.1% considering inflation, and by 22.6% nominally. Including asylum-seekers, DHS sheltered homeless levels are 46.4% higher (but excluding asylum-seekers, they are 5.8% lower). In Housing Court, non-payment filings and calendared cases are both lower, by 33.6% and 29.1%, respectively. Residential evictions are also 7.1% lower.

### Economic Conditions

#### Economic Output

The NYC Comptroller’s Office forecasts that NYC’s economy will grow for the fourth consecutive year in 2024, following its first drop in 12 years in 2020.<sup>1</sup> NYC’s Gross City Product (GCP), which measures the total value of goods and services produced, is forecast to increase by 2.1% in inflation-adjusted terms in 2024, following a 1.7% increase in 2023. In comparison, the United States Gross Domestic Product increased by 2.8% in inflation-adjusted terms during 2024, following a 2.9% increase in 2023.<sup>2</sup>

#### Consumer Price Index

The Consumer Price Index (CPI), which measures the change in the cost of typical household goods,

increased by 3.8% in the NYC metropolitan (metro) area in 2024, matching the 3.8% increase in 2023.<sup>3</sup> (See Appendix 8.) The rate in the NYC metro area was higher than the 2.9% increase in prices for the U.S. as a whole.

The inflation rate in the NYC metro area during the first two months of 2025 (the most recently available data) showed that prices rose at a faster pace than the 2024 average. The average inflation rate in the NYC metro area of 4.1% in January and February 2025 (combined) was 0.3 percentage points higher than 2024 as a whole; 1.1 percentage points higher than the first two months of 2024; and 1.2 percentage points higher than inflation in the U.S. as a whole during January and February 2025.

In addition to the index for the overall change in expenses, an index for “all items less shelter” (an index that consists primarily of all expenses except those for rent and owner’s equivalent of rent<sup>4</sup>) is also reported by the U.S. Bureau of Labor Statistics (BLS). In the NYC metro area, these expenses account for just over 60% of overall expenses. In 2024, the average increase in costs for all items less shelter in the metro area was 2.6%, matching the 2023 increase, but lower than the 3.8% increase in the overall CPI.

The CPI can be further disaggregated to examine price changes in specific components of the overall index. While not all data is available at the metro level, major expenses such as rent, food, apparel, and electricity are reported individually for the NYC metro area. Food and beverages are one of the largest expenses in the NYC metro area, comprising approximately 14% of overall CPI expenses. The cost of food and beverages increased by 1.8% in 2024, lower than the 5.0% increase seen in the prior year. Food consumed at home (a subset of food and beverages) increased by a lesser rate than food and beverages in general, increasing 0.8%, following a 4.1% increase in 2023. Apparel, accounting for approximately 2% of overall expenses in the NYC metro area, declined by 1.5% on average in 2024, following a 3.1% increase during 2023. Medical care, accounting for approximately 6% of overall expenses, decreased by 0.8% in 2024, following a 0.8%

decrease in the prior year. Recreation, accounting for approximately 4% of overall costs, increased by 4.6% in the metro area in 2024, following an increase of 4.5% during 2023. Electricity, accounting for approximately 2% of overall costs, increased by 13.0% in 2024, compared to a 1.2% increase in 2023. Tuition, other school fees, and childcare, accounting for approximately 4% of overall costs, increased by 2.0% in 2024, compared to a 3.3% increase during 2023.<sup>5</sup>

As previously noted, just over 60% of expenses in the metro area are captured in the “all items less shelter” index. The balance of expenses measured in the CPI are for shelter, accounting for just less than 40% of the costs measured by the CPI. The shelter component consists primarily of two expenses — rent of primary residence (hereinafter referred to as “rent”) and owner’s equivalent of rent.<sup>6</sup> In 2024, average rent costs increased by 4.9% in the NYC metro area, 1.1 percentage points higher than the overall CPI increase of 3.8%. This is lower than the 2023 rent increase of 5.7%, but represents the second-highest proportional increase seen in the NYC metro area since 2008. In the U.S. as a whole, rental costs increased at a faster pace than in the NYC metro area, increasing by an average of 5.1% in 2024. Rental costs in the NYC metro area rose faster than four of the seven metro areas selected for comparison, including San Francisco, where rents increased by 1.9%, and Atlanta, where rents increased by 3.1%. However, rents in the NYC metro area increased slower than in Chicago, Philadelphia, and Boston, where they increased by 5.4% to 6.7%.<sup>7</sup>

The change in the cost of rental housing can also be compared to the overall CPI over time. Over the 56-year period since the inception of rent stabilization (from 1968 to 2024), the cost of rental housing in the NYC metro area increased by 1,017%, while overall prices rose more slowly, 826%. In this same time period, in the U.S. as a whole, rent and overall prices increased more proportionally, by 870% and 801%, respectively.

Owner’s equivalent of rent, the other major expense in the shelter component, increased by 6.2% in the metro area in 2024, compared to a 5.8% increase in 2023. The overall shelter component

(which includes both rent and owner’s equivalent of rent) comprises approximately 40% of overall costs, and increased by 5.6% in 2024, slightly less than the 5.8% increase in 2023.

### Unemployment Statistics

Per data from BLS’s Local Area Unemployment Statistics program, the unemployment rate for residents of NYC increased by 0.3 percentage points in 2024, from an annual average of 5.0% in 2023 to 5.3% in 2024.<sup>8</sup> This marked the first annual increase since 2020, when the rate reached its highest level since at least 1976 (12.2%). Despite this increase, the NYC unemployment rate remains historically low. However, it is 1.3 percentage points higher than in 2019, the year preceding the pandemic and the year with the lowest recorded unemployment rate since at least 1976. The U.S. unemployment rate increased by 0.4 percentage points between

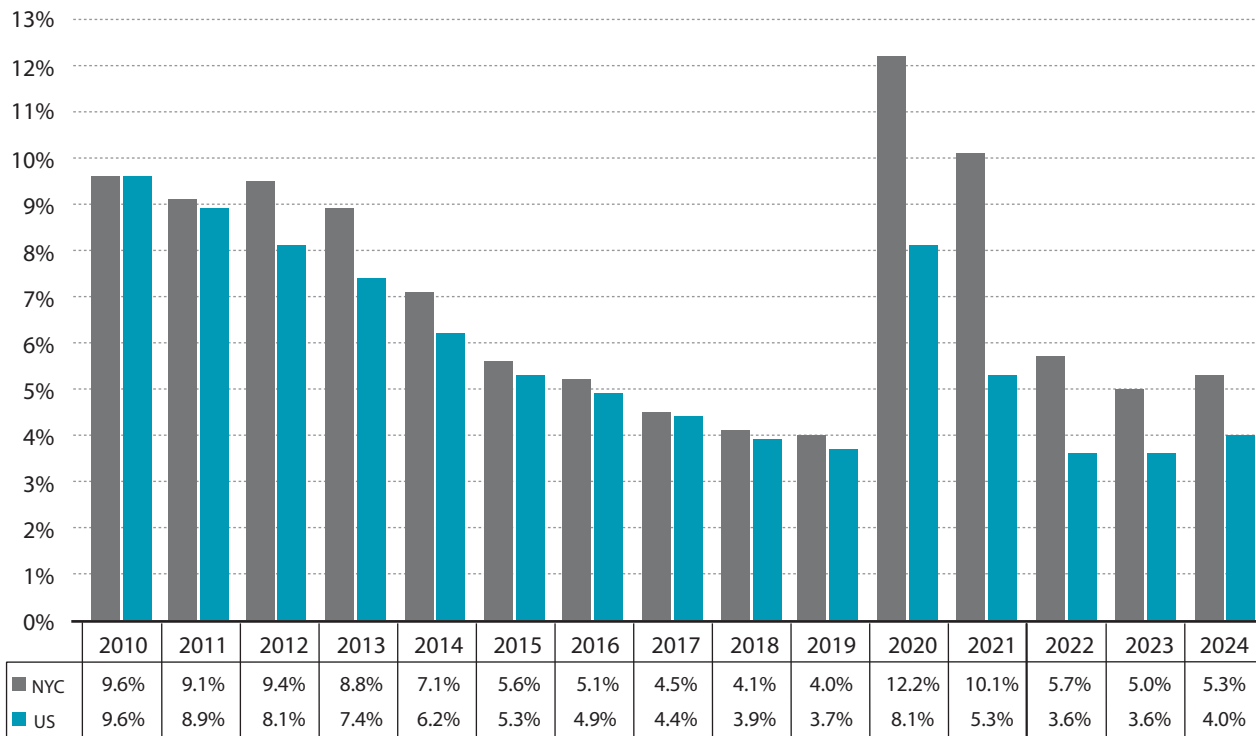
2023 and 2024, increasing from 3.6% to 4.0%.<sup>9</sup> (See graph on this page and Appendix 1.)

By quarter, the unemployment rate in NYC was 4.9% in the first quarter of 2024; 5.0% in the second; 5.8% in the third; and 5.4% in the fourth, increasing in all but the first quarter of 2024. Compared to 2023, the rate decreased by 0.4 percentage points in the first quarter of 2024, but increased by 0.1 percentage points in the second quarter, and by 0.7 percentage points in both the third and fourth quarters. (See Appendix 2.)

At the borough level, Queens and Staten Island had the lowest average annual unemployment rates, each at 4.7%, followed by Manhattan, at 4.8%; Brooklyn, at 5.4%; and the Bronx, consistently the borough with the highest unemployment rate, 6.9%. Unemployment rates increased by 0.1 percentage point in both Queens and the Bronx in 2024, and by 0.3 percentage points in Manhattan. However, rates decreased by 0.1 percentage point

### NYC and U.S. Average Annual Unemployment Rates, 2010-2024

NYC Average Annual Unemployment Rate Rises for First Time Since 2020



Source: U.S. Bureau of Labor Statistics and NYS Department of Labor, Local Area Unemployment Statistics Program  
Data is updated annually and may differ from that in prior reports.

in Brooklyn and by 0.2 percentage points in Staten Island. (See Appendices 1 and 2 for unemployment data by borough.)

In January and February of 2025 (the most recently available data), the unemployment rate in NYC was 5.3% and 4.3%, respectively. Compared to the same months of the previous year, the rate in January was 0.5 percentage points higher and the rate in February was 0.8 percentage points lower. However, the seasonally adjusted unemployment rate (which enables comparison between successive months) fell in early 2025 compared to the preceding months, decreasing from 5.6% in December 2024, to 5.5% in January 2025, and 5.3% in February 2025.

### Initial Unemployment Claims

The NYS Department of Labor and the U.S. Department of Labor publish estimates of initial unemployment (IU) claims, defined as a claimant request for a determination of basic eligibility

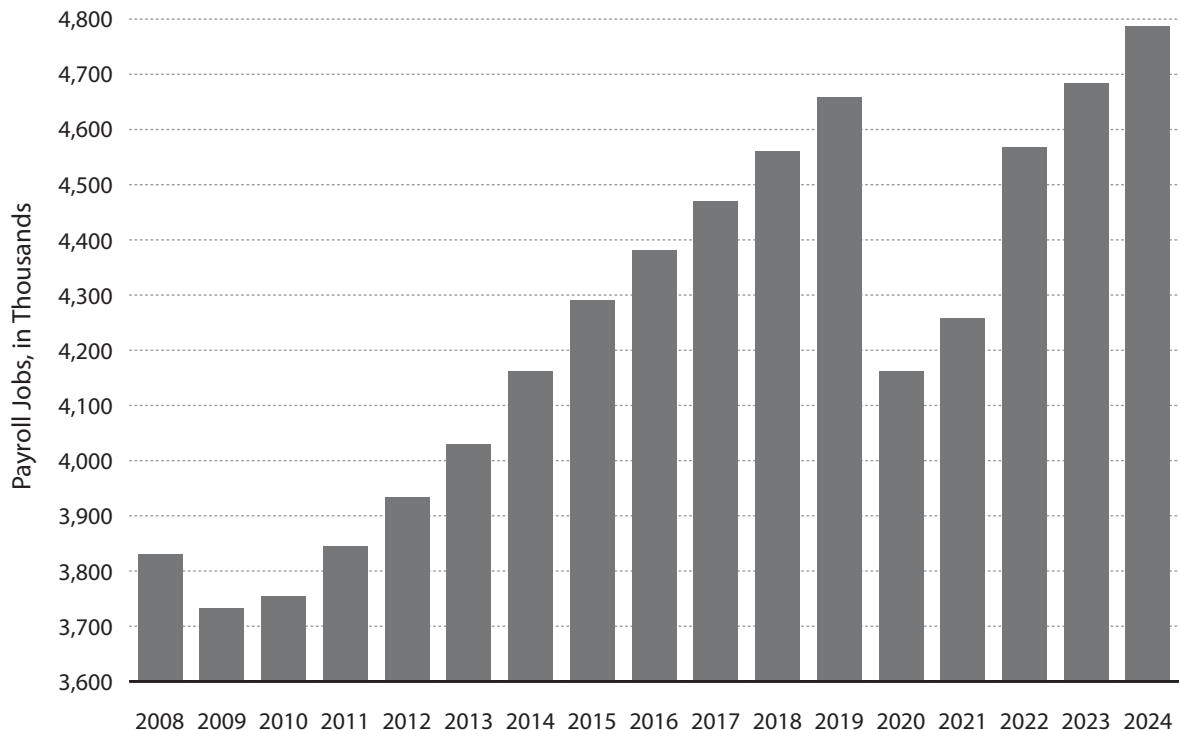
for unemployment insurance.<sup>10</sup> In 2024, initial unemployment (IU) claims in NYC decreased by an average of 4.3%. This included decreases of 6.4% in the first quarter; 9.7% in the second; and 4.7% in the third, all compared to the same quarters of the prior year. However, IU claims increased by 5.3% in the fourth quarter. Compared to 2019 (the year preceding the pandemic), IU claims were 5.0% higher in 2024.<sup>11</sup> In the U.S. as a whole, IU claims decreased by 3.3% in 2024, and compared to 2019, IU claims were 2.9% higher.<sup>12</sup>

### Employment Statistics

For the eighteenth time in the last twenty years, the number of persons employed in NYC increased. Per data from the BLS's Current Employment Statistics Program, NYC gained an average of 103,300 jobs in 2024, a 2.2% increase from 2023 (see graph on this page and Appendix 3).<sup>13</sup> These employment figures include both City residents as well as commuter

#### Average Annual Payroll Employment, NYC, 2008-2024

NYC Employment Levels Rise 2.2% in 2024 and Exceed 2019 Levels by 2.7%



Source: NYS Department of Labor, Current Employment Statistics Program

to the City. The increase in employment in 2024 follows a 2.6% increase in 2023, and represents the highest employment level ever reported in NYC.<sup>14</sup> For comparison, employment increased by 1.3% in the U.S. as a whole in 2024.<sup>15</sup>

Average employment levels increased in most industries during 2024, but decreased by 3.6% in Manufacturing; 0.8% in Trade, Transport, and Utilities; and 0.3% in Construction. However, these losses amounted to a total of 7,300 jobs across these three sectors, out of NYC's total of 4.8 million jobs. All other sectors increased, including the two with the largest proportional growth, Private Education and Health Services, which increased by 6.8% (80,100 jobs), and Leisure and Hospitality, which increased by 2.1% (9,200 jobs). Of the sectors that gained jobs in 2024, nearly three-quarters of the increased employment was within the Private Education and Health Services sector. Within this larger sector, healthcare services comprise 80% of employment. While employment in private education (accounting for 20% of this sector) increased by 1.1% from 2023 to 2024, employment within healthcare services increased by 8.4%. Healthcare employment has increased for four consecutive years and is now 29% higher than in 2020, with much of the growth in those sub-sectors that provide home healthcare services.

Compared to 2019 (the last year preceding the pandemic), average employment in 2024 is 2.7% (128,000 jobs) higher. While employment in certain sectors in 2024 remains significantly lower than in 2019 (such as Construction and Manufacturing), employment in other sectors, such as Private Education and Health Services, is considerably higher, as previously discussed.

Compared to the same quarters of the previous year, total employment increased by 1.9% in the first quarter of 2024; 2.3% in both the second and third quarters; and 2.4% in the fourth quarter. (See Appendix 2 for detailed employment data by quarter.)

During the first two months of 2025 (the most recently available data), total employment levels increased by 2.2% compared to January 2024, and by 1.8% compared to February 2024. While strong growth continued in the Private Education and

Health Services and Leisure and Hospitality sectors (which saw the largest proportional increases in both January and February), other sectors declined compared to the same months of the prior year, including two of the three sectors that decreased on an annual basis in 2024 (Construction and Manufacturing). Seasonally adjusted employment data (which allows comparison between successive months) shows that although total employment decreased slightly in January 2025 (by 0.01% compared to December 2024), it increased by 0.2% in February 2025 compared to January.

The *I&A Study* tracks two additional employment indices. The NYC labor force participation rate, which measures the proportion of all non-institutionalized people, age 16 and older, who are employed or actively looking for work, increased by 0.4 percentage points in 2024, reaching 61.7%.<sup>16</sup> This was lower than the U.S. rate, which remained at 62.6% for the second consecutive year.<sup>17</sup> For context, the average labor force participation rate over the past 20 years is 60.0% in NYC, and 63.7% in the U.S. A related statistic, the NYC employment/population ratio, measures the proportion of those who are actually employed as a ratio of all non-institutionalized people age 16 or older. This ratio increased by 0.3 percentage points in 2024, reaching 58.5%.<sup>18</sup> The U.S. employment/population ratio decreased by 0.2 percentage points from 2023 to 2024, to 60.1%. For context, the average employment/population ratio over the past 20 years is 56.0% in NYC, and 60.0% in the U.S.<sup>19</sup>

## Wage Data

This report also examines wage data for employees working in NYC (regardless of their place of residence). Highly accurate wage data can be derived from the Quarterly Census of Employment and Wages (QCEW), published by the NYS Department of Labor. However, the analysis is limited by the significant lag time in wage data reporting. The QCEW data, which includes wages and employment data from individual employers in NYC, is submitted quarterly and released to the public approximately five to six months later.



The QCEW data allows for analysis of the change in average wages (total expenditure by employers on wages in each quarter, divided by the number of employees receiving those wages). However, because of the aforementioned lag time in QCEW data reporting, 2024 wage data is current only through the third quarter of 2024 (note that 2024 data is preliminary).<sup>20</sup>

In order to present the most recent statistics possible, staff has formulated a “year” of QCEW data that comprises the four most recent quarters (in this case, the fourth quarter of 2023 through the third quarter of 2024). This “year” was then compared with the equivalent period of the preceding “year.” The analysis shows that, in this most recent period, average wages in real terms (wages adjusted for inflation) decreased slightly, but nominal average wages (wages in current dollars) increased. Across all industries, average wages decreased from \$117,690 in the previous 12-month period (in inflation-adjusted dollars) to \$117,209 in the most recent “year,” a decrease of 0.4%. However, there was a 3.1% increase in nominal wages, rising from \$113,680 in the previous “year.” This compares to a decrease in the preceding 12-month period of 1.8% in nominal terms, and 6.1% in real terms. (See Appendices 4 and 5, and the graph on this page, and note that inflation in the most recent “year” increased by 3.5%, compared to a 4.6% increase in inflation in the previous “year.”) For context, in the U.S. as a whole, QCEW wages increased by 4.2% in nominal terms and 1.0% in real terms in the most recent “year.”

In nominal terms, average wages earned in each borough increased during the most recent 12-month period, by anywhere from 1.2% to 4.4%. Average wages also rose in real terms in two boroughs, increasing by 0.5% in Staten Island and 0.9% in Manhattan (where three-quarters of all wages within NYC are earned). In real terms, average wages decreased in the Bronx (by 0.2%); Queens (by 1.7%); and Brooklyn (by 2.3%).

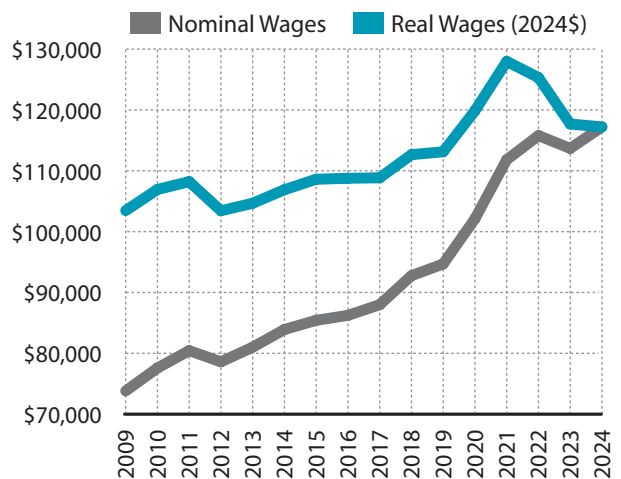
Average wages in the Finance and Insurance sector, which accounted for a quarter of all wages earned during the most recent 12-month time period, increased by a “real” 1.1% and a nominal 4.6%. This compares to a decrease of 11.1% in real terms and 7.1% in nominal terms in the prior

12-month period. The Professional and Technical Services sector, the sector with the second-greatest weight (accounting for 15% of all wages), increased by 2.5% in real terms and 6.1% in nominal terms. The Health and Social Services sector (accounting for 11% of all wages), decreased by a “real” 1.9% and increased by 1.5% in nominal terms during this time period. The Government sector (accounting for 10% of all wages) increased by 0.4% in real terms and by 4.0% in nominal terms. The Information sector saw the largest proportional increase, increasing by 6.4% in real terms and 10.1% in nominal terms, and accounts for 8% of all wages. The Management of Companies sector experienced the largest decline, decreasing for the second consecutive year, by 7.4% in real terms and 4.2% in nominal terms, and accounts for 3% of all wages. (See Appendices 4 and 5 for more detailed wage data.)

Each year, this report estimates the “yearly” QCEW average wage change, excluding the impact of the Finance and Insurance sector. Overall average wages are often skewed by this sector, which has both the largest proportion of total wages (24.8%, despite only 7.7% of overall

**Avg. “Real” and Nominal Wages, 2009-2024**

Average “Real” Wages Decrease, but Nominal Wages Increase During Most Recent 12-Month Time Period



Source: NYS Department of Labor, QCEW Filings

Note: Due to lag times in data reporting, each “year” consists of the first three quarters of that year, and the fourth quarter of the preceding year.

employment), as well as the highest average wages. During the most recent 12-month period, this sector had minimal effect on overall average wages. Excluding this sector, average wages in all other sectors increased by 2.9% in nominal terms and decreased by 0.6% in real terms. This wage change is just slightly lower than the previously noted increase of 3.1% in nominal terms, and 0.4% decrease in real terms, including the Finance and Insurance sector.

QCEW average wages decreased in real terms in each quarter of the most recent “year,” but increased in nominal terms. Compared to the same quarter of the previous year, nominal average wages increased by 3.0% in the first quarter of 2024; 3.8% in the second; and 3.6% in the third. This “yearly” wage growth also includes the fourth quarter of 2023, when average wages increased by 2.2% in nominal terms. After adjusting for inflation, average wages decreased by 0.9% in the fourth quarter of 2023; by 0.2% in both the first and second quarters of 2024; and by 0.3% in the third quarter. (See Appendices 6 and 7 for detailed QCEW data by quarter.)

The QCEW also reports on employment levels. In the most recent 12-month time period (the fourth quarter of 2023 through the third quarter of 2024), total employment increased by 2.2%. The sector with the largest proportional increase in employment was Health Care and Social Assistance, which increased by 8.4%. This sector also experienced the largest net increase in employment, adding 74,961 jobs. While the Manufacturing sector experienced the largest proportional decrease, a 3.6% decline (2,055 jobs), the Information and Retail Trade sectors saw the largest net decreases in employment, both decreasing by slightly more than 6,100 jobs.

Compared to calendar year 2019 (the year preceding the pandemic), nominal average wages are 22.6% higher. However, inflation has affected wage growth. In real terms, average wages are 3.1% higher in the most recent 12-month time period compared to calendar year 2019. In this same time period, total employment is 1.5% higher.

As previously noted, due to the lag time in reporting of QCEW data, the most recent annual figures cover the 2023 calendar year. Data from

2023 shows an increase in average nominal wages, but a decrease in average “real” wages. Across all industries, average nominal wages increased by 0.7% between 2022 and 2023, following a 0.2% decrease in the prior year. Average “real” wages decreased by 3.0% in 2023, following a decrease of 5.9% in the prior year. “Real” wages decreased from \$117,851 in 2022 (in 2023 dollars) to \$114,294 in 2023. However, employment increased by 3.2%. For comparison, from 2022 to 2023, the U.S. as a whole saw a 3.4% increase in nominal average wages and a 0.7% decline in real average wages, while employment increased by 2.1%.<sup>21</sup>

The BLS also tracks wage data, through its Current Employment Statistics (CES) survey.<sup>22</sup> While both datasets track wages, their methodologies differ. Unlike the QCEW, which is based on quarterly tax filings from all U.S. employers, the CES is a monthly survey of approximately one-third of employers conducted by the BLS. It also excludes wages for local government employees. In addition, while the CES is more current than the QCEW, it is based on a much smaller sample size. Additionally, unlike the QCEW, CES data does not include certain types of monetary compensation, such as bonuses and income from stock options. Therefore, it is less variable on a quarterly basis than QCEW data, but may not fully reflect total income, particularly in industries where employees receive the types of supplemental monetary compensation described above.

According to the CES survey, average weekly wages within the private sector decreased by an inflation-adjusted 3.2% in NYC in 2024. This was a smaller decrease than in the prior year, when average wages decreased by 4.2% in real terms. In nominal terms, average weekly wages increased by 0.4% in NYC. For comparison, in the U.S. as a whole, averages wages increased by 0.5% in real terms, and 3.5% in nominal terms, from 2023 to 2024. Compared to the same quarters of the previous year, CES data shows that NYC weekly wages (in real terms) decreased in each quarter of 2024 (by up to 4.7% in the first quarter). However, wages increased in nominal terms in all but the first quarter, by up to 1.5%.

The CES survey also provides data on average

weekly earnings in various private sectors. In NYC, average weekly wages increased by the largest proportions in the Construction, Other Services, and Private Education and Health Services sectors, with inflation-adjusted increases of 9.2%, 5.9%, and 3.7%, respectively. The Financial Activities,<sup>23</sup> Information, and Trade, Transport, and Utilities sectors saw the largest decreases, declining in real terms by 8.8%, 6.5%, and 5.9%, respectively, from 2023 to 2024.

### Bankruptcy Statistics

In 2024, bankruptcy filings increased among NYC residents for the second consecutive year. There were 6,762 filings in 2024, a 13.7% increase from the prior year, but the fifth-lowest level since at least 2000.<sup>24</sup> Personal filings in the U.S. also increased, by 13.9%.

### Poverty Statistics

The U.S. Census Bureau's *American Community Survey* (ACS) is an annual nationwide survey that collects and produces information on social, economic, housing, and demographic characteristics within the U.S. Per the 2023 ACS (the most recent survey), the NYC poverty rate for all individuals was 18.2%.<sup>25</sup> Compared to 2022, the individual poverty rate in NYC decreased by 0.1 percentage point in 2023. In the U.S. overall, the poverty rate also decreased by 0.1 percentage point in 2023, and is now 12.5%, 5.7 percentage points lower than NYC.

Individual poverty rates vary widely across the boroughs, ranging from 13.2% in Staten Island, to 13.7% in Queens, 16.5% in Manhattan, 19.0% in Brooklyn, and 27.9% in the Bronx, which consistently has the highest rate of the boroughs. Compared to the previous year, poverty rates increased in the Bronx, Queens, and Staten Island (by up to 2.1 percentage points) and decreased in Brooklyn and Manhattan (by 0.8 percentage points in each borough). (See Appendix 9.)

The ACS also reports poverty rates by age. In 2023, the poverty rate in NYC was 24.5% for persons under 18, 15.3% for persons aged 18 to 64, and 21.5% for persons aged 65 and over. For families,

14.6% had incomes below the poverty line. This includes 5.7% of families in owner-occupied units and 20.5% of families in rental units. For families with related children under 18, the poverty rate was 20.2%, higher than that for all families. The overall poverty rate for married-couple families was 9.5%, while the rates for female- and male-headed families (i.e., families with no spouse present) were 25.4% and 14.6%, respectively. Compared to 2022, poverty rates decreased for families with related children under 18, male-headed households, and persons aged 18-64 (by up to 2.7 percentage points). Poverty rates remained unchanged from 2022 for families in renter-occupied units and female-headed households, while poverty rates increased for all other categories mentioned above (by up to 2.1 percentage points).

The U.S. Census Bureau now produces an annual Supplemental Poverty Measure (SPM), an alternative measure of poverty that incorporates additional components of income and expenses (including non-cash government benefits, taxes, and geographic variations in housing costs, among other factors).<sup>26</sup> The SPM is calculated only at the national level, and was 12.9% (nationwide) in 2023, 1.8 percentage points higher than the official 2023 nationwide poverty rate of 11.1%, and an increase of 0.5 percentage points from the SPM in 2022.<sup>27</sup>

In February 2025, the Poverty Tracker Research Group at Columbia University released its Poverty Tracker Annual Report.<sup>28</sup> This report uses a methodology similar to the U.S. Census Bureau's SPM (see above), to calculate a supplemental poverty rate (i.e., the proportion of persons with income below 100% of the supplemental poverty line), based on the group's own survey of approximately 3,000 NYC respondents. In contrast to the official poverty rate of 18.2% in NYC (see the first paragraph of this section), the report found that the overall supplemental poverty rate increased from 23% in 2022 to 25% in 2023. The supplemental poverty rate increased by one percentage point for both adults (from 23% to 24%) and children (from 25% to 26%) in the survey. The report estimates that, in addition to the 25% of New Yorkers living below the supplemental poverty line in 2023, another 33% of New Yorkers lived between 100%

and 200% of the supplemental poverty line (a total of 58% of New Yorkers classified in the report as “in poverty or low-income”).<sup>29</sup>

### **2023 NYC Housing & Vacancy Survey**

Data from the *2023 Housing and Vacancy Survey (HVS)*, conducted by the U.S. Census Bureau, were published in 2024 by the NYC Department of Housing Preservation and Development (HPD).<sup>30</sup> This triennial survey provides data on the housing and demographic characteristics of NYC residents, including housing affordability, rents, incomes, vacancy rates, and financial hardship measures for all types of housing within NYC. It is also the only government-sponsored survey that provides data specifically for rent stabilized tenants. Detailed *2023 HVS* data (including comparisons to *2021 HVS* data) is available in the *2024 I&A Study*, and a short summary of data follows.

#### **Income, Rent, Affordability of Rental Housing, Vacancy Rates, and Financial Hardship**

According to the *2023 HVS*, which reflects household income for 2022, the median income for rental households was \$70,000.<sup>31</sup> The median income for rent stabilized tenants was lower than that for renters overall, \$60,000. This includes medians of \$60,000 for tenants in rent stabilized apartments constructed before 1974 (pre-74), and \$50,000 for those constructed after 1973 (post-73). Residents in market rentals earned more than the average renter, with a median income of \$90,800.<sup>32</sup> See the *2024 I&A Study* for additional data on the distribution of household income by housing type.

The *HVS* also examined rent levels, reporting that in 2023, the median monthly contract rent (i.e., the rent paid to the apartment owner by either a tenant or a subsidizing agency) for all rental units was \$1,641. Rent stabilized tenants paid a lower median contract rent, \$1,500, compared to renters overall. For rent stabilized tenants in pre-74 buildings, the median was \$1,471, and for those in post-73 buildings, it was \$1,627. Market rentals had a median contract rent of \$2,000. See

the *2024 I&A Study* for additional data on median gross rents (contract rent, plus the cost of utilities).

Generally, housing is considered affordable when a household pays no more than 30% of its income in gross rent.<sup>33</sup> The *2023 HVS* reported that the median gross rent-to-income ratio was 29.5% for all renters. However, this ratio includes tenants who receive rental assistance (such as Section 8) and generally pay no more than 30% of their income towards rent, but are recorded by the *HVS* as having rent-to-income ratios far in excess of this amount (see Endnote 34 for a detailed explanation of this anomaly).<sup>34</sup> Excluding tenants who receive Section 8, the median gross rent-to-income ratio for all tenants is 28.2%. For rent stabilized tenants (excluding tenants who receive Section 8), the ratio is higher than that of all renters, 28.8%, including ratios of 28.3% for tenants in pre-74 buildings and 31.5% in post-73 buildings. In market rentals, the median ratio was 27.3% (excluding tenants who receive Section 8). See the *2024 I&A Study* for additional data on median contract rent-to-income ratios and unadjusted gross rent-to-income ratios.

Excluding tenants who receive rental assistance or live in public housing, 43.1% of tenants were considered rent burdened in 2023 (paying more than 30% of their income towards contract rent).<sup>35</sup> Compared to all tenants, a higher ratio of rent stabilized tenants who do not receive rental assistance were considered rent burdened, 45.5%, including ratios of 43.8% for tenants in pre-74 buildings and 53.0% in post-73 buildings. In market rentals, 40.6% of tenants were considered rent burdened in 2023. See the *2024 I&A Study* for additional data on moderate and severe rent burden.

The *HVS* also surveys vacancy rates, and the 2023 data reveals the continuation of a tight New York City housing market.<sup>36</sup> The survey found that the citywide net rental vacancy rate was 1.41% in 2023, below the 5% threshold required for rent regulation to continue under state law. This was the lowest rate since the inception of the *HVS* in 1965, and is significantly lower than the rate recorded during the previous *HVS* (4.54%, the highest rate since the inception of the *HVS*). The rate was 0.98% in rent stabilized housing. See the *2024 I&A Study* for vacancy rates by borough, housing type, and rent levels.

In examining financial hardships, the 2023 HVS found that 13% of renters reported missing one or more rent payments in the past year due to insufficient funds at the time rent was due. Among the 13% of renter households who reported being late or missing a rent payment in the past year, 34% reported still having rent arrears at the time of the survey. Additionally, 17% of all renter households experienced food insecurity over the previous 12 months, including 21% of rent stabilized households and 12% of households in market rentals. See the 2024 I&A Study for additional data on financial hardships by income level.

### 2023 American Community Survey

As described in the “Poverty” section of this report, the Census Bureau conducts the *American Community Survey (ACS)* each year, which provides additional data on housing and income in NYC and its boroughs.<sup>37</sup> Unlike the HVS, the ACS cannot provide data specifically for rent stabilized tenants, but does provide in-depth data on renters as a whole, including contract rent (the rent received by the owner of a property); gross rent (contract rent, in addition to the cost of utilities); rent-to-income ratios; and household income. Detailed ACS data by borough, for NYC as a whole, the U.S., and comparison cities can be found in Appendices 12 through 14.

### Household Income

According to the most recent survey, the 2023 ACS, median household income in NYC (\$76,577) increased nominally (by 2.5%), but decreased in real terms (by 1.3%), compared to 2022. Median household income for renters (\$61,371) increased by 2.5% nominally, and decreased by 1.3% in real terms. Since the survey’s inception in 2005, renter income has fluctuated in inflation-adjusted (“real”) 2023 dollars, from a low of \$49,253 in 2011 to a high of \$63,388 in 2019. Median household income for owners (\$117,502) increased by 2.7% nominally, and decreased by 1.1% in real terms, nearly equal to the growth in household income of renters.

By borough, renter incomes increased by the

largest proportion in Brooklyn, which increased by 1.6% in real terms in 2023. This was followed by the Bronx, which increased by 1.3%, and Manhattan, which increased by 0.7%. In contrast, inflation-adjusted renter household income decreased by 3.1% in Queens, and by 11.7% in Staten Island.

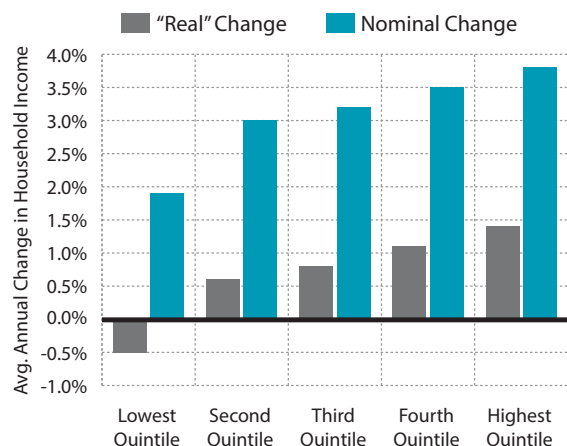
### Income Inequality

To measure income inequality, the ACS provides average household income for cities in quintiles. In NYC, the income of the top quintile (the average of the top 20% of household incomes) is 32.30 times greater than that of the lowest quintile (the average of the lowest 20%). This equates to the highest quintile earning, on average, more than \$350,000 more annually than the lowest quintile. While the ratio between the highest and lowest quintiles for all of NYC was 32.30 in 2023, it was 48.22 in Manhattan, where the highest quintile earns, on average, more than \$569,000 more annually than the lowest quintile. The ratio for NYC is the third highest ratio among large cities (those with populations of at least 250,000, of which there were 91 in 2023), but a decrease from the ratio of 32.90 in 2022.

While NYC’s income disparity ratio is among the highest in the nation, it is lower than Atlanta’s ratio of

#### Average Annual Household Income Change by Quintiles, 2007-2023

Highest Quintiles Grow at a Faster Pace than Lowest Quintiles



Source: American Community Survey, 2006-2023

38.64, which is the highest among large cities. Other major cities, such as Los Angeles (23.82), Houston (22.62), Chicago (24.30), and Philadelphia (24.52), all have smaller differentials between income levels than NYC. Besides the aforementioned Atlanta, New Orleans (34.11) is the only other large city with greater income inequality than NYC. The smallest disparity among big cities is in Gilbert, Arizona, with a ratio of 8.60. For the U.S. as a whole, the ratio is 17.24, down from 17.57 in 2022.

Analyzing household income over time can also provide insight into the growth or decline of income within each quintile. While not consistently true year-to-year, over the period from 2006 to 2023 (the earliest and latest years available for analysis), income in NYC increased more rapidly for higher quintiles than for lower quintiles. Point-to-point comparisons show that household income for the lowest quintile (the bottom 20% of income levels), decreased by 7.6% in “real” terms, and increased by 34.9% in nominal terms, from 2006 to 2023. For households in the highest quintile (the top 20% of household incomes), household income increased by 24.7% in real terms and by 81.9% in nominal terms from 2006 to 2023. This point-to-point change represents an average annual inflation-adjusted household income decrease of 0.5% for the lowest quintile and an increase of 1.4% for the highest quintile (see chart on the previous page).

Examining the change from 2022 to 2023 (the two most recent years of data), household income in the lowest quintile increased by 2.0% in real terms compared to the previous year, while income in both the second and third quintiles decreased (by 1.0% and 1.2%, respectively); and income in both the fourth and highest quintiles increased (by 0.2% and 0.1%, respectively). Specifically for renter households, household income increased by 1.5% in real terms for the lowest quintile from 2022 to 2023, while income in both the second and third quintiles decreased (by 0.2% and 1.0%, respectively); and income in both the fourth and highest quintiles increased (by 0.3% and 1.5%, respectively).

The ACS also publishes a summary measure of income inequality called the Gini Index. According to this index, a coefficient of 0.0 represents perfect

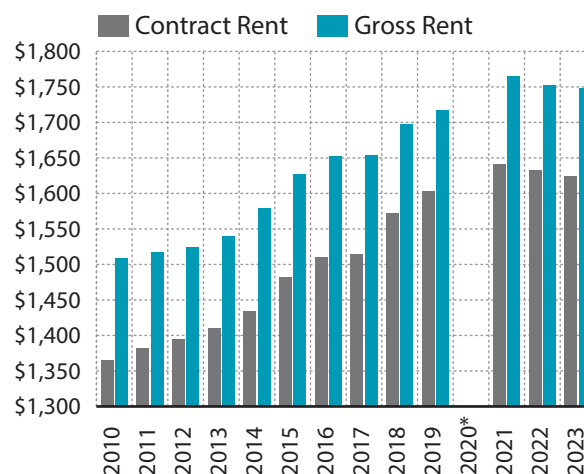
equality in income distribution, where everyone receives an equal share, while a coefficient of 1.0 represents total inequality, where one household possesses all the income. In 2023, NYC’s Gini index coefficient was 0.5546, virtually unchanged from 0.5547 in 2022, and the fourth-highest coefficient among large cities. By borough, the coefficients ranged from 0.4609 in Staten Island, to 0.4745 in Queens, 0.5200 in the Bronx, 0.5349 in Brooklyn, and 0.5929 in Manhattan. The U.S. Gini coefficient was 0.4828 in 2023, a decrease from 0.4863 in 2022.

## Rent

This survey also reports that the median contract rent in NYC in 2023 was \$1,624, and the median gross rent was \$1,748 (see graph on this page). Between 2022 and 2023, median monthly contract rents for all apartments in NYC decreased by an inflation-adjusted 0.6%, and median gross rents decreased by 0.3%. In nominal terms, these rents increased by 3.2% and 3.6%, respectively. The ACS also reports contract rents at both the 25th and 75th percentiles. While 25% of NYC residents paid less than \$1,034 in contract rent in 2023 (a

### Median Rent in Constant 2023 Dollars, 2010-2023

Inflation-Adjusted Median Contract and Gross Rents Fall in 2023



Source: American Community Survey, 2010-2023  
\*2020 ACS Data Not Available for Comparison.

“real” decrease of 2.8% from 2022, and a nominal increase of 0.9%), 25% paid more than \$2,350 (a “real” increase of 3.1% from 2022, and a nominal increase of 7.0%). Therefore, the data indicates that higher rents (at the 75th percentile) increased more rapidly than lower rents (at the 25th percentile).

Median contract rents were highest in Manhattan (\$2,061) and lowest in the Bronx (\$1,187), with medians of \$1,494 in Staten Island, \$1,647 in Brooklyn, and \$1,758 in Queens. From 2022 to 2023, inflation-adjusted median contract rents declined by 5.0% in the Bronx and 5.1% in Staten Island, while increasing by 0.5% in Brooklyn, 0.6% in Queens, and 2.9% in Manhattan.

Median gross rents were highest in Manhattan (\$2,169) and lowest in the Bronx (\$1,352), with medians of \$1,688 in Staten Island, \$1,762 in Brooklyn, and \$1,877 in Queens. From 2022 to 2023, inflation-adjusted median gross rents declined by 3.7% in the Bronx and 2.6% in Staten Island, while increasing by 0.5% in Brooklyn, 1.6% in Queens, and 3.1% in Manhattan.

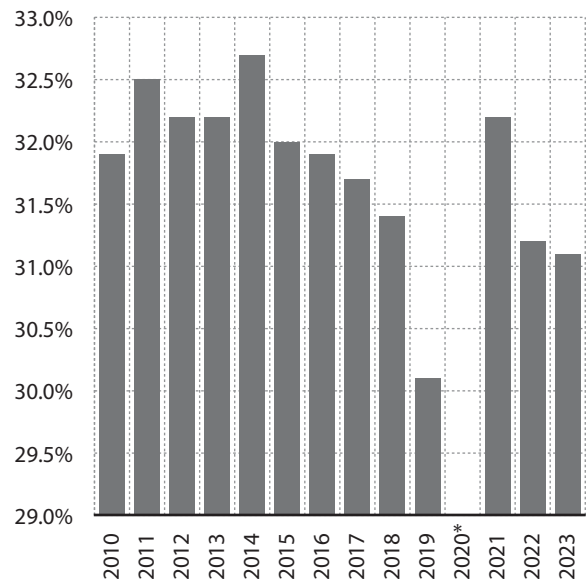
### Affordability of Rental Housing

According to 2023 ACS data, NYC’s median gross rent-to-income ratio ranks 55th highest among the 91 large cities, matching its 2022 ranking. At 31.1%, the median gross rent-to-income ratio in NYC decreased by 0.1 percentage point from 2022 levels (see graph on this page). By borough, ratios ranged from a low of 28.8% in Manhattan, to 29.8% in Brooklyn, 31.9% in Queens, 35.5% in Staten Island, and 36.6% in the Bronx. Compared to 2022, this ratio decreased in both Brooklyn and Manhattan, by 0.8 and 0.2 percentage points, respectively. However, the ratio increased in the Bronx, by 0.5 percentage points; in Queens, by 0.8 percentage points; and in Staten Island, by 1.1 percentage points.

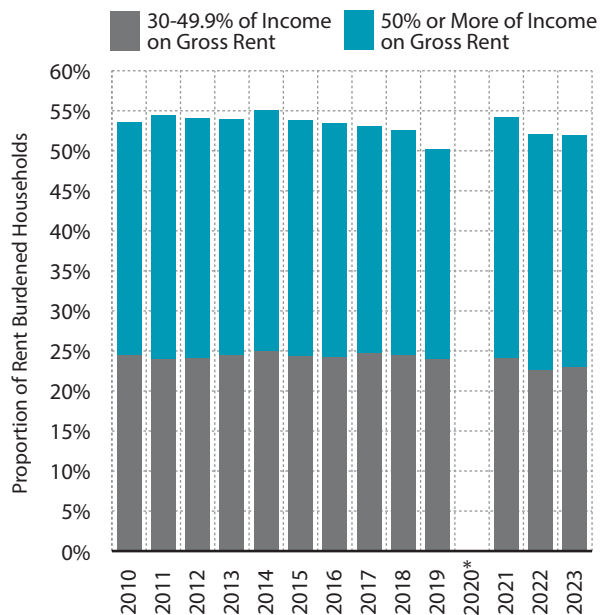
Citywide, the proportion of households paying 30% or more of their income toward gross rent decreased by 0.2 percentage points from 2022 to 2023, to 51.9% (see graph on this page). This included a 0.4 percentage point increase in households paying between 30% and 49.9% of their income toward rent and a 0.6 percentage point

### Gross Rent-to-Income Ratios, 2010-2023

**Median Gross Rent-to-Income Ratio:**  
Median Gross Rent-to-Income Ratio  
Decreases 0.1 Percentage Points from 2022



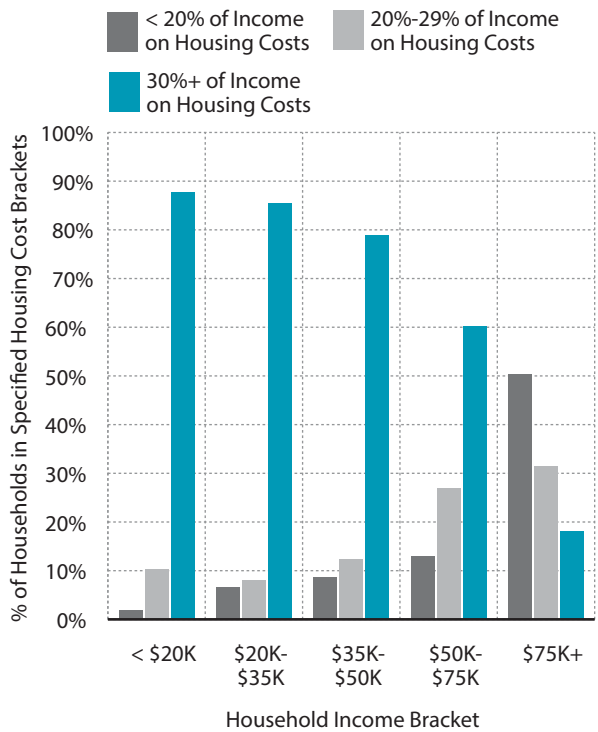
**Proportion of Households with a Gross Rent-to-Income Ratio of at Least 30%:**  
Proportion of Rent Burdened Households  
Decreases by 0.2 Percentage Points



Source: American Community Survey, 2010-2023  
\*2020 ACS Data Not Available for Comparison.

**Renter Housing Costs as a Percentage of Household Income, 2023**

The Greater the Income, the More Affordable the Housing



Source: American Community Survey, 2023

decrease in households paying 50% or more of their income toward rent. By borough, the proportion of households paying at least 50% of their income toward gross rent ranged from 25.4% in Manhattan, to 26.5% in Brooklyn, 28.9% in Queens, 36.3% in Staten Island, and 36.7% in the Bronx.

Also reported is the percentage of income spent on monthly housing costs for different household income categories. Approximately 95% of all renters reported both paying rent and receiving income. Of those renters, 19% earned less than \$20,000 a year. For this lowest household income category, 87.8% spend at least 30% of their household income on housing costs, while 1.9% spend less than 20%. As income levels rise, the proportion of renters spending at least 30% of their household income on housing costs declines, while the proportion spending less than 20% increases (see chart on this page). At the highest income category provided by the ACS (households

earning \$75,000 or more, comprising 44% of all renters), 18.2% spend at least 30% of their income on housing costs, while 50.3% spend less than 20%.

**Household Pulse Survey**

In response to the COVID-19 pandemic, the U.S. Census Bureau launched a new survey initiative — the *Household Pulse Survey (HPS)*, conducted from April 2020 to September 2024.<sup>38</sup> Per the Census Bureau, the *HPS* was “a 20-minute online survey that measures how emergent social and economic issues are impacting households across the country.” Note that the Census Bureau advised that the data from this survey was experimental, and that caution should be taken when using estimates based on subpopulations of the data because sample sizes may be small and the standard errors may be large.<sup>39</sup>

The U.S. Census Bureau discontinued this survey in October 2024. However, seven surveys (from March through September 2024) were conducted after the publication of the previous *I&A Study*, and data from those surveys are analyzed in this section. The data was released for the U.S. overall, as well as 15 metro areas. This includes the NYC metro area, which extends into NYC’s suburbs, encompassing Long Island, the Hudson Valley, and northern New Jersey, with a total population of approximately 20 million persons.

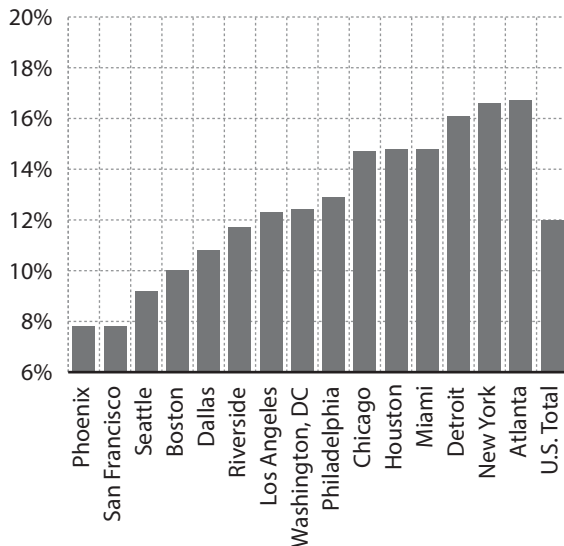
**Rent Arrears**

One of the questions asked of respondents regarding housing was whether they were caught up on rent. From March to September 2024, the average proportion of renter households in the NYC metro area reporting that they were not caught up on their rent was 16.6%, compared to 18.5% in the prior year. Of the 72 surveys conducted since the *HPS*’s inception, the proportion of respondents not caught up on rent was higher in the NYC metro area than in the U.S. overall in all but one.<sup>40</sup> For instance, the average proportion of renter households in the U.S. reporting that they were not caught up on rent was 12.0% in the last seven surveys of the *HPS*. This proportion is 4.6



### Average Proportion of Households that Report Being Behind on Rent, by Metro Area (March 2024-September 2024)

The NYC Metro Area Has the Second Highest Proportion of Households Behind on Rent, 16.6%



Source: Household Pulse Survey, U.S. Census Bureau

percentage points lower than that of renters in the NYC metro area, but a slight increase from 11.9% in the previous year.

Respondents were also asked about their household income.<sup>41</sup> The proportion of those not caught up on rent in the previous month is consistently greater for lower-income households (earning less than \$35,000 annually) than for higher-income households (earning \$100,000 or more annually). Over the 17 surveys conducted in the past two years, an average of 24.8% of lower-income renter households in the NYC metro area reported not being caught up on rent, compared to an average of 4.4% of the higher-income households. However, both lower- and higher-income households in the NYC metro area showed greater proportions of renters not caught up on rent than in the U.S. overall, where the proportions were 16.3% and 3.6%, respectively.

Among the 15 metro areas delineated in the *HPS*, the NYC metro area had the second-highest average proportion of households that reported not being caught up on rent over the past year

(16.6%), just slightly lower than Atlanta (16.7%). The lowest proportions were in Phoenix and San Francisco, where 7.8% of households in each city reported not being caught up on rent (see chart on this page for all metro areas).

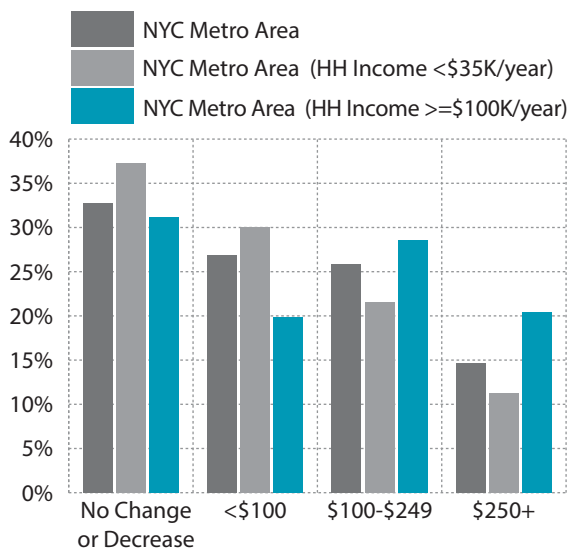
Respondents who reported not being caught up on rent were also asked about the number of months they owed. In the NYC metro area, among the 16.6% of households reporting rent delinquency from March to September 2024, an average of 21.9% responded that they owed “zero” months of rent.<sup>42</sup> Over one-third (37.2%) reported owing either one or two months of rent, with 21.1% owing one month and 16.1% owing two months of back rent. An average of 26.5% of respondents reported owing between three and seven months of back rent, and 14.4% reported owing eight months or more. The average number of months of back rent owed remained relatively stable compared to the previous year. Across the past seven surveys, the average number of months of rent owed by NYC metro renters who are at least one month delinquent is 3.57 months, exceeding the U.S. average of 2.29 months, but minimally changed from the previous year’s average of 3.55 months. The average proportion of households in the metro area owing “zero” months of rent decreased by 4.2 percentage points compared to the previous year, while the proportion owing one to two months of rent increased by 1.3 percentage points; the proportion owing three to seven months of rent increased by 1.0 percentage points; and the proportion owing eight months or more increased by 2.0 percentage points.

### Change in Rent

The *HPS* also asks respondents if, and by how much, their rent has changed over the past 12 months (see chart on the following page). Across the seven surveys conducted since the publication of the last *I&A Study*, an average of 32.7% of renter households in the NYC metro area reported that their rent had either not changed or decreased; 26.9% reported an increase of less than \$100; 25.9% reported an increase between \$100 and \$249; and 14.6% reported an increase of at least \$250.

**Proportion of Renter Households in NYC Metro Area, by Amount of Rent Change (March 2024-September 2024)**

Two-thirds of Households in the NYC Metro Area Saw an Increase in Rent In Past Year



Source: Household Pulse Survey, U.S. Census Bureau

Among households earning less than \$35,000 annually, 37.3% reported that their rent had either not changed or decreased; 30.0% reported an increase of less than \$100; 21.6% reported an increase between \$100 and \$249; and 11.2% reported an increase of \$250 or more. On average, higher-income households reported larger rent increases than lower-income households. Among households earning \$100,000 or more annually, 31.2% reported that their rent had either not changed or decreased; 19.8% reported an increase of less than \$100; 28.6% reported an increase between \$100 and \$249; and 20.4% reported an increase of \$250 or more.

In total, an average of 67.4% of renter households in the metro area reported an increase in rent of any amount, 1.6 percentage points higher than the preceding year. However, the proportion of renter households reporting a rent increase in the metro area was similar to the U.S. overall, where 63.3% of renter households reported a rent increase

over the past year. Specifically, 36.7% of U.S. renter households reported that their rent had either not changed or decreased in the previous 12 months; 22.4% reported an increase of less than \$100; 26.9% reported an increase between \$100 and \$249; and 14.0% reported an increase of \$250 or more.

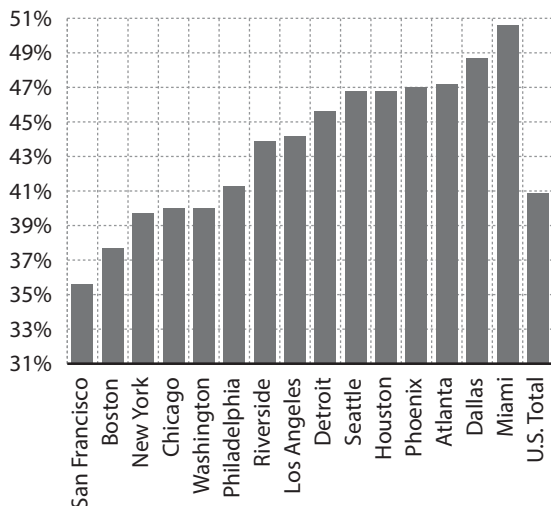
**Pressure to Move**

In June 2023, the *HPS* began surveying respondents about pressure to move from any residence they had occupied in the previous six months. Possible sources of pressure include a rent increase by the owner; missing a rent payment; a lack of repairs; a change of locks, removal of belongings, or shutting off of utilities; a dangerous neighborhood; or any other pressure. Between March and September 2024, an average of 39.7% of renter households in the NYC metro area reported feeling pressure to move due to one of the reasons listed above, a 1.5 percentage point decline from the average in the prior eight surveys. An average of 6.7% of renters in the metro area reported moving within the past six months (for any reason), including 16.9% of those who reported feeling pressure to move (up from an average of 6.4% of renters who reported moving in the prior year’s surveys, including 15.5% who felt pressure to move).

The previous *I&A Study* reported that approximately 38% of both lower-income (earning less than \$35,000 annually) and higher-income (earning \$100,000 or more annually) renter households in the NYC metro area experienced pressure to move. However, the most recent seven surveys show lower-income households reporting more pressure than higher-income households (43.9% versus 34.0%, respectively). A greater share of lower-income tenants also reported actually moving. Among lower-income households, an average of 8.1% of metro-area renters reported moving within the past six months, including 18.4% of those experiencing pressure to move. Among higher-income households, an average of 5.0% of metro-area renters reported moving within the past six months, including 14.6% of those experiencing pressure to move. Compared to the U.S. overall, where 40.9% of renter households

### Average Proportion of Renter Households that Reported Feeling Pressure to Move, by Metro Area (March 2024-September 2024)

The NYC Metro Area Has the Third Lowest Proportion of Households Feeling Pressure to Move, 39.7%



Source: Household Pulse Survey, U.S. Census Bureau

experienced pressure to move in the past six months and 9.3% of all renters moved (including 22.8% of those experiencing pressure to move), renters in the NYC metro area are more secure than the national average.

Among metro-area renter households reporting pressure to move, the most common reason cited was a rent increase by the landlord (48.7% of respondents), followed by the owner not making repairs (30.7%) and “other pressure” (30.1%).<sup>43</sup> While roughly similar proportions of lower- and higher-income households reported “other” pressure and pressure from the owner not making repairs, higher-income households reported more pressure from rent increases (an average of 62.2%) than lower-income households (an average of 34.2%). Nationwide, the most common reason for feeling pressure to move was also rent increases, as cited by 54.7% of respondents.

Among the 15 metros delineated in the *HPS*, the proportion of renter households reporting pressure to move over the past seven surveys ranged from 35.6% in San Francisco to 50.6% in Miami. The

proportion of renter households reporting moving due to this pressure ranged from 15.5% in Los Angeles to 28.6% in Houston. The overall proportion of renter households reporting moving within the past six months (for any reason) ranged from 6.7% in NYC to 13.4% in Houston. Compared to the other metro areas, NYC exhibited the lowest proportion of those who actually moved, the second-lowest proportion of those moving due to pressure, and the third-lowest proportion of those experiencing pressure to move (see chart on this page).

## Other Measures of Income & Affordability

### Section 8 Housing Availability

Per the NYC Housing Authority (NYCHA), “the Housing Choice Voucher program, also known as Section 8, provides assistance to eligible low- and moderate-income families to rent housing in the private market. Eligibility for this program is based on a family’s gross annual income and family size. The program works as a rental subsidy that allows families to pay a reasonable amount of their income toward their rent. Eligible families will receive a voucher to begin searching for housing. Generally, families will pay no more than 40 percent of their adjusted monthly income toward their rent share.”<sup>44</sup>

NYCHA reports that the average number of occupied Section 8 units in 2024 was 104,284, a 5.9% increase (5,843 units) compared to 2023. NYCHA also tracks the number of applicants newly placed through the program. In 2024, placements declined by 39.3%, from 7,159 in 2023 to 4,348, a decrease of 2,811 placements. Approximately 203,000 households are currently on the NYCHA Section 8 waiting list, including the addition of 200,000 new households, following the opening of a waiting list lottery in 2024.<sup>45</sup> As of December 2023, the average tenant share of rent for NYCHA’s Section 8 program is \$433, with an average household income of \$21,540.<sup>46</sup>

The NYC Department of Housing Preservation and Development (HPD) also administers a Section 8 program. However, unlike NYCHA, applicants must fall within specific HPD preference categories

or special admission programs, and applications are not accepted from the general public.<sup>47</sup> As of March 2025, HPD was funding 44,066 Section 8 vouchers, roughly the same number as the previous year. Notably, 48.2% of HPD's Section 8 vouchers are utilized by tenants with disabilities. For HPD Section 8 rentals, the average tenant share of rent is \$411, with an average household income of \$18,914.<sup>48</sup>

### Non-Government Sources of Affordability Data

Con Edison reports annually on the average electricity bill cost for residential customers using 280 kWh of electricity per month. Average electricity costs increased by 12.3% during 2024, following an increase of 4.7% during 2023.<sup>49</sup> New Yorkers pay some of the highest electricity bills in the nation, with the 2023 average cost per kWh nearly twice the national average.<sup>50</sup> Following a July 2023 agreement between Con Edison and the New York State Public Service Commission (PSC) to raise electric and gas rates beginning in August 2023, Con Edison submitted another rate increase request to the PSC in January 2025 (for implementation in January 2026). The proposal, which has not yet been finalized as of the publication of this report, estimates a more than 13% increase in electric bills for residential customers (an average of an additional \$14.13 per month for customers using 280 kWh monthly),<sup>51</sup> in addition to a 16% monthly increase in cooking gas bills (an average of an additional \$6.59 per month for customers using 5 therms monthly).<sup>52</sup>

Every year, the National Low Income Housing Coalition (NLIHC) issues a study to determine whether rents are affordable to the lowest wage earners. As of this report's publication, the 2025 study has not been released. However, based on their methodology,<sup>53</sup> a full-time worker must earn \$49.62 per hour, or \$103,200 annually, to afford a two-bedroom apartment at the City's Fair Market Rent (\$2,580 per month in FY 2025, as determined by HUD).<sup>54</sup> Alternatively, minimum wage earners would have to work 120 hours per week (or two people would each have to work 60 hours per week) to afford a two-bedroom unit at the Fair Market

Rent. Because the Fair Market Rent decreased by \$172 from FY 2024, the required annual wages to afford this apartment declined by 6.3%. In addition, because the minimum wage increased from \$16 to \$16.50 per hour on January 1, 2025, the required work hours (at minimum wage) to afford this apartment decreased by 9.1%. Over the past ten years, the number of hours working at minimum wage needed to afford a two-bedroom apartment at the current Fair Market Rent has ranged from a high of 134 in 2016, to a low of 94 in 2019.

In the summer of 2023, the Community Service Society (CSS) interviewed New York City residents for their "The Unheard Third 2023" report. Some results from this survey were included in the 2024 *I&A Study*, but results continued to be released after the publication of that report.<sup>55</sup>

Per the 2023 survey's findings, 26% of "low income" respondents (those earning up to 200% of the federal poverty level (FPL)) had no savings to fall back on, and 33% had less than \$1,000 in savings. In comparison, 9% of the "moderate-to-high income" respondents (those earning above 200% of the FPL) had no savings, and 13% had less than \$1,000 in savings.

In addition, 45% of "in poverty" respondents (those earning up to 100% of the FPL) worried "all" or "most" of the time about making ends meet, as did 43% of "near poverty" respondents (those earning between 101% and 200% of the FPL); 35% of "moderate income" respondents (those earning between 201% and 400% of the FPL); and 20% of "high income" respondents (those earning above 400% of the FPL). Each of these proportions declined compared to the previous year's survey. However, as compared to 2018 (the first year provided for comparison), these proportions increased for both "moderate income" and "high income" respondents (rising by five and nine percentage points, respectively). As compared to 2018, the ratios remained unchanged for both "in poverty" and "near poverty" respondents.

The survey also asked respondents how they would finance a \$400 emergency expense. While 33% of the "low income" respondents reported they would use cash or savings, this proportion increased to 57% for "moderate-to-high income" respondents.

While both groups reported similar proportions of credit card use for payments over time (approximately a quarter of respondents), “low income” respondents were more likely than “moderate-to-high income” respondents to borrow from friends or family (27% versus 15%). However, “moderate-to-high income” households were more likely to use a credit card paid off at the next statement than “low income” households (31% versus 15%).<sup>56</sup>

In 2024, CSS began a statewide survey, the “Annual Survey of Housing and Economic Security.” Conducted between August and October 2024, the survey gathered responses from nearly 5,000 New York State residents.<sup>57</sup> Among the survey’s findings, 55% of renters statewide experienced a rent increase in the past year; 15% of respondents were behind on their rent or mortgage; 13% reported that their landlord had attempted to evict them in the past year; and 8% had a utility service turned off due to lack of payment. Approximately a quarter of respondents also reported cutting back on necessary household items; 10% reported being unable to afford transportation; 10% reported being unable to afford telephone or high-speed internet access at home; 14% reported skipping meals or going hungry due to lack of food; 13% reported receiving free food; 8% reported postponing medical care; and 5% reported not filling or only partially filling a prescription. All of these proportions were higher for households with children, except for postponing medical care, where the proportions were equal.<sup>58</sup> The survey also found that 22% of New Yorkers statewide experienced food insecurity in the past year. For households with children, the rate was 27%. This rate was highest among the lowest-income households, where 38% of respondents earning less than 200% of the FPL experienced food insecurity, compared to 27% of those earning between 200% and 300% of the FPL, and 12% of those earning more than 300% of the FPL.<sup>59</sup>

The survey also asked respondents about their history of eviction and/or rent arrears. The study found that in New York City, 13% of respondents reported that their landlord had tried to force them out over the past year; 16% had either been evicted or moved out of fear of being evicted; and 22%

currently had rent arrears. Among the New York City respondents that reported an eviction attempt in the past year, 58% had no prior eviction history. The survey also found that, over time, those respondents with higher incomes (those earning 200%-500% of the FPL), reported eviction attempts at a generally growing rate, while lower-income households (those earning less than 200% of the FPL) reported a general decline in eviction attempts. Between 2014 and 2020, the average proportion reporting a recent eviction attempt was 28% for tenants earning at least 200% of the FPL and approximately 71% for tenants earning less than 200% of the FPL. However, between 2021 and 2024, this share rose to 39% on average for tenants earning at least 200% of the FPL (an 11 percentage point increase), and fell to approximately 61% for tenants earning less than 200% of the FPL (a 10 percentage point decline).<sup>60</sup>

As detailed in the “Poverty” section of this report, the Poverty Tracker Research Group at Columbia University conducts annual surveys to estimate the number of NYC households with incomes below the supplemental poverty line. These surveys also collected data on material hardship from approximately 3,000 NYC respondents.<sup>61</sup> Although this data was published in the group’s most recent report,<sup>62</sup> it was compiled separately in custom data tables for the RGB to provide more specific information for NYC renters. The data provided directly to the RGB is calculated for three renter types: rent stabilized and rent controlled (hereinafter referred to as “rent stabilized”); renters in apartments that are not rent stabilized, rent controlled, or in government or public housing (hereinafter referred to as “market rate”); and all renters that are not in government or public housing (hereinafter referred to as “all renters”).<sup>63</sup> To ensure more accurate estimates among these populations, data from three years were consolidated (including 2019, 2022, and 2023, with 2020 and 2021 omitted due to pandemic-era policies that temporarily provided additional income to New Yorkers).<sup>64</sup>

The data indicates that individuals living below 200% of the SPM reported more hardships than those above 200% of the SPM.<sup>65</sup> For example, 27% of all renters below 200% of the SPM reported

not paying their rent in full during the 12 months preceding each survey due to financial problems (including 26% of rent stabilized tenants and 27% of market rate tenants). This compares to 13% of renters above 200% of the SPM who reported the same hardship (including 17% of rent stabilized tenants and 11% of market rate tenants). In total, 22% of all renters were not current on their rent at some point during the 12 months preceding each survey (including 23% of rent stabilized tenants and 21% of market rate tenants).

Similarly, 28% of lower-income renters reported not paying their full phone or utility bills during the 12 months preceding each survey due to financial problems (including 29% of rent stabilized tenants and 27% of market rate tenants). This compares to 18% of renters above 200% of the SPM who reported the same hardship (including 19% of rent stabilized tenants and 17% of market rate tenants). In total, 24% of all renters reported not paying their full phone or utility bills during the 12 months preceding each survey due to financial problems (including 26% of rent stabilized tenants and 23% of market rate tenants). The survey also asks if the respondent's phone or utilities have been cut off during the 12 months preceding each survey because of an inability to pay the bill. A total of 14% of the lower-income renters reported having one or more of these services cut off (including 17% of rent stabilized tenants and 12% of market rate tenants). This compares to 6% of renters above 200% of the SPM who reported the same hardship (including 7% of rent stabilized tenants and 5% of market rate tenants). In total, 11% of all renters reported having their phone or utilities cut off during the 12 months preceding each survey because they could not afford utility payments (including 14% of rent stabilized tenants and 9% of market rate tenants).

In addition, 18% of lower-income respondents reported they often ran out of money before the end of the month during the 12 months preceding each survey (including 21% of rent stabilized tenants and 17% of market rate tenants). This compares to 10% of renters above 200% of the SPM who reported the same hardship (including 8% of rent stabilized tenants and 11% of market rate tenants). In total, 15% of all renters reported

they often ran out of money before the end of the month (including 17% of rent stabilized tenants and 14% of market rate tenants).

A higher proportion, 7%, of lower-income renters also reported that they often ran out of food before they had money to buy more (including 7% of rent stabilized tenants and 8% of market rate tenants). This compares to 3% of renters above 200% of the SPM who reported the same hardship (including 4% of rent stabilized tenants and 2% of market rate tenants). In total, 6% of all renters reported that they often ran out of food before they had money to buy more (including 6% of both rent stabilized tenants and market rate tenants).

## Cash Assistance Programs

New York State funds two cash assistance programs — the Family Assistance program and the Safety Net Assistance program. Both programs provide cash payments to eligible participants to help pay for living expenses such as food, transportation, housing, and utilities.<sup>66</sup> For the fifth consecutive year, the average number of cash assistance cases in NYC rose, increasing by 16.2% in 2024 to reach 556,412 cases.<sup>67</sup> This follows an increase of 12.7% in the prior year (see graph on the following page). But despite increases in all but four years since 2009, the average number of cash assistance recipients has dropped significantly over the last three decades. It fell from almost 1.2 million recipients in March 1995 (when the City's welfare reform initiative began) to 584,554 in December 2024, a 47.4% decrease. However, compared to 2019 (the year preceding the pandemic), cash assistance caseloads are 66.2% higher.

Compared to the same quarters of 2023, the number of cash assistance recipients increased in each quarter of 2024: by 14.4% in the first quarter; 16.1% in the second; 16.4% in the third; and 17.8% in the fourth.

Although the average number of cash assistance recipients increased by 16.2% in 2024, the number of unduplicated recipients (persons receiving at least one cash assistance payment during 2024) increased at a slower rate. Throughout the year, a total of 825,726 persons received at least one

cash assistance payment, an increase of 14.6%.<sup>68</sup> This includes 135,470 cases of emergency grants, a 24.7% increase from 2023. These one-time emergency grants (known as “one-shots”) can assist with expenses like rent arrears. This represents both a significant increase from 2023, as well as the highest number of emergency grants issued since at least 2009. For comparison, an average of 106,214 emergency grants were issued annually between 2009 and 2019.

In 2024, applications for cash assistance increased by 15.2% from 2023, with a 2.3% increase in approved applications, and a 25.0% increase in denied applications. A total of 621,257 NYC residents applied for cash assistance in 2024, and 38.2% of these applications were approved.<sup>69</sup>

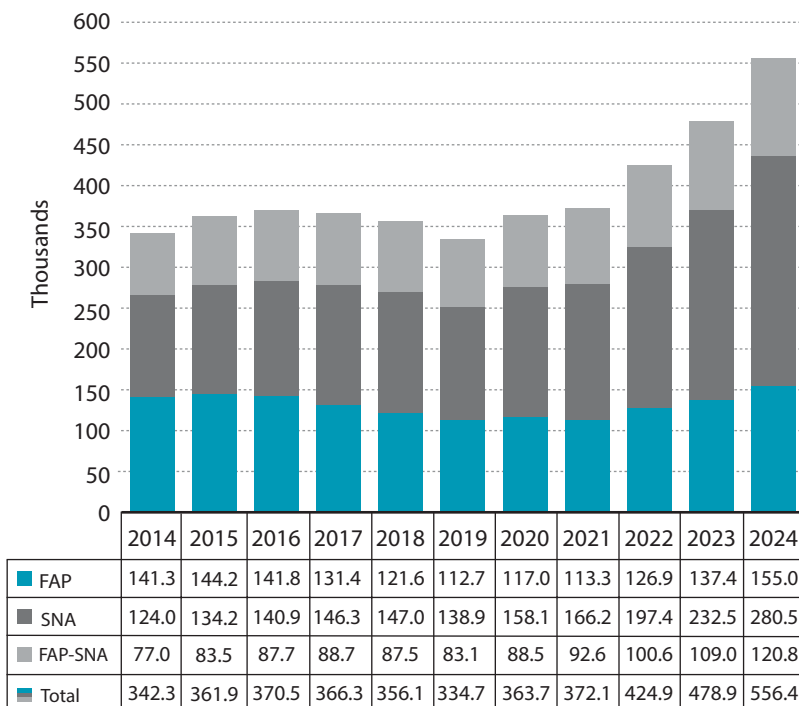
Other major benefit programs include the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) and Medicaid. SNAP recipients increased for the fifth consecutive year, by 3.0% in 2024, to an average of 1.79 million

recipients. Despite annual decreases from 2014 to 2019, SNAP enrollment has more than doubled since the early 2000s, from an average of slightly over 800,000, to nearly 1.8 million currently.<sup>70</sup> Compared to 2019 (the year preceding the pandemic), the number of SNAP recipients is 17.1% higher. The number of SNAP recipients increased in the second, third, and fourth quarters of 2024 (by 2.2%, 5.0%, and 6.0%, respectively) compared to the same quarters of 2023, but decreased in the first quarter (by 1.0%).

Medicaid enrollment increased for the second consecutive year, by 5.5% in 2024, to 1.66 million recipients.<sup>71</sup> Compared to 2019 (the year preceding the pandemic), Medicaid enrollment is 4.5% higher. The number of Medicaid enrollees rose in each quarter of 2024, compared to the same quarter of 2023 (by 10.9% in the first quarter; 7.5% in the second; 3.6% in the third; and 0.4% in the fourth). In addition, the number of reported job placements among cash assistance recipients increased by 7,313, reaching a total of 15,574 placements in 2024. This was an increase of 88.5%, following a 13.3% decrease in the prior year.<sup>72</sup>

**Cash Assistance Program Recipients, 2014-2024, in Thousands**

Cash Assistance Caseloads Rise 16.2% in 2024



Source: NYC Human Resources Administration  
 Note: FAP-SNA refers to welfare recipients who were converted from the Family Assistance Program (FAP) to the Safety Net Assistance Program (SNA)

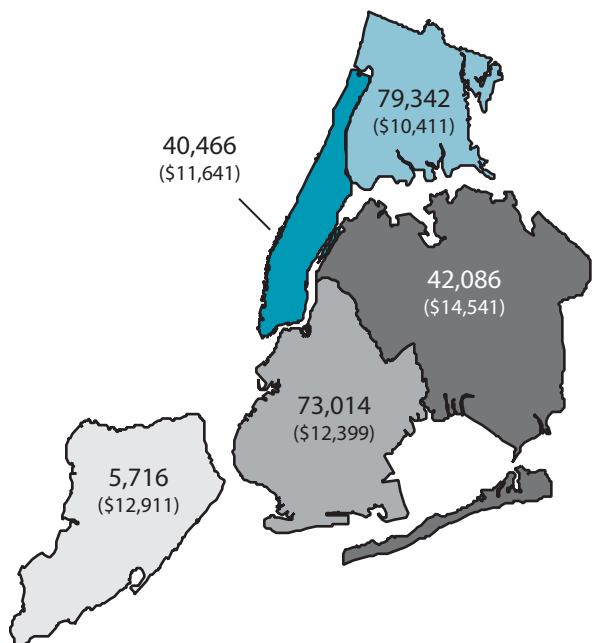
**Emergency Rental Assistance Program**

Tenants with rent and utility arrears may have also benefited from a program designed to pay owners directly for shortfalls in rent received since the start of the pandemic. From June 2021 through January 2023, the NYS Emergency Rental Assistance Program (ERAP) accepted applications to compensate tenants for up to 12 months of rent and utility arrears, as well as up to three months of prospective rent.<sup>73</sup>

Per the program’s guidelines, applicants were required to meet certain standards to qualify, including a household income at or below 80% of the area median; unemployment, a reduction in income, significant

**ERAP Payments (as of October 28, 2024)**

Total Number of Payments and Average Payment Amount, by Borough



Source: NYS Office of Temporary and Disability Assistance  
 Note: Data current through October 28, 2024. Average payment amount includes up to three months of prospective rent payments.

costs, or other financial hardship that was directly or indirectly due to the COVID-19 outbreak; and demonstrating a risk of homelessness or housing instability. Income could be calculated based on either the household’s total income for 2020 or the current monthly income at the time of application. For applications received during the first 30 days (June 2021), the program prioritized certain households, including those below 50% of the area median income; households where there had been extended unemployment; households that had a pending eviction case; and households that resided in a building with twenty or fewer units, which are considered owned by “small” landlords.

The program provided for up to 12 months of rent or utility arrears. It also permitted up to three months of additional assistance to be paid if it was deemed that extra resources were required to ensure housing stability and funds remained available. Assistance was generally paid directly to the landlord and/or utility, but if they were

found to be uncooperative or unresponsive (as determined by the statute), and did not accept the funds within 12 months, they waived their rights to both the program’s funding and the same amount in arrears from the tenant. Acceptance of payment for rent arrears constituted agreement by the recipient landlord to waive any late fees on rent arrears; keep rent constant for one year; and, in most circumstances, not seek to evict tenants for one year after the first payment is received.

In NYC, 297,021 households applied for ERAP assistance for rent arrears, with 130,104 also applying for up to three months of future (“prospective”) rent, and 71,021 for utility arrears assistance. Of all rent arrears applications in New York State (NYS) during this period, 73% were from NYC residents. As of October 28, 2024, 240,624 payments were issued on behalf of NYC tenants for either rent arrears or prospective rent, 78% of the total number of payments within NYS. The total value of the payments was \$2.9 billion, 82% of the total value of ERAP payments in NYS. The \$2.9 billion expended in NYC included 220,040 rent arrears payments, which totaled \$2.3 billion, and 125,907 prospective rent payments, which totaled another \$620 million. The average payment for both rent arrears and prospective rent was \$12,003 in NYC, compared to \$9,070 in the balance of the state. As illustrated in the map on this page, average payments were lowest in the Bronx (\$10,411) and highest in Queens (\$14,541). For households receiving utility arrears assistance, the average payment was \$1,134.<sup>74</sup>

## Homelessness & Housing Court

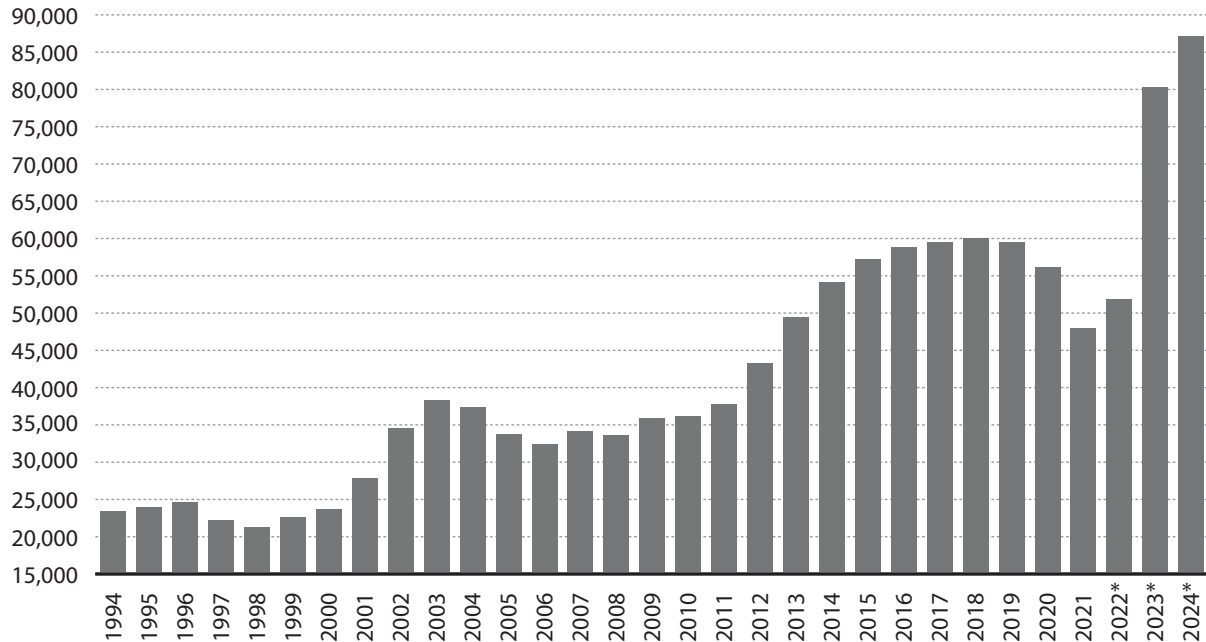
### Homelessness

Sheltered homeless data for NYC is provided by the NYC Department of Homeless Services (DHS). According to DHS data, the average daily number of individuals in its shelters increased for the third consecutive year, by 8.6% in 2024 (including individuals seeking asylum).<sup>75</sup> During 2024, an average of 87,108 persons stayed in DHS shelters each night, an increase of 6,861 from the previous year’s average, and more than triple the



## Average DHS Nightly Homeless Shelter Census, NYC, 1994-2024

## NYC DHS Sheltered Homeless Levels Increase for Third Consecutive Year



Source: NYC Department of Homeless Services

\*Data from 2022, 2023, and 2024 includes newly arrived asylum-seekers. Excluding asylum-seekers, the 2022 average DHS homeless shelter census would be 47,103 persons per night; the 2023 average would be 51,598 persons; and the 2024 average would be 56,077 persons.

20,000-25,000 average in the 1990s (see graph on this page and Appendix 11).<sup>76</sup> DHS data includes newly arrived individuals seeking asylum in NYC. Excluding asylum-seekers, the average daily DHS shelter census increased by 8.7%, to 56,077, the second consecutive annual increase.<sup>77</sup> Compared to 2019 (the year preceding the pandemic), the 2024 average DHS sheltered homeless population is 46.4% higher including asylum-seekers, but 5.8% lower excluding them. On average, 36% of the individuals in DHS shelters in 2024 were asylum-seekers (31,030 persons). There was also an average of 31,922 asylum-seekers in other facilities (not operated by DHS) per night in 2024. In addition, approximately 7,000 persons per night were sheltered in facilities operated by other City agencies.<sup>78</sup>

Including asylum-seekers, the subcategory of the number of families sheltered each day also increased in 2024, by an average of 11.6%.<sup>79</sup> This includes families with children sheltered each night, which increased by 17.7% in 2024 (to an average of 19,149),

and adult families sheltered each night, which decreased by 25.8% over the year (to an average of 1,959). The number of sheltered single adults decreased by 3.5% in 2024, to an average of 20,501.

The number of individuals in DHS shelters (including asylum-seekers) increased in all but the fourth quarter of 2024 (as compared to the same quarters of 2023), increasing by 24.7% in the first quarter; 9.1% in the second; and 3.8% in the third; with a 2.3% decline in the fourth quarter. Excluding asylum-seekers, the average number of homeless individuals in DHS shelters increased in each quarter of 2024, by 13.1% in the first quarter of 2024; 6.7% in the second; 8.0% in the third; and 7.3% in the fourth. In the first quarter of 2025, the average number of individuals in DHS shelters (including asylum-seekers) was down 2.5% compared to the same quarter of the prior year.<sup>80</sup>

DHS also reports that permanent housing placements for families with children increased for the second consecutive year, from 6,927 in 2023

to 10,977 in 2024, a 58.5% increase. Single adult placements rose for the fourth consecutive year, from 8,513 placements in 2023 to 9,462 in 2024, an increase of 11.1%. Placements also rose for adult families for the fourth consecutive year, from 525 in 2023 to 695 in 2024, a 32.4% increase. Of the 21,134 placements among all categories, 77.1% were to subsidized housing.

Other homelessness indicators include the average time spent in temporary housing. For families with children, the average time spent in temporary housing decreased by one day between 2023 and 2024 (to 371 days). It also decreased for adult families by 197 days (to 427 days) and for single adults by nine days (to 385 days). The *Preliminary Fiscal 2025 Mayor's Management Report* correlates the decrease in length of stay for adult families and single adults with the corresponding increase in exits to permanent housing.<sup>81</sup>

DHS also reports the number of formerly homeless persons who return to the shelter system within one year after placement in permanent housing. In 2024, the percentage of those returning to DHS shelters within one year was 3.3% for families with children (up from 3.2% the previous year); 0.8% for adult families (up from 0.4%); and 6.8% for single adults (down from 8.3%). The vast majority of those returning to the shelter system were initially placed in unsubsidized housing.

The U.S. Department of Housing and Urban Development (HUD) asks municipalities to submit homeless counts on a single day in January of each year.<sup>82</sup> In January 2024, NYC reported a total of 140,134 sheltered and unsheltered homeless persons, a 59.2% increase from the previous January.<sup>83</sup> Nationally, the homeless population rose by 18.1% over the year. Per HUD data, just over a quarter of those experiencing homelessness in the United States did so in either Los Angeles or NYC. While Los Angeles had half the number of homeless persons as NYC, 97% of NYC's homeless are sheltered, compared to only 30% in Los Angeles. Nationwide, an average of 64% of homeless persons are sheltered.

Another facet of the City's effort to reduce homelessness went into effect in October 2018.<sup>84</sup>

The City consolidated and streamlined seven different rental initiatives into one, the City Fighting Homelessness & Eviction Prevention Supplement (CityFHEPS). The program aims to help both those in shelter and those facing eviction to find, or keep, permanent housing.<sup>85</sup> Eligibility requirements include income limits, homelessness or risk of homelessness, and other criteria. Households not in shelters must apply for rental assistance through a DSS non-profit service provider called Homebase.<sup>86</sup> Currently, there are 26 Homebase offices across NYC.<sup>87</sup> Data from the Human Resources Administration shows that 13,402 households benefited from CityFHEPS vouchers in FY 2024, an increase of 42.6% from 9,413 voucher in FY 2023.<sup>88</sup>

The program provides a rent supplement of up to \$1,100 for a single room, \$1,967 for SRO housing, and \$2,624 to \$7,733 for an entire apartment, depending on household size. These rent levels represent a significant increase over the maximum rent guidelines in place in 2021. For instance, the maximum subsidy on a two-bedroom apartment is now \$3,027, up from \$2,217 under 2021 guidelines.<sup>89</sup> A 2021 rule increased the maximum allowable rent subsidy to 100% of FMR, effective September 2021.<sup>90</sup>

## Housing Court

Following two consecutive years of increase, average annual residential non-payment filings in Housing Court decreased by 11.7% in 2024, to 96,443.<sup>91</sup> There were also 56,651 non-payment cases scheduled for a hearing ("calendared") in 2024, a decrease of 6.1%.<sup>92</sup> Because the number of calendared cases declined at a slower pace than the number of filings, the proportion of non-payment cases that resulted in a hearing increased by 3.5 percentage points, to 58.7%. For context, during the mid-to-late 1980s, an average of 27.1% of non-payment filings were calendared, and in the five years preceding the pandemic, 54.5% were. Compared to 2019 (the year preceding the pandemic), in 2024 non-payment filings are 33.6% lower and non-payment calendared cases are 29.1% lower.

Compared to the same quarters of the previous

year, the number of non-payment filings decreased in each quarter of 2024, by 11.2% in the first quarter; 14.2% in the second; 15.1% in the third; and 7.5% in the fourth. Non-payment calendared cases increased by 12.9% in the first quarter of 2024, and decreased by 14.0% in the second quarter; 10.8% in the third; and 8.3% in the fourth.<sup>93</sup>

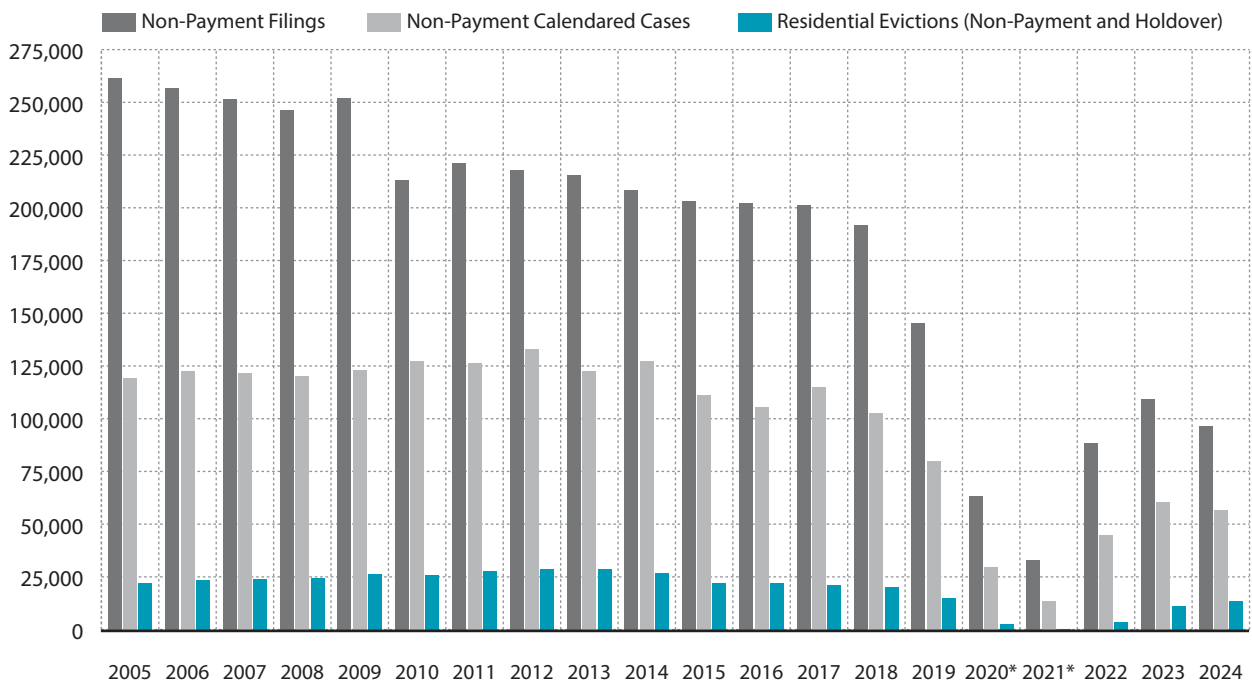
Following an eviction moratorium that ended in mid-January 2022,<sup>94</sup> evictions increased in 2024 for the third consecutive year. The NYC Department of Investigation (DOI) reported in summary data to the RGB that there were 15,566 residential evictions (for both non-payment and holdover cases) in 2024, a 28.2% increase from the 12,139 in 2023.<sup>95</sup> However, individual eviction records are also available on DOI’s Open Data portal. A close examination of the individual records shows that the number of evictions recorded is higher than the actual number of units experiencing

an eviction (due primarily to multiple warrants of eviction in a single unit, in order to cover all leaseholders — see Endnote 96 for more details). Excluding these records, the number of evictions in 2024 is 13,711, a 22.6% increase from the 11,186 evictions in 2023.<sup>96</sup> Although an increase from 2023, evictions remain lower than in other recent years. Compared to 2019 (the year preceding pandemic-era eviction moratoriums), there were 7.1% fewer evictions in 2024. Compared to 2013<sup>97</sup> (the year with the highest number of evictions since 1983, the first year for which data is available) there were approximately 52.5% fewer evictions in 2024. (See the graph on this page and Appendix 10 for historic non-payment filings, non-payment calendared cases, and evictions.)

Compared to the same quarters of the previous year, residential evictions increased in each quarter of 2024, by 57.8% in the first quarter; 18.1% in the

**Housing Court Statistics, 2005-2024**

Non-Payment Filings and Calendared Cases Decline, but Evictions Increase in 2024



Source: Civil Court of NYC and NYC Department of Investigation

\*Note that an eviction moratorium was in place from March 20, 2020 through the end of 2021.

Also note that there were 136 evictions in 2021, which due to the scale of the graph, are not visible.

Data prior to 2019 for residential evictions is from summary reports provided by the NYC Department of Investigation (DOI) and from 2019-2024 is from individual reports of evictions on DOI’s Open Data portal, edited to remove duplicate eviction records (see Endnote 96).

second quarter; 12.3% in the third quarter; and 12.9% in the fourth quarter.

A close analysis of the data shows that approximately 60% of the unduplicated evictions in 2024 were against tenants living in buildings containing rent stabilized units (though not necessarily rent stabilized units).<sup>98</sup> Proportionally, evictions against tenants in buildings containing rent stabilized units decreased by 1.3 percentage points in 2024 compared to the previous year.<sup>99</sup> By borough, approximately 36.4% of evictions in buildings containing rent stabilized units were in the Bronx, 23.5% in Manhattan, 23.4% in Brooklyn, 15.5% in Queens, and 1.1% in Staten Island. In buildings without rent stabilized units, 31.4% of the evictions were in Brooklyn, 28.5% in Queens, 20.4% in the Bronx, 10.8% in Manhattan, and 8.9% in Staten Island.

Approximately 3,700 residential evictions were executed in the first quarter of 2025 (for both non-payment and holdover cases). This represents an increase from approximately 3,300 in the first quarter of 2024, but a decrease from approximately 4,800 in the first quarter of 2019 (the year preceding the pandemic).<sup>100</sup> Approximately 63% of evictions in the first quarter of 2025 were in buildings containing rent stabilized units.<sup>101</sup>

In August 2017, a City bill granting free legal representation in Housing Court to all households below 200% of the federal poverty level (FPL) was enacted.<sup>102</sup> As of June 2021, eligible tenants in every NYC neighborhood have access to the Right-to-Counsel (RTC) program, (which was first phased in zip code by zip code).<sup>103</sup> In 2023, the law was further expanded to provide free legal representation for all tenants aged 60 or older.<sup>104</sup> It is estimated that the number of tenants in Housing Court with legal representation increased from 1% in 2013<sup>105</sup> to 42% in the fourth quarter of FY 2024 (April 1-June 30, 2024). For FY 2024 in total (July 1, 2023-June 30, 2024), 89% of households facing eviction in Housing Court and represented by counsel were able to avoid eviction (including 93% in the Bronx and Manhattan, 91% in Brooklyn, 83% in Queens, and 72% in Staten Island).<sup>106</sup>

In FY 2024, RTC legal assistance was provided to 36,601 NYC households for tenant issues such

as eviction, disrepair, and landlord harassment, a 16.3% decrease from FY 2023, but a 54.8% increase from FY 2017 (before the formal launch of the RTC program). As in the previous year, the majority of legal assistance was for eviction proceedings, accounting for 79.1% of the help provided to households in FY 2024. Of the households receiving legal assistance for eviction in FY 2024, 49% received full legal representation, and 51% received help as a legal brief or advice. Of the households facing eviction, 56% earned up to 100% of the FPL, and 44% earned more than the FPL (including 13% who earned more than 200% of the FPL). In addition, 60% of households facing eviction were living in rent regulated units.<sup>107</sup> By borough, 69% of households facing eviction in both the Bronx and Manhattan were rent regulated, as were 58% in Brooklyn, 44% in Queens, and 22% in Staten Island.

## Economic Projections

In March 2025, the Office of the NYC Comptroller forecast the upcoming economic condition for NYC through 2029.<sup>108</sup> It notes:

- NYC will gain 73,800 jobs in 2025; 50,200 in 2026; 46,700 in 2027; 48,900 in 2028; and 50,500 in 2029.<sup>109</sup>
- Wage rates will increase by 4.9% in 2025; 4.7% in 2026; 3.8% in 2027; 3.2% in 2028; and 3.4% in 2029.
- The Consumer Price Index will increase by 3.2% in 2025; 3.0% in 2026; 2.7% in 2027; 2.5% in 2028; and 2.4% in 2029.

In January 2025, the Mayor's Office of Management and Budget (OMB) also forecast the upcoming economic condition for NYC through 2029.<sup>110</sup> It forecasts:

- GCP will increase by 3.9% in 2025; 3.3% in 2026; 3.0% in 2027; 3.2% in 2028; and 3.4% in 2029.
- NYC will gain 63,300 jobs in 2025; 70,600 in 2026; 71,200 in 2027; 86,800 in 2028; and 88,400 in 2029.
- The Consumer Price Index will increase by 2.5% in 2025; 1.8% in 2026; 1.6% in 2027; 1.4% in 2028; and 1.3% in 2029.

- Wages will increase by 3.3% in 2025; 3.0% in 2026; 2.0% in 2027; 2.3% in 2028; and 2.4% in 2029.
- Personal income will increase by 4.3% in 2025; 4.6% in 2026; 4.4% in 2027; 4.8% in 2028; and 4.5% in 2029.

In February 2025, the NYC Independent Budget Office (IBO) also forecast the upcoming economic condition for NYC through 2029.<sup>111</sup> It forecasts:

- NYC will gain 69,400 jobs in 2025; 61,500 in 2026; 50,500 in 2027; 43,900 in 2028; and 40,900 in 2029.<sup>112</sup>
- The Consumer Price Index will increase by 3.2% in 2025; 3.0% in 2026; 2.8% in 2027; 2.5% in 2028; and 2.4% in 2029.
- Personal income will increase by 4.6% in 2025; 4.9% in 2026; 4.5% in 2027; 4.1% in 2028; and 4.0% in 2029.

## Endnotes

1. Data for 2024 is from the Office of the NYC Comptroller as of March 2025. GCP data through 2023 is from the U.S. Bureau of Economic Analysis (BEA). The 2024 GCP figure is a forecast from the Office of the NYC Comptroller, based on their economic model and inflation-adjusted 2017 chained dollars. This forecast will be superseded by the final 2024 BEA figure, to be released in December 2025. The Mayor's Office of Management and Budget (OMB) uses its own economic model to forecast GCP; as of January 2025, the OMB model forecasts a 3.4% increase in inflation-adjusted GCP for 2024.
2. U.S. Bureau of Economic Analysis: <https://www.bea.gov/data/gdp/gross-domestic-product>.
3. U.S. Bureau of Labor Statistics. Consumer Price Index, all items in New York-Newark-Jersey City, NY-NJ-PA, all urban consumers, not seasonally adjusted and all items in U.S. city average, all urban consumers, not seasonally adjusted. <http://www.bls.gov>. Note that the CPI is not available for NYC alone.
4. The Bureau of Labor Statistics defines owner's equivalent of rent as "the implicit rent that owner occupants would have to pay if they were renting their homes, without furnishings or utilities." <https://www.bls.gov/cpi/factsheets/owners-equivalent-rent-and-rent.htm>.
5. The change in price for the tuition, other school fees, and childcare component is provided for the NYC metro area, but the weighting is not. The U.S. average weighting is 2.5%, while the U.S. weighting for Education and communication (which includes tuition, other school fees, and childcare) is 5.7%, compared to 7.4% in the NYC metro area. Therefore, the weighting of the tuition, other school fees, and childcare component in the NYC metro area is likely higher than the U.S. average, estimated here to be approximately 4%.
6. Approximately 96% of shelter costs in the NYC metro area are for rent of primary residence and owner's equivalent rent, with the remaining 4% for household insurance and lodging away from home (e.g., housing at school or hotels). See Endnote 4 for a definition of owner's equivalent of rent.
7. The RGB selected these seven cities for comparison: Philadelphia, San Francisco, Boston, Chicago, Atlanta, Los Angeles, and Washington, D.C. Rent increases in these cities ranged from 1.9% to 6.7%.
8. NYS Department of Labor: <https://dol.ny.gov>; accessed March 2025. Data is revised annually and may not match data reported in prior years.
9. U.S. Bureau of Labor Statistics: <http://www.bls.gov>.
10. The U.S. Department of Labor defines an initial claim as: "...a claim filed by an unemployed individual after a separation from an employer. The claimant requests a determination of basic eligibility for the UI program. When an initial claim is filed with a state, certain programmatic activities take place and these result in activity counts including the count of initial claims. The count of U.S. initial claims for unemployment insurance is a leading economic indicator because it is an indication of emerging labor market conditions in the country. However, these are weekly administrative data which are difficult to seasonally adjust, making the series subject to some volatility." <https://www.dol.gov/ui/data.pdf>.
11. NYS Department of Labor: <https://data.ny.gov/Economic-Development/Unemployment-Insurance-Initial-Claims-By-Region-By/w34r-gwfk>; accessed February 2025.
12. U.S. Department of Labor: [https://oui.doleta.gov/unemploy/data\\_summary/DataSum.asp](https://oui.doleta.gov/unemploy/data_summary/DataSum.asp); accessed March 2025.
13. NYS Department of Labor: <https://dol.ny.gov/>; accessed March 2024. Data is revised annually and may not match data reported in prior years.
14. Reported data is available from 1950 forward.
15. U.S. Bureau of Labor Statistics: <http://www.bls.gov>.
16. NYS Department of Labor: <https://dol.ny.gov>; accessed March 2025. Data is revised annually and may not match data reported in prior years.
17. U.S. Bureau of Labor Statistics: <http://www.bls.gov>.
18. NYS Department of Labor: <https://dol.ny.gov>; accessed March 2025. Data is revised annually and may not match data reported in prior years.
19. U.S. Bureau of Labor Statistics: <http://www.bls.gov>.
20. Third quarter 2024 QCEW data was released in February of 2025. All quarters of 2024 are preliminary and will be updated in the next I&A report.
21. U.S. Bureau of Labor Statistics: <http://www.bls.gov>.
22. U.S. Bureau of Labor Statistics: <http://www.bls.gov>.
23. As previously noted, CES data excludes income from bonuses and stock options, which makes it less variable than QCEW data, but may not fully reflect the total income earned in certain industries, such as Financial Activities.
24. Administrative Office of the U.S. Courts: <https://www.uscourts.gov/statistics-reports/caseload-statistics-data-tables>.
25. Poverty statistics were obtained from the U.S. Census Bureau's data site: <http://data.census.gov> in January 2025. Preliminary weighted average poverty thresholds for 2024 are estimated to be: \$15,940 for a one-person household; \$20,260 for a two-person household; \$24,940 for a three-person household; \$32,120 for a four-person household; \$38,080 for a five-person household; \$43,090 for a six-person household; \$49,080 for a seven-person household; \$54,410 for an eight-person household; and \$64,760 for

a household with nine or more persons.

26. U.S. Census Bureau: [https://www.census.gov/library/visualizations/2021/demo/poverty\\_measure-how.html](https://www.census.gov/library/visualizations/2021/demo/poverty_measure-how.html).
27. The official poverty rate is calculated using the Current Population Survey's 2024 Annual Social and Economic (ASEC) Supplement, conducted by the Bureau of the Census for the Bureau of Labor Statistics. According to this survey, the official poverty rate in 2023 was 11.1%: <https://www.census.gov/library/publications/2024/demo/p60-283.html>.
28. "The State of Poverty and Disadvantage in New York City, Volume 7." Poverty Tracker Research Group at Columbia University, February 2025.
29. Per the report, the limits for 100% of the supplemental poverty According to the report, the 100% supplemental poverty threshold limits (for renter households) are \$21,870 for a single adult without children and \$47,190 for a cohabiting couple with two children. The 200% supplemental poverty threshold limits (for renter households) are double the 100% limits: \$43,740 for a single adult without children and \$94,380 for a cohabiting couple with two children.
30. The New York City Housing and Vacancy Survey (HVS) is sponsored by the NYC Department of Housing Preservation and Development (HPD) and conducted by the U.S. Census Bureau. Preliminary results can be found at: <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>. Some of the data points reported herein are obtained from data given directly to the RGB in March 2024. For those data points not contained in the Selected Initial Findings, HPD advises that "the U.S. Census Bureau reviewed all of the 2023 NYCHVS estimates that appear in this report for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY24-0114 and CBDRB-FY24-0145." They also advise, "The Census Bureau has reviewed this data product to ensure appropriate access, use, and disclosure avoidance protection of the confidential source data used to produce this product (Data Management System (DMS) number: P-7519373, Disclosure Review Board (DRB) approval number: CBDRB-FY24-POP001-0047)."
31. In the 2021 HVS, respondents were asked for income from a total of 27 different income sources. These include, but are not limited to, wages, salaries, and tips; self-employment income; home rental income; interest dividends or annuities; Social Security and pensions; worker's compensation; paid family or medical leave; unemployment; child support and alimony; and other transfers and in-kind payments. The 2023 HVS presumably follows the same, or a similar, methodology.
32. Market rentals (referred to in prior NYCHVS cycles as "private unregulated rentals") consist of units that did not meet any of the criteria that would classify a unit as rent controlled, rent stabilized, public housing, or regulated in some other way. Per HPD, in 2023 a change was made to address condos and co-ops that registered as rent stabilized with the NYS Department of Homes and Community Renewal but that were not actually subject to rent stabilization, by either statute or participation in an affordable housing or tax incentive program and most of these are now categorized as market rentals.
33. The HUD benchmark for housing affordability is a 30% rent-to-income ratio. Source: Basic Laws on Housing and Community Development, Subcommittee on Housing and Community Development of the Committee on Banking Finance and Urban Affairs, revised through December 31, 1994, Section 3.(a)(2).
34. For tenants receiving rent assistance, such as Section 8 or CityFHEPS, "out-of-pocket" rent is generally no more than 30% of their income. However, the HVS calculates the rent-to-income ratio by dividing the contract or gross rent of the apartment (i.e., the amount the owner receives from both the tenant and the rental assistance program) by the respondent's monthly income, resulting in artificially high rent-to-income ratios, often exceeding 100%. Approximately 198,000 renter households receive rent assistance, including 104,000 rent stabilized households. Of those households for which a gross rent-to-income ratio can be computed, approximately 70% who receive rent assistance are recorded by the HVS as paying more than 30% of their income towards gross rent, two-thirds pay more than 40%, and almost one-third pay 100% or more.
35. As noted in Endnote 34, almost 200,000 renter households receive some form of rental assistance. An additional 167,700 households reside in public housing. These households are excluded from this analysis and their rent burden was not reported to the RGB.
36. State law requires the City to formally extend rent stabilization every three years, following the publication of vacancy rates from the triennial Housing and Vacancy Survey. NYC Introductory Number Int 0653-2024 extends rent stabilization until April 1, 2027.
37. 2023 American Community Survey, U.S. Census Bureau: <http://data.census.gov>. American Community Survey data does not specifically identify rent stabilized units.
38. All data under the heading "Household Pulse Survey" is from the U.S. Census Bureau's Household Pulse Survey: <https://www.census.gov/programs-surveys/household-pulse-survey.html>. All data from April 2022 forward was derived using Public Use Files.
39. This warning appears on all HPS data tables produced by the Census Bureau.
40. For the first 12 HPS surveys, household weights were unavailable. To maintain consistency with earlier surveys, figures for all 72 surveys are based on the number of adults in households, rather than the number of households. All other data in this section is household-based.
41. Respondents were asked about their annual income as follows: 2019 (until early July 2021), 2020 (mid-July 2021 through May 2022), 2021 (June 2022 through November 2022), 2022 (December 2022 through October 2023), and 2023 (beginning in January 2024, including 2025 surveys).
42. The discrepancy between the householder responding that they were behind on rent and then subsequently answering that they were "zero" months behind on rent cannot be explained definitively. The survey is conducted online and all data is self-reported by the households selected to respond to the survey. In an email conversation, the Census Bureau speculates that respondents answering "zero" months behind may be less than one month behind. From April 2024 to September 2024, an average of 18.0% of renters reporting being behind on rent did not specify how many months. Therefore, reported proportions of the months that households are behind on rent is based solely on those households who responded with a specific number (including zero).
43. Note that respondents could select as many choices as they felt applied to their situation.
44. <https://www.nyc.gov/site/nycha/section-8/about-section-8.page>.
45. NYCHA statistics are from the Dynamic Mayor's Management Report. The number of households on the Section 8 waiting list is based on January 2025 figures. According to the "Preliminary Fiscal 2025 Mayor's Management Report" (Mayor's Office of Operations, January 2025), 200,000 households were added to the Section 8 waiting list in early FY 2025.
46. "NYCHA 2024 FACT SHEET." NYC Housing Authority, March 2024 [https://www.nyc.gov/assets/nycha/downloads/pdf/NYCHA\\_Fact\\_Sheet.pdf](https://www.nyc.gov/assets/nycha/downloads/pdf/NYCHA_Fact_Sheet.pdf).

47. Eligibility guidelines via NYC Housing Preservation and Development: <https://www1.nyc.gov/site/hpd/services-and-information/section-8-eligibility.page>.
48. Division of Tenant Resources Section 8 General Program Indicators, HPD: <https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/hpd-section-8-program-statistics.pdf>. March 4, 2025.
49. "CECONY Average Monthly NYC Residential Bills 280 kWh." <http://www.coned.com/rates>.
50. U.S. Energy Information Administration, Electric Sales, Revenue, and Average Price (2023 Tables T6 and T5.a): [http://www.eia.gov/electricity/sales\\_revenue\\_price/](http://www.eia.gov/electricity/sales_revenue_price/).
51. [https://dps.ny.gov/system/files/documents/2025/02/con-ed-electric-rate-case-25-e-0072-february-2025\\_1.pdf](https://dps.ny.gov/system/files/documents/2025/02/con-ed-electric-rate-case-25-e-0072-february-2025_1.pdf)
52. <https://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId={60FDBD94-0000-C591-B55E-BA550385DF53}>
53. The methodology used by the National Low Income Housing Coalition is available at: [https://nlihc.org/sites/default/files/2024\\_OOR.pdf](https://nlihc.org/sites/default/files/2024_OOR.pdf).
54. Fair Market Rents (FMRs) are published annually by the U.S. Department of Housing and Urban Development (HUD): <https://www.huduser.gov/portal/datasets/fmr.html>. HUD defines the FMR as: "The FMR is the 40th percentile of gross rents for typical, non-standard rental units occupied by recent movers in a local housing market."
55. The methodology of the survey can be found in: "Call to Action: Hardships persist as the Bronx recovers slower than the city overall." Community Service Society, June 2024. <https://www.cssny.org/publications/entry/a-call-to-action-bronxites-recovering-slower-than-rest-of-the-city>. The Community Service Society of New York (CSS) designed this survey in collaboration with Lake Research Partners, who administered the survey by phone using professional interviewers. The survey was conducted from July 6 through August 7, 2023. The sample included 590 poor respondents, from HH earning at or below 100% FPL; 523 near-poor respondents, from HH earning 101% -200% FPL; 400 moderate-income respondents, from HH earning 201% -400% FPL; and 245 higher-income respondents, from HH earning above 400% FPL. Interviews were conducted in English, Spanish, and Chinese. The margin of error for the entire survey is +/- 2.3 percent, for the low-income component is +/- 2.9 percent, and for the higher-income component is +/- 3.9 percent, all at the 95% confidence interval.
56. "Teetering on the Edge: The Unheard Third Survey Reveals Pervasive Financial Insecurity Among New Yorkers." Community Service Society, October 2024. <https://www.cssny.org/publications/entry/teetering-on-the-edge-unheard-third-survey-reveals-pervasive-financial-insecurity-new-york>.
57. The 2024 CSS Annual Survey of Housing and Economic Security was conducted of 4,789 New York state adult residents reached by online panel, cell phones, landlines, text to online, digital targeting, and in-person intercepts from August 16th through October 17th, 2024. It was designed by Community Service Society in collaboration with Seven Letter Insight. Interviews were conducted in English, Spanish, Chinese, Haitian Creole, and Russian. Oversamples of low-income residents, public housing residents and residents of New York City, Long Island, Buffalo, Albany, Yonkers, and Syracuse were also conducted. The margin of error for the entire survey is +/- 1.42 percent, at the 95% confidence interval. The margin of error among those earning Under 200% of the FPL statewide is +/- 2.53 percent at the 95% confidence interval. The margin of error within New York City is +/- 1.96 percent at the 95% confidence interval. The margin of error outside New York City is +/- 1.96 percent at the 95% confidence interval.
58. "A Spotlight on Hardships Among Households With Children." Community Service Society, November 2024. <https://www.cssny.org/publications/entry/a-spotlight-on-hardships-among-households-with-children>.
59. "Food Insecurity in New York: A Widespread Crisis Affecting Millions." Community Service Society, February 2025. <https://www.cssny.org/publications/entry/food-insecurity-in-new-york-a-widespread-crisis-affecting-millions>. Food insecurity was defined as either the respondent or a member of their household reporting that they had received free food or meals from a food pantry, soup kitchen, or meal program or had skipped meals or went hungry due to lack of food.
60. "Preventing Eviction in New York State: A Snapshot of What Works and What Doesn't." Community Service Society, March 2025. <https://www.cssny.org/publications/entry/preventing-eviction-in-new-york-state-snapshot>.
61. The published report defines material hardship as "having faced severe forms of food, housing, bills, and financial hardship, or any form of medical hardship." Specific definitions of hardship types can be found on page 16 of "The State of Poverty and Disadvantage in New York City, Volume 7."
62. "The State of Poverty and Disadvantage in New York City, Volume 7." Poverty Tracker Research Group at Columbia University, February 2025.
63. Poverty Tracker Research Group at Columbia University (2024). Poverty Tracker Data. Center on Poverty and Social Policy at Columbia University and Columbia Population Research Center. <https://www.povertycenter.columbia.edu/poverty-tracker-data>. Note that data is weighted for persons, not households.
64. The data submission to the RGB from the Center on Poverty and Social Policy at Columbia University notes that they "exclude peak-pandemic years as they are less reflective of experiences today, and many of the policy expansions that New Yorkers benefited from in those years are no longer in effect."
65. In NYC, where living costs are relatively high, the supplemental poverty threshold is higher than the official poverty threshold. For example, in 2023, the official poverty threshold for a household with two adults and two children was \$30,900, while the Poverty Tracker Annual Report states that the supplemental poverty measure for this household in NYC is \$47,180. Households below 100% of the poverty threshold are considered to be living in poverty. Households between 100% and 200% of the poverty threshold are considered "low-income" but not officially in poverty. The report defines material hardship as "having faced severe forms of food, housing, bills, and financial hardship, or any form of medical hardship." Specific definitions of hardship types can be found on page 16 of "The State of Poverty and Disadvantage in New York City, Volume 7."
66. Cash assistance programs in New York State include the Family Assistance program and the Safety Net Assistance program: <https://www.nycbar.org/get-legal-help/article/public-benefits/new-york-state-cash-assistance-program/>.
67. NYC Human Resources Administration. HRA Charts (Cash Assistance Recipients): <http://www1.nyc.gov/site/hra/about/facts.page#charts>.
68. NYC Human Resources Administration. HRA Monthly Fact Sheets (December 2024): <http://www1.nyc.gov/site/hra/about/facts.page#caseloads>.
69. NYS Office of Temporary and Disability Assistance (Open Data), February, 2025. [https://data.ny.gov/Human-Services/Public-Assistance-Cases-Opened-by-Month-Beginning/-fivj-j6mz/about\\_data](https://data.ny.gov/Human-Services/Public-Assistance-Cases-Opened-by-Month-Beginning/-fivj-j6mz/about_data) and [https://data.ny.gov/Human-Services/Public-Assistance-Case-Denials-by-Reason-for-Denia/tyyj-jgv5/about\\_data](https://data.ny.gov/Human-Services/Public-Assistance-Case-Denials-by-Reason-for-Denia/tyyj-jgv5/about_data).
70. NYC Human Resources Administration. HRA Charts (SNAP

- Recipients): <http://www1.nyc.gov/site/hra/about/facts.page#charts>. Note that the population of NYC increased by approximately 800,000 persons (10%) between 2000 and 2020.
71. NYC Human Resources Administration. HRA Charts (HRA Administered Medicaid Enrollees): <http://www1.nyc.gov/site/hra/about/facts.page#charts>.
  72. NYC Human Resources Administration. HRA Charts (Assisted Entries to Employment): <http://www1.nyc.gov/site/hra/about/facts.page#charts>.
  73. <https://otda.ny.gov/programs/emergency-rental-assistance/>.
  74. The total number of payments made for utility arrears, as of October 28, 2024, was 91,170. Because parts of Queens, and all of Brooklyn and Staten Island, receive gas service from National Grid, but electric service from Con Edison, the number of payments is higher than the number of households that benefited. The number of households that benefited is not available, however a total of 71,021 households submitted applications for utility arrears within NYC. In the Bronx and Manhattan, which are serviced by a single utility company (Con Edison), 86% of applications for utility arrears were approved.
  75. Data is from NYC Department of Homeless Services, including DHS daily reports and the Dynamic Mayor's Management Report. Note that the NYC Department of Housing Preservation and Development, the NYC Human Resources Administration, the NYC Department of Youth and Community Development, the NYC Department of Health and Mental Hygiene, and the Mayor's Office of Criminal Justice also operate emergency shelters, housing approximately 7,000 persons nightly in 2024 (excluding asylum-seekers). These figures are excluded from this report's totals, unless otherwise noted, to ensure year-to-year data comparability.
  76. Note that the population of NYC increased by approximately 1.5 million persons (20%) between 1990 and 2020.
  77. Data on asylum-seekers in DHS facilities comes from the Office of the NYC Comptroller: <https://comptroller.nyc.gov/services-for-the-public/accounting-for-asylum-seeker-services/asylum-seeker-census/>.
  78. See Endnote 75.
  79. The NYC Department of Homeless Services categorizes families into two groups – families with children and adult families (generally spouses and domestic partners). In 2024, approximately 91% of "families" were families with children.
  80. NYC Department of Homeless Services Daily Report: <https://data.cityofnewyork.us/Social-Services/DHS-Daily-Report/k46n-sa2m>.
  81. "Preliminary Fiscal 2025 Mayor's Management Report." Mayor's Office of Operations, January 2025.
  82. "The 2024 Annual Homeless Assessment Report (AHAR) to Congress: Part 1, Point-in-Time Estimates of Sheltered Homelessness." U.S. Department of Housing and Urban Development, December 2024.
  83. Per the AHAR report, "New York City...noted that it continued to experience a significant influx of asylum seekers in 2024. The CoC noted that these households, who were in emergency shelters, accounted for almost 88 percent of the increase in sheltered homelessness in New York City."
  84. "Notice of Adoption of Amendment to Title 68 of the Rules of the City of New York to Add a New Chapter 10 Establishing the City Fighting Homelessness and Eviction Prevention Supplement (CityFHEPS) Program." The City Record. September 28, 2018.
  85. Press Release, NYC Department of Homeless Services. "City Proposes Single Unified Rental Assistance Program to Streamline and Simplify Rehousing Process." July 18, 2018.
  86. "CityFHEPS FAQ for Clients At Risk of Entering Shelter." <https://www1.nyc.gov/site/hra/help/cityfheps.page>. FAQ dated 01/04/2024.
  87. <https://www.nyc.gov/site/hra/help/homebase-locations.page>.
  88. [https://data.cityofnewyork.us/Social-Services/Special-Initiatives-Moveouts-and-Placements/vnwq-9b7b/about\\_data](https://data.cityofnewyork.us/Social-Services/Special-Initiatives-Moveouts-and-Placements/vnwq-9b7b/about_data). Data accessed April 2025.
  89. Note that all rent guidelines noted herein include utilities and guidelines would be lower excluding cooking gas and/or electricity. The program subsidizes two-bedroom apartments for households of three or four persons. The 2021 guidelines were published in the FAQ dated 8/27/2021. The current guidelines are from the most recent FAQ, dated 01/04/2024, available at <https://www.nyc.gov/site/hra/help/cityfheps.page>.
  90. Press Release, Mayor's Office. "New York City Raises Value of Rental Assistance Programs to Help More New Yorkers Secure Permanent Housing." July 31, 2021.
  91. ST-30 reports from the Civil Court of the City of New York (March 31, 2025).
  92. Historically, the RGB has requested the number of non-payment cases which are noticed for a hearing. This is a somewhat higher number than cases noticed for trial, which is also reported by the Civil Court.
  93. "Quarterly" figures are based on the terms of the Court as reported in ST-30 reports. The first "quarter" refers to Terms 1-3; the second "quarter" is Terms 4-6; the third "quarter" is Terms 7-9; and the fourth "quarter" is Terms 10-13. These "quarters" do not precisely align with calendar year quarters. The terms for 2024 can be found at: <https://www.nycourts.gov/courts/nyc/housing/calendar.shtml>.
  94. A series of State and Federal laws prevented most evictions between March 20, 2020 and January 15, 2022. <https://ag.ny.gov/press-release/2022/attorney-general-james-provides-guidance-new-yorkers-following-expiration>.
  95. Summary eviction data is from the NYC Department of Investigation (DOI), Bureau of Auditors. The data provided to the RGB does not distinguish between non-payment and holdover evictions, but according to the Statewide Landlord Tenant Eviction Dashboard (as of March 31, 2025), 81% of all filings and 81% of Warrants of Eviction in 2024 were for non-payment.
  96. Marshals executing warrants submit eviction data to DOI. According to DOI, if more than one person is named on an apartment's lease, each named tenant requires an executed warrant. Occasionally, a tenant re-enters an apartment after a successful warrant execution, necessitating another warrant. A marshal may also report a separate warrant for each level of a multi-story private house. To estimate the actual number of units evicted, the RGB used data from the NYC Open Data Portal (<https://data.cityofnewyork.us/City-Government/Evictions/6z8x-wfk4>) and removed records that were highly likely to be recordings of multiple warrants for a single eviction in a single unit. While most of the records removed were evictions on the same day in the same unit, a small number of records were removed to account for multiple stories in a single-family house or unsuccessful initial eviction attempts.
  97. Because individual records are unavailable for 2013, this data point reflects the change from the DOI summary data in 2013 to the RGB's edited 2024 data (see Endnote 96).
  98. Records from 2023 HCR registration files were matched to individual eviction records (as edited by the RGB, as explained in Endnote 96, as published on the NYC Open Data portal and based on the Borough, Block, and Lot (BBL). Missing BBLs in the Open



Data file were manually updated.. The stabilization status of the individual units was not analyzed.

99. The 2023 annual analysis was updated from the previous year to use updated HCR registration data with more accurate BBL designations. This resulted in more buildings being matched to HCR registration data, increasing the reported proportion from 56.4% (as reported in the 2024 I&A Study) to 61.7%. Both the 2023 and 2024 analyses relied on the same 2023 HCR registration file.
100. NYC Open Data Portal: <https://data.cityofnewyork.us/City-Government/Evictions/6z8x-wfk4>, edited to remove duplicate evictions (see Endnote 96), which accounted for approximately 14% of records in this quarter. Figures are approximate, as marshals may continue to file a record of evictions after the completion of the quarter (and the publication of this report).
101. The stabilization status of the individual units was not analyzed.
102. Press Release, Mayor's Office. "Mayor de Blasio Signs Legislation to Provide Low-Income New Yorkers with Access to Counsel for Wrongful Evictions." August 11, 2017.
103. Press Release, Mayor's Office. "New York City's First-in-Nation Right-to-Counsel Program Expanded Citywide Ahead of Schedule." November 17, 2021 and NYC Council Intro 2050A-2020, enacted on May 11, 2021.
104. Local Law 20 of 2023.
105. Press Release, Mayor's Office. "350,000 New Yorkers Receiving Free Legal Help to Fight Evictions Through Right to Counsel." December 13, 2019.
106. "NYC OFFICE OF CIVIL JUSTICE Annual Report FY24." Office of Civil Justice of the New York City Human Resources Administration. Note that the figure for the number of households represented by counsel is based on the time period of April 1, 2024-June 30, 2024, while the figure for the number of households that were able to avoid eviction is based on FY 2024 in total (July 1, 2023-June 20, 2024).
107. Note that rent regulated units comprise approximately 52% of rental apartments in NYC, per the "2023 New York City Housing and Vacancy Survey Selected Initial Findings. NYC Department of Housing Preservation and Development, February 2023. <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023%20NYCHVS%20Selected%20Initial%20Findings.pdf>.
108. "Comments on New York City's Preliminary Budget for Fiscal Year 2026 and Financial Plan for Fiscal Years 2025-2029." Office of the NYC Comptroller. March 5, 2025.
109. On a fourth-quarter-to-fourth-quarter basis.
110. "January 2025 Financial Plan Detail, Fiscal Years 2025-2029." Mayor's Office of Management and Budget. January 16, 2025.
111. "Analysis of the January 2025 Preliminary Budget and 2025-2029 Financial Plan." New York City Independent Budget Office. February 27, 2025.
112. On a fourth-quarter-to-fourth-quarter basis.

# Appendices

## 1. Selected Annual I&A Statistics, 2013-2024

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Unemployment Rate</b>												
Bronx	11.7%	9.5%	7.6%	7.1%	6.2%	5.7%	5.4%	16.0%	13.9%	7.9%	6.8%	6.9%
Brooklyn	9.3%	7.4%	5.8%	5.3%	4.6%	4.2%	4.1%	12.5%	10.4%	5.9%	5.5%	5.4%
Manhattan	7.5%	6.0%	4.8%	4.5%	4.0%	3.7%	3.5%	9.5%	7.8%	4.6%	4.6%	4.8%
Queens	7.7%	6.2%	4.9%	4.5%	3.9%	3.6%	3.5%	12.4%	9.9%	5.3%	4.6%	4.7%
Staten Island	8.9%	7.3%	5.7%	5.2%	4.6%	4.1%	3.9%	10.5%	9.0%	5.6%	4.9%	4.7%
NYC	8.9%	7.1%	5.6%	5.2%	4.5%	4.1%	4.0%	12.2%	10.1%	5.7%	5.0%	5.3%
U.S.	7.4%	6.2%	5.3%	4.9%	4.4%	3.9%	3.7%	8.1%	5.3%	3.6%	3.6%	4.0%
<b>Total Employment (in 000s)</b>												
NYC	4,029.4	4,162.6	4,290.3	4,382.3	4,470.1	4,561.5	4,659.5	4,162.6	4,258.8	4,567.5	4,684.2	4,787.5
% Change	2.4%	3.3%	3.1%	2.1%	2.0%	2.0%	2.1%	-10.7%	2.3%	7.2%	2.6%	2.2%
<b>Labor Force Participation Rate</b>												
NYC	60.3%	60.4%	60.1%	59.9%	60.4%	59.9%	60.0%	57.7%	59.6%	60.5%	61.3%	61.7%
U.S.	63.2%	62.9%	62.7%	62.8%	62.9%	62.9%	63.1%	61.7%	61.7%	62.2%	62.6%	62.6%
<b>Employment-Population Ratio</b>												
NYC	55.0%	56.1%	56.7%	56.8%	57.7%	57.4%	57.6%	50.7%	53.6%	57.1%	58.2%	58.5%
U.S.	58.6%	59.0%	59.3%	59.7%	60.1%	60.4%	60.8%	56.8%	58.4%	60.0%	60.3%	60.1%
<b>Gross City Product (NYC)</b>												
Billions, in 2017\$	852.3	881.0	902.2	923.2	952.5	990.6	1014.4	978.7	1033.3	1058.7	1076.6	1099.1 <sup>Δ</sup>
% Change	1.0%	3.4%	2.4%	2.3%	3.2%	4.0%	2.4%	-3.5%	5.6%	2.5%	1.7%	2.1% <sup>Δ</sup>
<b>Gross Domestic Product (U.S.)</b>												
Billions, in 2017\$	17,812.2	18,261.7	18,799.6	19,141.7	19,612.1	20,193.9	20,715.7	20,267.6	21,494.8	22,034.8	22,671.1	23,305.0
% Change	2.1%	2.5%	2.9%	1.8%	2.5%	3.0%	2.6%	-2.2%	6.1%	2.5%	2.9%	2.8%
<b>DHS Sheltered Homelessness</b>												
NYC	49,408	54,122	57,158	58,770	59,467	60,028	59,510	56,051	47,994	51,817	80,246	87,108
% Change	14.1%	9.5%	5.6%	2.8%	1.2%	0.9%	-0.9%	-5.8%	-14.4%	8.0%	54.9%	8.6%
<b>Cash Assistance Caseloads</b>												
NYC	356,018	342,294	361,913	370,474	366,324	356,130	334,726	363,658	372,113	424,945	478,897	556,412
% Change	0.6%	-3.9%	5.7%	2.4%	-1.1%	-2.8%	-6.0%	8.6%	2.3%	14.2%	12.7%	16.2%
<b>SNAP Caseloads (in 000s)</b>												
NYC	1,862.0	1,758.6	1,702.7	1,690.8	1,665.7	1,606.4	1,526.4	1,605.4	1,690.2	1,711.8	1,734.7	1,787.1
% Change	1.4%	-5.6%	-3.2%	-0.7%	-1.5%	-3.6%	-5.0%	5.2%	5.3%	1.3%	1.3%	3.0%
<b>Medicaid Enrollees (in 000s)</b>												
NYC	3,087.8	2,790.2	2,356.4	2,083.6	1,863.6	1,718.7	1,585.1	1,532.8	1,571.4	1,494.1	1,569.8	1,656.1
% Change	2.5%	-9.6%	-15.5%	-11.6%	-10.6%	-7.8%	-7.8%	-3.3%	2.5%	-4.9%	5.1%	5.5%
<b>Non-Payment Filings</b>												
NYC	215,497	208,158	203,119	202,300	201,441	191,893	145,212	63,331	33,054	88,510	109,267	96,443
% Change	-1.1%	-3.4%	-2.4%	-0.4%	-0.4%	-4.7%	-24.3%	-56.4%	-47.8%	167.8%	23.5%	-11.7%
<b>Non-Payment Calendared Cases</b>												
NYC	122,463	127,334	111,409	105,431	114,879	102,789	79,856	29,814	13,659	44,885	60,357	56,651
% Change	-7.8%	4.0%	-12.5%	-5.4%	9.0%	-10.5%	-22.3%	-62.7%	-54.2%	228.6%	34.5%	-6.1%
<b>Residential Evictions*</b>												
NYC	28,849	26,857	21,988	22,089	21,074	20,013	14,756	2,614	126	3,742	11,186	13,711
% Change	0.4%	-6.9%	-18.1%	0.5%	-4.6%	-5.0%	-26.3%	-82.3%	-95.2%	2,869.8%	198.9%	22.6%

Sources: U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis; NYS Department of Labor; Office of the NYC Comptroller; NYC Dept. of Homeless Services; NYC Human Resources Administration; Civil Court of NYC; and NYC Department of Investigation (DOI)

Notes: Many data points presented in this appendix are revised periodically. The figures presented here may not be the same as those reported in prior years

Δ 2024 GCP is a forecast from the Office of the NYC Comptroller. Final GCP will be computed the U.S. Bureau of Economic Analysis later this year and will be updated in next year's report.

\* Eviction data from 2013-2018 is derived from summary data provided to the RGB by DOI. Data from 2019 forward is based on individual records of evictions, as published on DOI's Open Data portal, and edited by RGB staff to remove multiple warrants for the same housing unit. (See Endnote 96).

## 2. Selected I&A Statistics by Quarter, 2023-2024

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		
	2023	2024	Change	2023	2024	Change	2023	2024	Change	2023	2024	Change
<b>Unemployment Rates</b>												
NYC	5.3%	4.9%	-0.4 pp	4.9%	5.0%	0.1 pp	5.2%	5.8%	0.7 pp	4.7%	5.4%	0.7 pp
Bronx	7.3%	6.4%	-0.9 pp	6.6%	6.5%	0.0 pp	6.8%	7.7%	0.9 pp	6.6%	7.2%	0.6 pp
Brooklyn	5.6%	5.0%	-0.6 pp	5.3%	5.1%	-0.1 pp	5.7%	6.0%	0.3 pp	5.5%	5.6%	0.1 pp
Manhattan	4.6%	4.5%	-0.1 pp	4.4%	4.6%	0.2 pp	4.7%	5.3%	0.6 pp	4.6%	4.9%	0.3 pp
Queens	4.8%	4.3%	-0.5 pp	4.4%	4.5%	0.1 pp	4.7%	5.2%	0.5 pp	4.5%	4.8%	0.4 pp
Staten Island	5.1%	4.3%	-0.8 pp	4.7%	4.4%	-0.3 pp	5.1%	5.3%	0.3 pp	4.6%	4.8%	0.2 pp
<b>Employment (in 000s)</b>												
Total Employment	4,629	4,715	1.9%	4,672	4,781	2.3%	4,689	4,794	2.3%	4,747	4,859	2.4%
Manufacturing	57.5	55.5	-3.5%	57.6	55.6	-3.6%	57.3	54.8	-4.4%	56.7	55.0	-2.9%
Construction	140.8	140.8	0.0%	144.1	143.5	-0.4%	145.1	145.3	0.1%	144.3	142.9	-0.9%
Trade, Transport & Utilities	586.9	579.6	-1.2%	582.8	577.8	-0.9%	578.4	573.9	-0.8%	595.9	593.4	-0.4%
Leisure & Hospitality	414.2	429.7	3.7%	441.7	452.1	2.4%	442.4	449.6	1.6%	444.1	447.9	0.9%
Financial Activities	495.8	501.0	1.0%	500.6	505.8	1.0%	510.2	514.0	0.7%	502.6	509.3	1.3%
Information	233.4	222.9	-4.5%	227.5	224.9	-1.2%	216.9	223.3	3.0%	218.8	228.7	4.5%
Professional & Business Svcs.	793.8	786.9	-0.9%	792.2	800.1	1.0%	797.1	801.1	0.5%	797.4	812.3	1.9%
Educational & Health Svcs.	1,152.2	1,231.0	6.8%	1,165.7	1,251.0	7.3%	1,151.7	1,234.0	7.1%	1,220.3	1,294.3	6.1%
Other Services	176.8	177.4	0.3%	179.0	179.2	0.1%	177.8	178.0	0.1%	178.2	179.5	0.7%
Government	577.2	590.4	2.3%	581.2	590.7	1.6%	611.7	620.5	1.4%	588.6	596.1	1.3%
DHS Sheltered Homelessness	70,353	87,759	24.7%	79,406	86,604	9.1%	82,882	86,042	3.8%	88,344	86,298	-2.3%
Cash Assistance Caseloads	457,096	522,689	14.4%	474,490	550,720	16.1%	488,640	568,757	16.4%	495,361	583,480	17.8%
SNAP Caseloads (in 000s)	1,770	1,753	-1.0%	1,749	1,788	2.2%	1,718	1,803	5.0%	1,702	1,804	6.0%
Medicaid Enrollees (in 000s)	1,520	1,685	10.9%	1,560	1,677	7.5%	1,585	1,641	3.6%	1,615	1,621	0.4%
Non-Payment Filings	25,983	23,079	-11.2%	26,541	22,767	-14.2%	25,077	21,302	-15.1%	31,666	29,295	-7.5%
Non-Payment Calendared Cases	12,211	13,785	12.9%	15,935	13,698	-14.0%	14,898	13,296	-10.8%	17,313	15,872	-8.3%
Residential Evictions	2,143	3,382	57.8%	2,712	3,202	18.1%	3,295	3,699	12.3%	3,036	3,428	12.9%

Source: NYS Dept. of Labor; NYC Dept. of Homeless Services; NYC Human Resources Administration; Civil Court of NYC; and NYC Department of Investigation

NOTE: "pp" in reference to a change from quarter to quarter refers to percentage point change. Data for unemployment rates and employment are subject to change.

## 3. Average Payroll Employment by Industry for NYC, 2015-2024 (in thousands)

Employment Industry	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2023-2024 Change
Manufacturing	78.5	76.9	74.1	71.3	68.1	52.9	54.6	57.8	57.3	55.2	-3.6%
Construction	139.4	147.3	152.5	158.9	161.3	138.9	141.2	143.2	143.6	143.1	-0.3%
Trade, Transport & Utilities	629.7	629.7	633.3	635.4	636.4	537.1	551.2	585.8	586.0	581.2	-0.8%
Leisure & Hospitality	429.4	441.9	458.8	464.4	468.1	275.7	306.0	402.2	435.6	444.8	2.1%
Financial Activities	459.2	466.2	469.4	477.0	485.1	471.1	466.1	488.2	502.3	507.5	1.0%
Information	195.0	199.8	207.4	213.1	220.6	207.9	221.0	238.4	224.1	225.0	0.4%
Professional & Business Svcs.	689.0	708.9	726.2	746.1	772.3	711.0	722.3	786.5	795.1	800.1	0.6%
Private Education & Health Svcs.	898.1	930.1	963.6	1008.3	1055.4	1009.8	1045.1	1104.8	1172.5	1252.6	6.8%
Other Services	186.1	190.7	192.3	193.7	195.7	162.5	168.0	176.9	178.0	178.5	0.3%
Total Private Sector	3,704.3	3,791.4	3,877.4	3,968.2	4,063.0	3,567.0	3,675.4	3,983.8	4,094.5	4,188.0	2.3%
Government <sup>Δ</sup>	586.0	590.9	592.7	593.3	596.4	595.6	583.4	583.7	589.7	599.4	1.6%
City of New York	486.8	490.2	491.1	492.3	495.1	490.8	483.1	484.0	490.5	498.5	1.6%
<b>Total</b>	<b>4,290.3</b>	<b>4,382.3</b>	<b>4,470.1</b>	<b>4,561.5</b>	<b>4,659.5</b>	<b>4,162.6</b>	<b>4,258.8</b>	<b>4,567.5</b>	<b>4,684.2</b>	<b>4,787.5</b>	<b>2.2%</b>

Source: NYS Department of Labor

Notes: Totals may not add up due to rounding. Figures may have been revised from prior years by the NYS Department of Labor. Total excludes farm employment, but includes unclassified jobs.

<sup>Δ</sup> "Government" includes federal, state, and local (City of New York) jobs located in NYC. Local government figures include those employed by the City of New York as well as city-based public corporations such as the Health and Hospitals Corporation and the Metropolitan Transportation Authority.

#### 4. Average Real Wage Rates by Industry for NYC, 2016-2024 (2024 dollars)

Private Employment Industry	2016	2017	2018	2019	2020	2021	2022	2023	2024	2023-2024 % Change
Construction	\$99,297	\$98,794	\$99,312	\$99,640	\$100,922	\$102,047	\$98,811	\$96,281	\$95,092	-1.2%
Manufacturing	\$73,084	\$73,950	\$74,893	\$76,286	\$78,109	\$78,047	\$77,266	\$76,335	\$77,909	2.1%
Transportation	\$70,513	\$71,147	\$70,088	\$70,884	\$70,316	\$70,852	\$72,764	\$75,569	\$76,691	1.5%
Wholesale Trade	\$114,499	\$113,384	\$116,862	\$115,705	\$119,335	\$126,230	\$128,322	\$124,119	\$123,013	-0.9%
Retail Trade	\$51,244	\$51,374	\$53,534	\$54,686	\$57,759	\$60,171	\$61,090	\$58,203	\$57,469	-1.3%
Finance and Insurance	\$354,589	\$363,895	\$379,972	\$362,031	\$370,327	\$409,072	\$419,143	\$372,495	\$376,443	1.1%
Real Estate	\$97,715	\$99,686	\$99,982	\$101,909	\$104,787	\$106,115	\$106,453	\$100,875	\$98,913	-1.9%
Admin and Waste Services	\$74,309	\$71,176	\$76,894	\$80,967	\$85,381	\$87,365	\$79,844	\$75,607	\$73,289	-3.1%
Educational Services	\$85,673	\$87,648	\$88,906	\$90,150	\$94,580	\$99,803	\$96,745	\$96,167	\$97,018	0.9%
Health and Social Services	\$62,055	\$61,173	\$61,402	\$61,787	\$63,313	\$64,090	\$62,699	\$61,654	\$60,454	-1.9%
Arts, Entertainment & Rec	\$90,728	\$89,470	\$90,234	\$92,248	\$102,189	\$116,962	\$108,487	\$105,310	\$99,773	-5.3%
Accomm & Food Svcs.	\$42,032	\$42,430	\$43,430	\$45,520	\$44,779	\$45,139	\$47,543	\$46,879	\$46,570	-0.7%
Other Svcs.	\$60,834	\$61,476	\$62,098	\$63,233	\$69,353	\$70,249	\$67,711	\$66,313	\$65,993	-0.5%
Professional & Tech Svcs.	\$160,239	\$159,999	\$163,288	\$166,843	\$171,727	\$185,682	\$184,718	\$174,889	\$179,259	2.5%
Management of Companies	\$231,892	\$223,096	\$234,158	\$235,185	\$238,694	\$261,576	\$261,816	\$233,708	\$216,373	-7.4%
Information	\$172,429	\$170,262	\$178,811	\$182,501	\$197,076	\$214,539	\$204,160	\$195,942	\$208,470	6.4%
Utilities	\$147,849	\$150,137	\$154,821	\$153,135	\$155,668	\$165,830	\$167,691	\$154,040	\$154,142	0.1%
Unclassified/Agri/Mining*	\$55,089	\$59,481	\$67,170	\$69,959	\$85,108	\$76,635	\$73,528	\$75,488	\$72,484	-4.0%
<b>Private Sector Total</b>	<b>\$112,872</b>	<b>\$112,724</b>	<b>\$115,849</b>	<b>\$115,498</b>	<b>\$123,598</b>	<b>\$132,621</b>	<b>\$129,066</b>	<b>\$120,492</b>	<b>\$119,871</b>	<b>-0.5%</b>
<b>Government</b>	<b>\$81,247</b>	<b>\$82,331</b>	<b>\$91,266</b>	<b>\$97,067</b>	<b>\$96,945</b>	<b>\$99,529</b>	<b>\$100,090</b>	<b>\$97,953</b>	<b>\$98,358</b>	<b>0.4%</b>
<b>By Borough (Total industries)</b>										
Bronx	\$63,211	\$63,675	\$66,492	\$69,045	\$71,009	\$73,261	\$72,073	\$70,380	\$70,206	-0.2%
Brooklyn	\$56,279	\$56,064	\$58,188	\$59,931	\$62,119	\$63,591	\$62,533	\$61,200	\$59,818	-2.3%
Manhattan	\$143,624	\$144,015	\$150,635	\$150,732	\$162,275	\$178,685	\$173,690	\$161,479	\$162,882	0.9%
Queens	\$64,018	\$63,820	\$66,646	\$68,207	\$70,010	\$71,589	\$70,614	\$68,793	\$67,623	-1.7%
Staten Island	\$59,476	\$59,190	\$62,455	\$64,343	\$66,904	\$68,767	\$68,426	\$67,562	\$67,890	0.5%
<b>Total Industries</b>	<b>\$108,765</b>	<b>\$108,848</b>	<b>\$112,651</b>	<b>\$113,123</b>	<b>\$119,871</b>	<b>\$127,973</b>	<b>\$125,320</b>	<b>\$117,690</b>	<b>\$117,209</b>	<b>-0.4%</b>

Source: New York State Department of Labor, Division of Research and Statistics

Notes: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. Data from three of the four quarters that define the most current year is preliminary and will be updated in next year's report. Real wages reflect 2024 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

\*The Unclassified; Agriculture, Forestry, Fishing, Hunting; and Mining sectors have been combined into one category.

### 5. Average Nominal Wage Rates by Industry for NYC, 2016-2024

Private Employment Industry	2016	2017	2018	2019	2020	2021	2022	2023	2024	2023-2024 % Change
Construction	\$78,731	\$79,865	\$81,777	\$83,404	\$85,977	\$89,165	\$91,290	\$93,001	\$95,092	2.2%
Manufacturing	\$57,947	\$59,781	\$61,670	\$63,855	\$66,542	\$68,194	\$71,385	\$73,734	\$77,909	5.7%
Transportation	\$55,908	\$57,515	\$57,713	\$59,334	\$59,903	\$61,907	\$67,226	\$72,995	\$76,691	5.1%
Wholesale Trade	\$90,784	\$91,659	\$96,229	\$96,852	\$101,662	\$110,295	\$118,556	\$119,891	\$123,013	2.6%
Retail Trade	\$40,630	\$41,531	\$44,082	\$45,775	\$49,205	\$52,576	\$56,440	\$56,220	\$57,469	2.2%
Finance and Insurance	\$281,146	\$294,172	\$312,883	\$303,039	\$315,484	\$357,432	\$387,242	\$359,804	\$376,443	4.6%
Real Estate	\$77,476	\$80,586	\$82,329	\$85,303	\$89,269	\$92,720	\$98,351	\$97,439	\$98,913	1.5%
Admin and Waste Services	\$58,918	\$57,538	\$63,317	\$67,774	\$72,737	\$76,336	\$73,767	\$73,031	\$73,289	0.4%
Educational Services	\$67,929	\$70,854	\$73,208	\$75,460	\$80,574	\$87,204	\$89,381	\$92,891	\$97,018	4.4%
Health and Social Services	\$49,202	\$49,452	\$50,560	\$51,719	\$53,937	\$55,999	\$57,927	\$59,553	\$60,454	1.5%
Arts, Entertainment & Rec	\$71,936	\$72,327	\$74,302	\$77,217	\$87,056	\$102,197	\$100,230	\$101,722	\$99,773	-1.9%
Accomm & Food Svcs.	\$33,326	\$34,300	\$35,762	\$38,103	\$38,148	\$39,441	\$43,924	\$45,282	\$46,570	2.8%
Other Svcs.	\$48,234	\$49,697	\$51,133	\$52,929	\$59,083	\$61,381	\$62,558	\$64,054	\$65,993	3.0%
Professional & Tech Svcs.	\$127,050	\$129,343	\$134,458	\$139,657	\$146,296	\$162,242	\$170,659	\$168,931	\$179,259	6.1%
Management of Companies	\$183,862	\$180,351	\$192,815	\$196,863	\$203,346	\$228,556	\$241,889	\$225,746	\$216,373	-4.2%
Information	\$136,716	\$137,640	\$147,240	\$152,763	\$167,890	\$187,456	\$188,621	\$189,266	\$208,470	10.1%
Utilities	\$117,226	\$121,370	\$127,486	\$128,182	\$132,615	\$144,896	\$154,928	\$148,792	\$154,142	3.6%
Unclassified/Agri/Mining*	\$43,679	\$48,085	\$55,310	\$58,560	\$72,504	\$66,961	\$67,932	\$72,917	\$72,484	-0.6%
<b>Private Sector Total</b>	<b>\$89,493</b>	<b>\$91,126</b>	<b>\$95,394</b>	<b>\$96,678</b>	<b>\$105,294</b>	<b>\$115,879</b>	<b>\$119,243</b>	<b>\$116,387</b>	<b>\$119,871</b>	<b>3.0%</b>
<b>Government</b>	<b>\$64,419</b>	<b>\$66,557</b>	<b>\$75,152</b>	<b>\$81,250</b>	<b>\$82,589</b>	<b>\$86,965</b>	<b>\$92,472</b>	<b>\$94,616</b>	<b>\$98,358</b>	<b>4.0%</b>
<b>By Borough (Total industries)</b>										
Bronx	\$50,118	\$51,475	\$54,752	\$57,794	\$60,493	\$64,013	\$66,588	\$67,983	\$70,206	3.3%
Brooklyn	\$44,623	\$45,322	\$47,914	\$50,166	\$52,920	\$55,563	\$57,774	\$59,115	\$59,818	1.2%
Manhattan	\$113,876	\$116,422	\$124,039	\$126,171	\$138,243	\$156,128	\$160,470	\$155,977	\$162,882	4.4%
Queens	\$50,759	\$51,592	\$54,879	\$57,093	\$59,642	\$62,551	\$65,239	\$66,449	\$67,623	1.8%
Staten Island	\$47,157	\$47,849	\$51,428	\$53,859	\$56,996	\$60,086	\$63,218	\$65,261	\$67,890	4.0%
<b>Total Industries</b>	<b>\$86,237</b>	<b>\$87,992</b>	<b>\$92,761</b>	<b>\$94,690</b>	<b>\$102,119</b>	<b>\$111,818</b>	<b>\$115,782</b>	<b>\$113,680</b>	<b>\$117,209</b>	<b>3.1%</b>

Source: New York State Department of Labor, Division of Research and Statistics

Note: Each year refers to the first three quarters of that year, and the fourth quarter of the prior year. Data from three of the four quarters that define the most current year is preliminary and will be updated in next year's report.

\*The Unclassified; Agriculture, Forestry, Fishing, Hunting; and Mining sectors have been combined into one category.

## 6. Quarterly Change in NYC QCEW Wages and Employment (“Real” Dollars)

	Fourth Quarter (2022-2023)			First Quarter (2023-2024)			Second Quarter (2023-2024)			Third Quarter (2023-2024)		
	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment
<b>Private Employment Industry</b>												
Construction	-1.7%	-1.4%	0.3%	-1.1%	-1.3%	-0.1%	-2.5%	-2.8%	-0.4%	0.3%	0.1%	-0.3%
Manufacturing	-2.4%	-4.2%	-1.8%	1.9%	-1.5%	-3.4%	3.2%	-1.0%	-4.1%	6.0%	0.5%	-5.1%
Transportation	3.4%	4.2%	0.8%	-0.4%	0.6%	1.0%	1.9%	2.1%	0.2%	1.1%	2.2%	1.0%
Wholesale Trade	-0.7%	-0.1%	0.6%	1.2%	1.1%	-0.1%	-4.9%	-4.9%	0.0%	0.9%	0.9%	0.0%
Retail Trade	-3.1%	-4.1%	-1.1%	0.1%	-2.0%	-2.0%	-1.0%	-3.4%	-2.4%	-0.9%	-3.5%	-2.6%
Finance and Insurance	-0.2%	0.8%	1.0%	0.6%	1.5%	0.9%	3.6%	4.3%	0.7%	2.1%	3.1%	1.0%
Real Estate	-3.0%	-3.2%	-0.2%	-1.5%	-2.0%	-0.5%	-1.7%	-1.9%	-0.3%	-1.2%	-1.7%	-0.5%
Admin and Waste Services	-5.3%	-2.3%	3.2%	-2.9%	-1.9%	1.0%	-3.2%	-2.6%	0.6%	-0.6%	-1.6%	-1.0%
Educational Services	0.9%	3.5%	2.6%	0.6%	3.3%	2.7%	0.2%	2.6%	2.3%	1.8%	3.8%	2.0%
Health and Social Services	-0.9%	7.5%	8.6%	-1.7%	6.2%	8.0%	-2.5%	6.0%	8.7%	-2.6%	5.6%	8.4%
Arts, Entertainment & Rec	-10.5%	-6.1%	4.9%	-1.4%	4.3%	5.7%	-4.4%	0.1%	4.8%	-3.3%	0.5%	3.9%
Accomm & Food Svcs.	-1.1%	3.0%	4.1%	-0.5%	2.5%	3.0%	-1.1%	0.5%	1.7%	0.0%	1.0%	1.0%
Other Svcs.	0.2%	1.6%	1.4%	1.5%	3.0%	1.6%	-0.4%	1.2%	1.5%	-3.2%	-2.2%	1.1%
Professional & Tech Svcs.	3.1%	2.2%	-0.9%	4.1%	3.5%	-0.5%	0.6%	0.4%	-0.2%	2.2%	1.7%	-0.4%
Management of Companies	-9.5%	-4.2%	5.9%	-8.3%	-4.4%	4.3%	-3.8%	0.9%	4.8%	-7.3%	-3.2%	4.4%
Information	5.9%	-4.2%	-9.5%	10.4%	5.7%	-4.3%	6.9%	6.3%	-0.6%	1.8%	5.8%	3.9%
Utilities	-2.2%	2.4%	4.7%	2.6%	8.1%	5.4%	-1.8%	2.6%	4.5%	1.2%	6.8%	5.6%
Unclassified/Agri/Mining*	1.8%	-8.6%	-10.2%	-4.8%	-1.9%	3.0%	-1.1%	4.6%	4.9%	-6.5%	7.5%	14.1%
<b>Private Sector Total</b>	-1.4%	0.7%	2.2%	0.0%	2.1%	2.2%	-0.3%	2.1%	2.3%	-0.1%	2.2%	2.4%
<b>Government</b>	4.0%	5.8%	1.8%	-1.3%	1.1%	2.5%	0.6%	2.2%	1.6%	-1.1%	-0.2%	1.0%
<b>By Borough (Total industries)</b>												
Bronx	0.3%	2.4%	2.1%	0.0%	2.7%	2.7%	-0.3%	2.4%	2.7%	-0.9%	1.6%	2.5%
Brooklyn	-1.9%	2.8%	4.7%	-3.3%	1.3%	4.8%	-1.4%	3.3%	4.8%	-2.4%	2.0%	4.5%
Manhattan	0.0%	0.4%	0.5%	1.5%	2.1%	0.6%	1.1%	2.0%	0.9%	1.1%	1.9%	0.9%
Queens	0.1%	4.8%	4.7%	-2.5%	1.5%	4.0%	-2.7%	0.8%	3.5%	-1.7%	1.7%	3.4%
Staten Island	-0.1%	1.1%	1.2%	-0.7%	2.1%	2.9%	3.0%	5.5%	2.5%	-0.2%	2.9%	3.0%
<b>Total Industries</b>	<b>-0.9%</b>	<b>1.2%</b>	<b>2.1%</b>	<b>-0.2%</b>	<b>2.0%</b>	<b>2.2%</b>	<b>-0.2%</b>	<b>2.1%</b>	<b>2.2%</b>	<b>-0.3%</b>	<b>1.9%</b>	<b>2.2%</b>

Source: New York State Department of Labor, Division of Research and Statistics

Notes: 2024 data is preliminary. The change in real wages reflects the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area between each indicated quarter.

\*The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category. Note that employment within the Unclassified sector is often shifted into other sectors when the data is finalized. All 2024 data is preliminary.

### 7. Quarterly Change in NYC QCEW Wages and Employment (Nominal Dollars)

	Fourth Quarter (2022-2023)			First Quarter (2023-2024)			Second Quarter (2023-2024)			Third Quarter (2023-2024)		
	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment	% Change Avg. Wages	% Change Total Wages	% Change Avg. Employ- ment
<b>Private Employment Industry</b>												
Construction	1.4%	1.7%	0.3%	2.0%	1.8%	-0.1%	1.4%	1.0%	-0.4%	4.2%	3.9%	-0.3%
Manufacturing	0.7%	-1.2%	-1.8%	5.1%	1.6%	-3.4%	7.3%	2.9%	-4.1%	10.1%	4.4%	-5.1%
Transportation	6.6%	7.5%	0.8%	2.7%	3.8%	1.0%	6.0%	6.2%	0.2%	5.0%	6.1%	1.0%
Wholesale Trade	2.4%	3.1%	0.6%	4.4%	4.3%	-0.1%	-1.1%	-1.1%	0.0%	4.8%	4.8%	0.0%
Retail Trade	-0.1%	-1.1%	-1.1%	3.2%	1.1%	-2.0%	2.9%	0.4%	-2.4%	2.9%	0.3%	-2.6%
Finance and Insurance	2.9%	4.0%	1.0%	3.7%	4.6%	0.9%	7.8%	8.5%	0.7%	6.1%	7.1%	1.0%
Real Estate	0.0%	-0.2%	-0.2%	1.6%	1.0%	-0.5%	2.2%	2.0%	-0.3%	2.6%	2.1%	-0.5%
Admin and Waste Services	-2.4%	0.7%	3.2%	0.1%	1.1%	1.0%	0.6%	1.2%	0.6%	3.2%	2.2%	-1.0%
Educational Services	4.1%	6.7%	2.6%	3.8%	6.5%	2.7%	4.2%	6.7%	2.3%	5.8%	7.8%	2.0%
Health and Social Services	2.2%	10.9%	8.6%	1.3%	9.5%	8.0%	1.4%	10.2%	8.7%	1.2%	9.7%	8.4%
Arts, Entertainment & Rec	-7.7%	-3.2%	4.9%	1.7%	7.5%	5.7%	-0.6%	4.1%	4.8%	0.4%	4.4%	3.9%
Accomm & Food Svcs.	2.0%	6.2%	4.1%	2.6%	5.7%	3.0%	2.8%	4.5%	1.7%	3.9%	4.9%	1.0%
Other Svcs.	3.3%	4.8%	1.4%	4.6%	6.3%	1.6%	3.6%	5.2%	1.5%	0.5%	1.6%	1.1%
Professional & Tech Svcs.	6.3%	5.4%	-0.9%	7.3%	6.8%	-0.5%	4.6%	4.4%	-0.2%	6.1%	5.6%	-0.4%
Management of Companies	-6.7%	-1.2%	5.9%	-5.4%	-1.4%	4.3%	0.1%	4.9%	4.8%	-3.7%	0.6%	4.4%
Information	9.2%	-1.2%	-9.5%	13.9%	9.0%	-4.3%	11.2%	10.5%	-0.6%	5.7%	9.9%	3.9%
Utilities	0.8%	5.6%	4.7%	5.8%	11.5%	5.4%	2.1%	6.7%	4.5%	5.1%	10.9%	5.6%
Unclassified/Agri/Mining*	5.0%	-5.7%	-10.2%	-1.8%	1.1%	3.0%	2.8%	7.9%	4.9%	-2.9%	10.8%	14.1%
<b>Private Sector Total</b>	1.6%	3.8%	2.2%	3.1%	5.3%	2.2%	3.7%	6.1%	2.3%	3.7%	6.2%	2.4%
<b>Government</b>	7.2%	9.2%	1.8%	1.8%	4.3%	2.5%	4.6%	6.3%	1.6%	2.7%	3.7%	1.0%
<b>By Borough (Total industries)</b>												
Bronx	3.4%	5.6%	2.1%	3.1%	5.9%	2.7%	3.6%	6.4%	2.7%	2.9%	5.5%	2.5%
Brooklyn	1.2%	6.0%	4.7%	-0.3%	4.5%	4.8%	2.5%	7.4%	4.8%	1.4%	6.0%	4.5%
Manhattan	3.1%	3.6%	0.5%	4.7%	5.3%	0.6%	5.1%	6.0%	0.9%	5.0%	5.9%	0.9%
Queens	3.2%	8.1%	4.7%	0.6%	4.6%	4.0%	1.2%	4.8%	3.5%	2.1%	5.6%	3.4%
Staten Island	3.0%	4.2%	1.2%	2.4%	5.3%	2.9%	7.1%	9.7%	2.5%	3.7%	6.8%	3.0%
<b>Total Industries</b>	<b>2.2%</b>	<b>4.3%</b>	<b>2.1%</b>	<b>3.0%</b>	<b>5.2%</b>	<b>2.2%</b>	<b>3.8%</b>	<b>6.2%</b>	<b>2.2%</b>	<b>3.6%</b>	<b>5.9%</b>	<b>2.2%</b>

Source: New York State Department of Labor, Division of Research and Statistics

Notes: 2024 data is preliminary.

\*The Unclassified; Agriculture, Forestry, Fishing Hunting; and Mining sectors have been combined into one category. Note that employment within the Unclassified sector is often shifted into other sectors when the data is finalized. All 2024 data is preliminary.

## 8. Consumer Price Index for All Urban Consumers, NY-Northeastern NJ, 2014-2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
March	260.0	259.6	261.5	267.6	272.2	276.6	282.0	287.5	305.0	319.0	329.8
June	261.4	261.5	263.9	268.7	274.2	278.8	282.3	293.9	313.6	321.3	334.8
September	261.1	261.9	264.6	270.1	275.5	279.3	284.6	295.5	313.9	325.6	337.9
December	258.1	259.9	265.4	269.6	273.8	279.8	284.4	296.9	315.7	324.7	338.6
Quarterly Average	260.1	260.7	263.9	269.0	273.9	278.6	283.3	293.4	312.0	322.7	335.3
<b>Yearly Average</b>	<b>260.2</b>	<b>260.6</b>	<b>263.4</b>	<b>268.5</b>	<b>273.6</b>	<b>278.2</b>	<b>282.9</b>	<b>292.3</b>	<b>310.1</b>	<b>322.0</b>	<b>334.2</b>

### 12-month percentage change in the CPI

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
March	1.32%	-0.12%	0.72%	2.32%	1.72%	1.61%	1.95%	1.95%	6.10%	4.59%	3.38%
June	1.73%	0.06%	0.90%	1.81%	2.05%	1.69%	1.27%	4.09%	6.71%	2.46%	4.20%
September	0.99%	0.31%	1.04%	2.06%	2.00%	1.41%	1.87%	3.84%	6.22%	3.74%	3.77%
December	0.31%	0.72%	2.11%	1.56%	1.58%	2.18%	1.62%	4.40%	6.33%	2.86%	4.29%
Quarterly Average	1.09%	0.24%	1.19%	1.94%	1.84%	1.72%	1.68%	3.57%	6.34%	3.40%	3.91%
<b>Yearly Average</b>	<b>1.32%</b>	<b>0.13%</b>	<b>1.08%</b>	<b>1.96%</b>	<b>1.91%</b>	<b>1.65%</b>	<b>1.71%</b>	<b>3.32%</b>	<b>6.10%</b>	<b>3.82%</b>	<b>3.79%</b>

Source: U.S. Bureau of Labor Statistics, all items in New York-Newark-Jersey City, NY-NJ-PA, all urban consumers, not seasonally adjusted

Note: Base Period: 1982-1984=100

## 9. Poverty Rates, 2013-2023

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
U.S.	15.8%	15.5%	14.7%	14.0%	13.4%	13.1%	12.3%	--Δ	12.8%	12.6%	12.5%
New York City	20.9%	20.9%	20.0%	18.9%	18.0%	17.3%	16.0%	--Δ	18.0%	18.3%	18.2%
Bronx	30.9%	31.6%	30.4%	28.7%	28.0%	27.4%	26.4%	--Δ	26.4%	27.7%	27.9%
Brooklyn	23.3%	23.4%	22.3%	20.6%	19.8%	19.0%	17.7%	--Δ	19.2%	19.8%	19.0%
Manhattan	18.9%	17.6%	17.6%	17.3%	16.2%	15.5%	14.0%	--Δ	17.3%	17.3%	16.5%
Queens	15.3%	15.2%	13.8%	13.2%	12.1%	11.5%	10.8%	--Δ	13.5%	13.0%	13.7%
Staten Island	12.8%	14.5%	14.4%	13.2%	11.8%	11.4%	8.3%	--Δ	11.5%	11.0%	13.2%

Source: 2013-2023 American Community Survey

Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.



## 10. Housing Court Actions, 1983-2024

Year	Non-Payment Filings	Non-Payment Calendared	Residential Evictions & Possessions*	Year	Non-Payment Filings	Non-Payment Calendared	Residential Evictions & Possessions*
1983	373,000	93,000	26,665	2004	261,085	121,999	22,010
1984	343,000	85,000	23,058	2005	261,457	119,265	21,945
1985	335,000	82,000	20,283	2006	256,747	122,379	23,491
1986	312,000	81,000	23,318	2007	251,390	121,793	24,171
1987	301,000	77,000	25,761	2008	246,147	120,420	24,600
1988	299,000	92,000	24,230	2009	251,871	123,149	26,449
1989	299,000	99,000	25,188	2010	213,066**	127,396	25,655
1990	297,000	101,000	23,578	2011	221,182	126,315	27,636
1991	302,000	114,000	20,432	2012	217,914	132,860	28,743
1992	289,000	122,000	22,098	2013	215,497	122,463	28,849
1993	295,000	124,000	21,937	2014	208,158	127,334	26,857
1994	294,000	123,000	23,970	2015	203,119	111,409	21,988
1995	266,000	112,000	22,806	2016	202,300	105,431	22,089
1996	278,000	113,000	24,370	2017	201,441	114,879	21,074
1997	274,000	111,000	24,995	2018	191,893	102,789	20,013
1998	278,156	127,851	23,454	2019	145,212	79,856	14,756
1999	276,142	123,399	22,676	2020	63,331	29,814	2,614
2000	276,159	125,787	23,830	2021	33,054	13,659	126
2001	277,440	130,897	21,369 <sup>Δ</sup>	2022	88,510	44,885	3,742
2002	331,309	132,148	23,697	2023	109,267	60,357	11,186
2003	318,077	133,074	23,236	<b>2024</b>	<b>96,443</b>	<b>56,651</b>	<b>13,711</b>

Sources: NYC Civil Court; NYC Department of Investigation, Bureau of City Marshals

Note: "Filings" reflect non-payment proceedings initiated by rental property owners, while "Calendared" reflect those non-payment proceedings resulting in a court appearance. "Filings" and "Calendared" figures prior to 1998 were rounded to the nearest thousand. Evictions include both those for non-payment and holdover cases.

Δ Note: 2001 Evictions and Possessions data is incomplete as it excludes the work of one city marshal who died in May 2001 and whose statistics are unavailable.

\*Eviction data from 1983-2018 is derived from summary data provided to the RGB by DOI. Data from 2019 forward is based on individual records of evictions, as published on DOI's Open Data portal, and edited by RGB staff to remove multiple warrants for the same housing unit. (See Endnote 96).

\*\*Non-payment filings include cases against tenants of public housing. Due to an administrative change at NYCHA relating to their handling of late rent payments, the number of non-payment filings decreased dramatically. If not for this change, the drop in non-payment filings between 2009 and 2010 would have been significantly less, or nonexistent.

## 11. NYC Department of Homeless Services Sheltered Homeless Statistics, 1983-2024

Year	Single Adults	Children	Families (inc. Children)	Total Individuals
1983	5,061	4,887	1,960	12,468
1984	6,228	7,432	2,981	17,491
1985	7,217	9,196	3,688	21,154
1986	8,890	10,493	4,286	24,896
1987	9,628	11,163	4,986	27,225
1988	9,675	11,401	5,091	27,646
1989	9,342	8,614	4,105	23,254
1990	8,535	6,966	3,591	20,131
1991	7,689	8,867	4,581	22,498
1992	6,922	9,607	5,270	23,494
1993	6,413	9,760	5,626	23,748
1994	6,235	9,610	5,629	23,431
1995	6,532	9,927	5,627	23,950
1996	7,020	9,945	5,692	24,554
1997	7,090	8,437	4,793	22,145
1998	6,875	8,054	4,558	21,277
1999	6,778	8,826	4,965	22,575
2000	6,934	9,290	5,192	23,712
2001	7,479	11,427	6,154	27,799
2002	7,750	14,952	8,071	34,576
2003	8,199	16,705	9,203	38,310
2004	8,612	15,705	8,922	37,319
2005	8,174	13,534	8,194	33,687
2006	7,662	12,597	8,339	32,430
2007	6,942	14,060	9,075	34,109
2008	6,530	14,327	8,856	33,554
2009	6,764	15,326	9,719	35,915
2010	7,825	14,788	9,635	36,175
2011	8,543	15,501	9,573	37,765
2012	9,047	18,068	10,705	43,295
2013	9,862	21,163	12,062	49,408
2014	10,591	23,511	13,317	54,122
2015	12,014	23,658	14,037	57,158
2016	13,148	23,199	14,953	58,770
2017	14,074	22,733	15,188	59,467
2018	15,470	22,300	15,044	60,028
2019	16,456	21,504	14,682	59,510
2020	17,591	19,266	13,093	56,051
2021	17,273	15,444	10,585	47,994
2022	17,541	16,929	11,570	51,817
2023	21,234	27,766	18,909	80,246
<b>2024</b>	<b>20,501</b>	<b>32,839</b>	<b>21,108</b>	<b>87,108</b>

Source: NYC Department of Homeless Services

Notes: Data presented are the annual averages of the Department of Homeless Services shelter population. Data from 2022, 2023, and 2024 includes newly arrived asylum-seekers. Excluding asylum-seekers, the 2022 average DHS homeless shelter census would be 47,103 persons per night; the 2023 average would be 51,598 persons; and the 2024 average would be 56,077 persons. Street homelessness is not quantified in this data.

## 12. American Community Survey Data, Citywide and by Borough, 2010-2023

### Median Renter Household Incomes, Nominal and “Real” 2023 Dollars

Year	Nominal Renter Household Income						2023\$ “Real” Renter Household Income					
	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2010	\$27,079	\$33,804	\$52,209	\$41,556	\$32,074	\$37,982	\$36,200	\$45,191	\$69,795	\$55,554	\$42,878	\$50,776
2011	\$26,553	\$34,184	\$53,533	\$41,492	\$38,284	\$37,891	\$34,515	\$44,434	\$69,585	\$53,934	\$49,764	\$49,253
2012	\$26,848	\$36,540	\$57,435	\$42,756	\$40,512	\$40,209	\$34,226	\$46,581	\$73,218	\$54,505	\$51,645	\$51,258
2013	\$28,667	\$37,534	\$58,443	\$44,189	\$39,091	\$40,908	\$35,941	\$47,057	\$73,271	\$55,401	\$49,009	\$51,287
2014	\$27,370	\$38,401	\$61,830	\$45,170	\$31,921	\$41,210	\$33,867	\$47,516	\$76,506	\$55,892	\$39,498	\$50,992
2015	\$28,601	\$40,666	\$61,910	\$47,650	\$36,606	\$43,261	\$35,345	\$50,255	\$76,508	\$58,886	\$45,238	\$53,462
2016	\$31,431	\$43,751	\$65,765	\$48,585	\$34,860	\$45,753	\$38,428	\$53,491	\$80,406	\$59,401	\$42,621	\$55,939
2017	\$31,266	\$43,959	\$67,013	\$52,468	\$40,457	\$47,116	\$37,493	\$52,714	\$80,359	\$62,917	\$48,514	\$56,500
2018	\$32,269	\$48,970	\$70,929	\$56,199	\$45,425	\$50,349	\$37,971	\$57,624	\$83,463	\$66,130	\$53,452	\$59,247
2019	\$33,907	\$52,720	\$78,942	\$60,311	\$49,003	\$54,759	\$39,250	\$61,028	\$91,382	\$69,815	\$56,725	\$63,388
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	\$36,683	\$55,455	\$68,835	\$60,663	\$45,703	\$53,369	\$40,410	\$61,089	\$75,828	\$66,826	\$50,346	\$58,791
2022	\$37,259	\$61,421	\$77,720	\$67,410	\$49,899	\$59,891	\$38,683	\$63,769	\$80,691	\$69,987	\$51,807	\$62,181
2023	\$39,174	\$64,769	\$81,237	\$67,804	\$45,737	\$61,371	\$39,174	\$64,769	\$81,237	\$67,804	\$45,737	\$61,371

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real income reflects 2023 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

### Median Gross Rent as a Percent of Household Income

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC
2010	34.2%	32.8%	28.2%	33.6%	33.5%	31.9%
2011	35.8%	33.6%	28.5%	34.0%	29.7%	32.5%
2012	36.0%	32.7%	28.6%	33.8%	32.4%	32.2%
2013	34.9%	32.7%	28.7%	33.6%	33.0%	32.2%
2014	36.3%	33.8%	28.4%	34.4%	34.7%	32.7%
2015	35.6%	32.1%	28.9%	33.0%	32.6%	32.0%
2016	34.9%	32.3%	28.1%	33.2%	33.8%	31.9%
2017	36.8%	32.7%	27.3%	32.2%	33.4%	31.7%
2018	35.8%	31.7%	27.7%	32.1%	29.9%	31.4%
2019	35.2%	30.2%	26.1%	30.3%	29.5%	30.1%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	36.1%	31.3%	30.5%	32.3%	34.4%	32.2%
2022	36.1%	30.6%	29.0%	31.1%	34.4%	31.2%
2023	36.6%	29.8%	28.8%	31.9%	35.5%	31.1%

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

### Proportion of Rent Burdened Households

Year	% of Households Paying 30% or more of Income Towards Rent						% of Households Paying 50% or more of Income Towards Rent					
	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2010	57.9%	55.2%	46.1%	56.5%	56.4%	53.5%	33.3%	30.4%	22.7%	31.3%	31.2%	29.1%
2011	60.7%	56.8%	46.5%	56.7%	49.5%	54.5%	35.8%	31.9%	24.5%	32.4%	28.4%	30.6%
2012	61.5%	54.9%	46.5%	56.4%	52.9%	54.1%	35.5%	31.0%	23.4%	31.8%	33.0%	30.0%
2013	59.6%	55.0%	47.2%	56.1%	54.8%	54.0%	34.4%	29.7%	24.9%	30.7%	32.7%	29.6%
2014	62.2%	56.7%	46.3%	57.6%	58.3%	55.1%	35.4%	32.3%	22.0%	32.4%	36.0%	30.2%
2015	60.6%	54.1%	47.8%	54.9%	54.8%	53.8%	36.0%	30.4%	22.8%	30.6%	33.1%	29.5%
2016	59.7%	54.3%	46.0%	55.9%	57.0%	53.4%	33.4%	30.9%	23.2%	30.4%	33.6%	29.3%
2017	61.8%	55.0%	44.1%	53.9%	55.8%	53.1%	35.3%	30.3%	21.3%	27.9%	32.5%	28.4%
2018	61.2%	53.3%	44.9%	53.8%	49.8%	52.6%	34.6%	28.7%	22.9%	27.7%	28.5%	28.1%
2019	60.6%	50.4%	42.3%	50.5%	49.1%	50.1%	33.3%	26.2%	21.0%	26.6%	23.3%	26.2%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	60.7%	52.5%	50.9%	54.2%	56.2%	54.1%	35.6%	29.7%	27.1%	28.5%	33.2%	30.1%
2022	59.5%	51.1%	48.0%	52.0%	56.7%	52.1%	37.4%	29.1%	25.6%	27.5%	34.0%	29.5%
2023	60.1%	49.5%	47.2%	53.3%	58.4%	51.9%	36.7%	26.5%	25.4%	28.9%	36.3%	28.9%

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

## 12. American Community Survey Data, Citywide and by Borough, 2010-2023 (cont.)

### Median Contract Rent, Nominal and “Real” 2023 Dollars

Year	Nominal Contract Rent						“Real” Contract Rent (2023 Dollars)					
	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2010	\$861	\$978	\$1,209	\$1,137	\$1,015	\$1,022	\$1,151	\$1,307	\$1,616	\$1,520	\$1,357	\$1,366
2011	\$895	\$1,020	\$1,305	\$1,162	\$991	\$1,063	\$1,163	\$1,326	\$1,696	\$1,510	\$1,288	\$1,382
2012	\$910	\$1,060	\$1,361	\$1,187	\$982	\$1,094	\$1,160	\$1,351	\$1,735	\$1,513	\$1,252	\$1,395
2013	\$946	\$1,097	\$1,415	\$1,219	\$1,006	\$1,125	\$1,186	\$1,375	\$1,774	\$1,528	\$1,261	\$1,410
2014	\$967	\$1,136	\$1,461	\$1,276	\$997	\$1,160	\$1,197	\$1,406	\$1,808	\$1,579	\$1,234	\$1,435
2015	\$1,006	\$1,171	\$1,524	\$1,329	\$1,070	\$1,199	\$1,243	\$1,447	\$1,883	\$1,642	\$1,322	\$1,482
2016	\$1,032	\$1,227	\$1,586	\$1,359	\$1,116	\$1,235	\$1,262	\$1,500	\$1,939	\$1,662	\$1,364	\$1,510
2017	\$1,066	\$1,253	\$1,523	\$1,408	\$1,142	\$1,263	\$1,278	\$1,503	\$1,826	\$1,688	\$1,369	\$1,515
2018	\$1,088	\$1,331	\$1,673	\$1,482	\$1,153	\$1,337	\$1,280	\$1,566	\$1,969	\$1,744	\$1,357	\$1,573
2019	\$1,122	\$1,389	\$1,679	\$1,558	\$1,170	\$1,385	\$1,299	\$1,608	\$1,944	\$1,804	\$1,354	\$1,603
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	\$1,174	\$1,525	\$1,789	\$1,630	\$1,306	\$1,490	\$1,293	\$1,680	\$1,971	\$1,796	\$1,439	\$1,641
2022	\$1,203	\$1,578	\$1,929	\$1,683	\$1,516	\$1,573	\$1,249	\$1,638	\$2,003	\$1,747	\$1,574	\$1,633
2023	\$1,187	\$1,647	\$2,061	\$1,758	\$1,494	\$1,624	\$1,187	\$1,647	\$2,061	\$1,758	\$1,494	\$1,624

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real rent reflects 2023 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

### Median Gross Rent, Nominal and “Real” 2023 Dollars

Year	Nominal Gross Rent						“Real” Gross Rent (2023 Dollars)					
	Bronx	Brooklyn	Manhattan	Queens	SI	NYC	Bronx	Brooklyn	Manhattan	Queens	SI	NYC
2010	\$974	\$1,079	\$1,305	\$1,242	\$1,141	\$1,129	\$1,302	\$1,442	\$1,745	\$1,660	\$1,525	\$1,509
2011	\$1,012	\$1,113	\$1,403	\$1,276	\$1,112	\$1,168	\$1,315	\$1,447	\$1,824	\$1,659	\$1,445	\$1,518
2012	\$1,019	\$1,151	\$1,450	\$1,305	\$1,115	\$1,196	\$1,299	\$1,467	\$1,848	\$1,664	\$1,421	\$1,525
2013	\$1,056	\$1,192	\$1,490	\$1,333	\$1,161	\$1,228	\$1,324	\$1,494	\$1,868	\$1,671	\$1,456	\$1,540
2014	\$1,077	\$1,246	\$1,531	\$1,386	\$1,149	\$1,276	\$1,333	\$1,542	\$1,894	\$1,715	\$1,422	\$1,579
2015	\$1,107	\$1,283	\$1,611	\$1,434	\$1,208	\$1,317	\$1,368	\$1,586	\$1,991	\$1,772	\$1,493	\$1,628
2016	\$1,130	\$1,343	\$1,661	\$1,452	\$1,245	\$1,351	\$1,382	\$1,642	\$2,031	\$1,775	\$1,522	\$1,652
2017	\$1,171	\$1,367	\$1,601	\$1,500	\$1,286	\$1,379	\$1,404	\$1,639	\$1,920	\$1,799	\$1,542	\$1,654
2018	\$1,188	\$1,433	\$1,746	\$1,588	\$1,291	\$1,443	\$1,398	\$1,686	\$2,055	\$1,869	\$1,519	\$1,698
2019	\$1,231	\$1,483	\$1,753	\$1,641	\$1,299	\$1,483	\$1,425	\$1,717	\$2,029	\$1,900	\$1,504	\$1,717
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	\$1,313	\$1,628	\$1,866	\$1,717	\$1,442	\$1,602	\$1,446	\$1,793	\$2,056	\$1,891	\$1,588	\$1,765
2022	\$1,352	\$1,688	\$2,027	\$1,779	\$1,669	\$1,688	\$1,404	\$1,753	\$2,104	\$1,847	\$1,733	\$1,753
2023	\$1,352	\$1,762	\$2,169	\$1,877	\$1,688	\$1,748	\$1,352	\$1,762	\$2,169	\$1,877	\$1,688	\$1,748

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real rent reflects 2023 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

### 13. American Community Survey Data, NYC and U.S., 2010-2023

#### Median Renter Household Incomes, Nominal and "Real" 2023 Dollars

Year	Nominal Renter Household Income					"Real" Renter Household Income (2023 Dollars)				
	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2010	\$37,982	\$30,671	-1.2%	0.3%	-19.2%	\$50,776	\$42,858	-2.8%	-1.3%	-15.6%
2011	\$37,891	\$30,934	-0.2%	0.9%	-18.4%	\$49,253	\$41,903	-3.0%	-2.2%	-14.9%
2012	\$40,209	\$31,888	6.1%	3.1%	-20.7%	\$51,258	\$42,320	4.1%	1.0%	-17.4%
2013	\$40,908	\$32,831	1.7%	3.0%	-19.7%	\$51,287	\$42,942	0.1%	1.5%	-16.3%
2014	\$41,210	\$34,397	0.7%	4.8%	-16.5%	\$50,992	\$44,272	-0.6%	3.1%	-13.2%
2015	\$43,261	\$35,863	5.0%	4.3%	-17.1%	\$53,462	\$46,104	4.8%	4.1%	-13.8%
2016	\$45,753	\$37,264	5.8%	3.9%	-18.6%	\$55,939	\$47,309	4.6%	2.6%	-15.4%
2017	\$47,116	\$38,944	3.0%	4.5%	-17.3%	\$56,500	\$48,410	1.0%	2.3%	-14.3%
2018	\$50,349	\$40,531	6.9%	4.1%	-19.5%	\$59,247	\$49,182	4.9%	1.6%	-17.0%
2019	\$54,759	\$42,479	8.8%	4.8%	-22.4%	\$63,388	\$50,628	7.0%	2.9%	-20.1%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	\$53,369	\$44,913	-2.5%	5.7%	-15.8%	\$58,791	\$50,504	-7.3%	-0.2%	-14.1%
2022	\$59,891	\$49,201	12.2%	9.5%	-17.8%	\$62,181	\$51,226	5.8%	1.4%	-17.6%
2023	\$61,371	\$51,719	2.5%	5.1%	-15.7%	\$61,371	\$51,719	-1.3%	1.0%	-15.7%

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real income reflects 2023 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

#### Median Gross Rent as a Percent of Household Income and Proportion of Rent Burdened Households

Year	Median Gross Rent-to-Income Ratio			% of Households Paying 30% or more of Income Towards Rent			% of Households Paying 50% or more of Income Towards Rent		
	NYC	U.S.	Diff. U.S. vs. NYC*	NYC	U.S.	Diff. U.S. vs. NYC*	NYC	U.S.	Diff. U.S. vs. NYC*
2010	31.9%	31.6%	-0.3 pp	53.5%	53.0%	-0.5 pp	29.1%	27.4%	-1.6 pp
2011	32.5%	31.9%	-0.6 pp	54.5%	53.4%	-1.1 pp	30.6%	28.0%	-2.6 pp
2012	32.2%	31.1%	-1.1 pp	54.1%	52.0%	-2.0 pp	30.0%	27.0%	-2.9 pp
2013	32.2%	30.8%	-1.4 pp	54.0%	51.5%	-2.5 pp	29.6%	26.5%	-3.1 pp
2014	32.7%	31.0%	-1.7 pp	55.1%	51.8%	-3.4 pp	30.2%	26.3%	-3.9 pp
2015	32.0%	30.3%	-1.7 pp	53.8%	50.6%	-3.2 pp	29.5%	25.5%	-4.0 pp
2016	31.9%	29.9%	-2.0 pp	53.4%	49.7%	-3.7 pp	29.3%	25.0%	-4.3 pp
2017	31.7%	29.8%	-1.9 pp	53.1%	49.5%	-3.6 pp	28.4%	24.7%	-3.7 pp
2018	31.4%	29.9%	-1.5 pp	52.6%	49.7%	-2.9 pp	28.1%	24.8%	-3.3 pp
2019	30.1%	29.3%	-0.8 pp	50.1%	48.4%	-1.7 pp	26.2%	23.7%	-2.4 pp
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	32.2%	30.6%	-1.6 pp	54.1%	51.1%	-3.1 pp	30.1%	26.1%	-3.9 pp
2022	31.2%	31.0%	-0.2 pp	52.1%	51.9%	-0.3 pp	29.5%	26.7%	-2.9 pp
2023	31.1%	31.0%	-0.1 pp	51.9%	51.8%	-0.1 pp	28.9%	26.4%	-2.4 pp

\*expressed in percentage points (pp)

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

#### Range of Gross Rent as a Percent of Household Income

Year	Less than 10%		10-19.9%		20-29.9%		30-39.9%		40-49.9%		50% or more	
	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.
2010	4.8%	3.4%	19.3%	19.6%	22.3%	24.0%	15.8%	16.1%	8.6%	9.4%	29.1%	27.4%
2011	4.8%	3.4%	18.6%	19.4%	22.2%	23.8%	15.3%	15.9%	8.6%	9.5%	30.6%	28.0%
2012	4.6%	3.6%	18.6%	20.4%	22.7%	24.0%	15.2%	15.6%	8.9%	9.4%	30.0%	27.0%
2013	5.2%	3.8%	18.3%	20.6%	22.5%	24.1%	15.4%	15.7%	9.0%	9.3%	29.6%	26.5%
2014	4.8%	3.7%	18.3%	20.6%	21.8%	23.9%	15.8%	16.1%	9.2%	9.4%	30.2%	26.3%
2015	5.4%	3.9%	18.9%	21.2%	22.0%	24.3%	15.9%	15.9%	8.4%	9.3%	29.5%	25.5%
2016	5.5%	4.1%	19.2%	21.8%	21.8%	24.3%	15.5%	15.7%	8.6%	9.1%	29.3%	25.0%
2017	5.4%	4.1%	20.0%	21.9%	21.4%	24.5%	15.5%	15.8%	9.3%	9.1%	28.4%	24.7%
2018	5.6%	4.1%	20.0%	21.8%	21.8%	24.4%	16.0%	15.8%	8.5%	9.2%	28.1%	24.8%
2019	6.7%	4.4%	21.3%	22.5%	21.9%	24.7%	15.8%	15.8%	8.2%	9.0%	26.2%	23.7%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	5.3%	4.1%	19.1%	20.9%	21.5%	24.0%	15.8%	15.8%	8.2%	9.1%	30.1%	26.1%
2022	5.4%	4.0%	20.4%	20.3%	22.0%	23.8%	14.7%	16.0%	8.0%	9.2%	29.5%	26.7%
2023	5.5%	4.0%	20.6%	20.3%	22.0%	24.0%	14.6%	16.1%	8.4%	9.3%	28.9%	26.4%

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

### 13. American Community Survey Data, NYC and U.S., 2010-2023 (cont.)

#### Median Contract Rent, Nominal and “Real” 2023 Dollars

Year	Nominal Contract Rent					“Real” Contract Rent (2023 Dollars)				
	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2010	\$1,022	\$713	3.5%	1.6%	-30.2%	\$1,366	\$996	1.8%	-0.1%	-27.1%
2011	\$1,063	\$727	4.0%	2.0%	-31.6%	\$1,382	\$985	1.1%	-1.2%	-28.7%
2012	\$1,094	\$746	2.9%	2.6%	-31.8%	\$1,395	\$990	0.9%	0.5%	-29.0%
2013	\$1,125	\$766	2.8%	2.7%	-31.9%	\$1,410	\$1,002	1.1%	1.2%	-29.0%
2014	\$1,160	\$786	3.1%	2.6%	-32.2%	\$1,435	\$1,012	1.8%	1.0%	-29.5%
2015	\$1,199	\$812	3.4%	3.3%	-32.3%	\$1,482	\$1,044	3.2%	3.2%	-29.5%
2016	\$1,235	\$841	3.0%	3.6%	-31.9%	\$1,510	\$1,068	1.9%	2.3%	-29.3%
2017	\$1,263	\$868	2.3%	3.2%	-31.3%	\$1,515	\$1,079	0.3%	1.1%	-28.8%
2018	\$1,337	\$899	5.9%	3.6%	-32.8%	\$1,573	\$1,091	3.9%	1.1%	-30.7%
2019	\$1,385	\$941	3.6%	4.7%	-32.1%	\$1,603	\$1,122	1.9%	2.8%	-30.0%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	\$1,490	\$1,037	7.6%	10.2%	-30.4%	\$1,641	\$1,166	2.4%	4.0%	-29.0%
2022	\$1,573	\$1,128	5.6%	8.8%	-28.3%	\$1,633	\$1,174	-0.5%	0.7%	-28.1%
2023	\$1,624	\$1,220	3.2%	8.2%	-24.9%	\$1,624	\$1,220	-0.6%	3.9%	-24.9%

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real rent reflects 2023 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

#### Median Gross Rent, Nominal and “Real” 2023 Dollars

Year	Nominal Gross Rent					“Real” Gross Rent (2023 Dollars)				
	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC	NYC	U.S.	NYC Year-to Year Change	U.S. Year-to Year Change	% Diff. U.S. vs. NYC
2010	\$1,129	\$855	4.0%	1.5%	-24.3%	\$1,509	\$1,195	2.2%	-0.1%	-20.8%
2011	\$1,168	\$871	3.5%	1.9%	-25.4%	\$1,518	\$1,180	0.6%	-1.2%	-22.3%
2012	\$1,196	\$884	2.4%	1.5%	-26.1%	\$1,525	\$1,173	0.4%	-0.6%	-23.1%
2013	\$1,228	\$905	2.7%	2.4%	-26.3%	\$1,540	\$1,184	1.0%	0.9%	-23.1%
2014	\$1,276	\$934	3.9%	3.2%	-26.8%	\$1,579	\$1,202	2.6%	1.6%	-23.9%
2015	\$1,317	\$959	3.2%	2.7%	-27.2%	\$1,628	\$1,233	3.1%	2.6%	-24.3%
2016	\$1,351	\$981	2.6%	2.3%	-27.4%	\$1,652	\$1,245	1.5%	1.0%	-24.6%
2017	\$1,379	\$1,012	2.1%	3.2%	-26.6%	\$1,654	\$1,258	0.1%	1.0%	-23.9%
2018	\$1,443	\$1,058	4.6%	4.5%	-26.7%	\$1,698	\$1,284	2.7%	2.1%	-24.4%
2019	\$1,483	\$1,097	2.8%	3.7%	-26.0%	\$1,717	\$1,307	1.1%	1.8%	-23.8%
2020	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ	--Δ
2021	\$1,602	\$1,191	8.0%	8.6%	-25.7%	\$1,765	\$1,339	2.8%	2.4%	-24.1%
2022	\$1,688	\$1,300	5.4%	9.2%	-23.0%	\$1,753	\$1,354	-0.7%	1.1%	-22.8%
2023	\$1,748	\$1,406	3.6%	8.2%	-19.6%	\$1,748	\$1,406	-0.3%	3.9%	-19.6%

Source: 2010-2023 American Community Survey; Δ Note: Due to data quality issues, 2020 American Community Survey data is not available for comparison.

Note: Real rent reflects 2023 dollars (per the change in the Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA metro area) and differ from those found in this table in prior years.

14. 2023 American Community Survey Data, Cities with 400,000 Persons or More

City	Population	Rental Vacancy Rate	Median Contract Rent	Median Gross Rent	Median Gross Rent-to-Income Ratio	Median Renter Household Income	Ratio of Highest Income Quintile to Lowest	Gini Index Coefficient
New York City, NY	8,258,035	2.9%	\$1,624	\$1,748	31.1%	\$61,371	32.3	0.5546
Los Angeles, CA	3,820,963	3.6%	\$1,725	\$1,875	34.5%	\$62,295	23.8	0.5205
Chicago, IL	2,664,454	3.5%	\$1,248	\$1,391	28.3%	\$56,246	24.3	0.5173
Houston, TX	2,311,461	10.1%	\$1,188	\$1,362	32.0%	\$49,976	22.6	0.5343
Phoenix, AZ	1,650,051	5.6%	\$1,480	\$1,655	32.5%	\$57,013	16.2	0.4726
Philadelphia, PA	1,550,542	5.0%	\$1,175	\$1,390	30.9%	\$48,396	24.5	0.5119
San Antonio, TX	1,495,312	10.0%	\$1,132	\$1,284	32.1%	\$46,709	14.5	0.4592
San Diego, CA	1,388,312	4.2%	\$2,246	\$2,389	32.7%	\$83,821	16.0	0.4642
Dallas, TX	1,302,859	10.0%	\$1,343	\$1,512	31.7%	\$57,395	20.1	0.5221
Jacksonville, FL	985,837	8.3%	\$1,339	\$1,508	33.6%	\$50,987	17.6	0.4800
Austin, TX	979,700	5.5%	\$1,613	\$1,764	30.6%	\$67,693	18.1	0.4956
Fort Worth, TX	976,932	9.0%	\$1,352	\$1,547	34.5%	\$54,782	14.5	0.4615
San Jose, CA	969,615	4.0%	\$2,412	\$2,574	31.4%	\$92,488	17.7	0.4709
Charlotte, NC	911,307	7.2%	\$1,492	\$1,656	31.1%	\$59,500	16.8	0.4983
Columbus, OH	909,074	2.5%	\$1,087	\$1,273	29.7%	\$49,447	15.0	0.4564
Indianapolis, IN	874,182	4.5%	\$987	\$1,188	30.8%	\$49,814	15.2	0.4625
San Francisco, CA	808,988	5.5%	\$2,260	\$2,356	25.7%	\$100,404	30.3	0.5271
Seattle, WA	755,081	8.4%	\$1,818	\$1,948	26.7%	\$88,112	20.8	0.4899
Denver, CO	716,577	4.8%	\$1,755	\$1,843	29.6%	\$71,350	19.3	0.4921
Oklahoma, OK	702,654	6.8%	\$948	\$1,166	30.0%	\$43,171	16.6	0.4691
Nashville, TN	687,787	6.2%	\$1,476	\$1,626	30.5%	\$59,941	15.7	0.4769
Washington, DC	678,972	4.7%	\$1,806	\$1,904	27.9%	\$78,034	28.9	0.5163
El Paso, TX	678,945	6.7%	\$963	\$1,122	32.2%	\$38,924	18.0	0.4771
Las Vegas, NV	660,942	4.8%	\$1,397	\$1,590	34.8%	\$52,403	15.3	0.4685
Boston, MA	652,442	4.2%	\$1,976	\$2,128	30.3%	\$70,346	29.9	0.5261
Detroit, MI	633,221	5.4%	\$802	\$1,043	35.1%	\$26,981	29.1	0.5227
Portland, OR	630,395	5.4%	\$1,433	\$1,556	31.6%	\$56,012	19.5	0.4826
Louisville, KY	622,987	7.1%	\$909	\$1,084	31.2%	\$36,415	17.4	0.4799
Memphis, TN	618,655	7.4%	\$887	\$1,175	33.2%	\$40,182	21.1	0.5024
Baltimore, MD	565,239	2.8%	\$1,059	\$1,239	32.9%	\$40,214	26.1	0.5037
Milwaukee, WI	561,369	7.6%	\$876	\$1,046	30.2%	\$40,712	17.9	0.4680
Albuquerque, NM	560,283	5.2%	\$1,054	\$1,203	30.1%	\$46,244	14.8	0.4536
Tucson, AZ	547,232	5.1%	\$1,023	\$1,183	34.8%	\$40,255	15.6	0.4644
Fresno, CA	545,717	3.8%	\$1,147	\$1,427	36.5%	\$45,313	19.1	0.4855
Sacramento, CA	526,383	7.2%	\$1,622	\$1,779	32.1%	\$62,619	15.5	0.4520
Mesa, AZ	511,624	8.5%	\$1,547	\$1,695	34.0%	\$56,344	11.6	0.4201
Atlanta, GA	510,826	13.1%	\$1,617	\$1,764	32.7%	\$58,328	38.6	0.5653
Kansas City, MO	510,671	4.3%	\$979	\$1,215	29.9%	\$46,790	17.4	0.4779
Colorado Springs, CO	488,670	5.4%	\$1,529	\$1,648	31.6%	\$61,208	11.6	0.4343
Omaha, NE	483,362	3.7%	\$1,001	\$1,161	30.0%	\$46,287	18.3	0.5103
Raleigh, NC	482,425	8.4%	\$1,441	\$1,591	30.0%	\$60,308	13.9	0.4681
Miami, FL	455,955	6.3%	\$1,730	\$1,833	35.5%	\$56,903	27.8	0.5496
Virginia Beach, VA	453,649	5.6%	\$1,531	\$1,704	32.5%	\$60,362	11.9	0.4382
Long Beach, CA	449,496	4.8%	\$1,718	\$1,831	34.3%	\$60,829	17.6	0.4663
Oakland, CA	436,508	6.4%	\$1,812	\$1,938	31.0%	\$69,274	28.1	0.5285
Minneapolis, MN	425,142	6.2%	\$1,220	\$1,343	28.1%	\$51,844	19.4	0.4920
Bakersfield, CA	413,376	4.5%	\$1,159	\$1,431	33.6%	\$47,725	14.9	0.4425
Tulsa, OK	410,915	4.1%	\$848	\$1,055	29.9%	\$40,786	22.0	0.5162
Tampa, FL	403,361	6.3%	\$1,617	\$1,781	34.5%	\$54,975	29.1	0.5609
United States	334,914,896	5.5%	\$1,220	\$1,406	31.0%	\$51,719	17.2	0.4828