

NYC Rent Guidelines Board

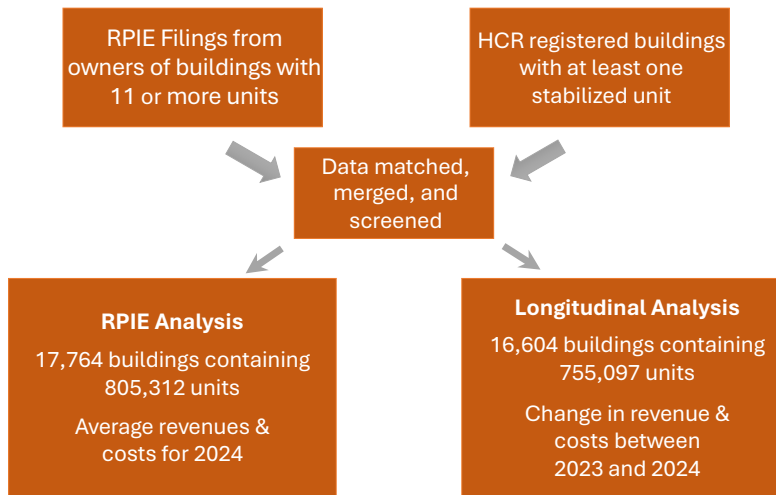
2026 Income and Expense Study

March 26, 2026

Introduction to I&E Study

- Report examines the income & expense conditions that existed in New York City's rent stabilized housing market in 2024 and the extent to which these conditions changed from 2023
- Stratifies buildings based on whether they were constructed or extensively renovated pre-1974 or post-1973
- Analyzes data based on the proportion of stabilized units in buildings.

Methodology



Summary

- Longitudinal change from 2023 to 2024:
 - Net Operating Income (NOI) increased 6.2% Citywide
 - Third consecutive year of NOI increase
 - Staten Island: up 15.1%
 - Core Manhattan: up 10.0%
 - Upper Manhattan: up 9.1%
 - Queens: up 6.8%
 - Brooklyn: up 4.4%
 - Bronx: **down 0.1%**

Summary

- NOI increased in 93% of NYC's neighborhoods:
 - Largest NOI increase in Midtown Manhattan, rising 17.4%
 - Largest Queens increase was in Jamaica, up 14.0%
 - Largest Brooklyn increase was in Brownsville/Ocean Hill, up 13.3%
 - Largest increase in the Bronx was in Pelham Parkway, up 9.4%

Summary

- However, NOI fell in four neighborhoods, all in the Bronx
 - Largest decline in Hunts Point/Longwood, **down 13.1%**
 - Mott Haven/Port Morris, **down 2.6%**
 - University Heights/Fordham, **down 1.4%**
 - Highbridge/South Concourse, **down 1.3%**

Summary

- Between 2023 and 2024, NOI increased 6.2% for all buildings containing rent stabilized units
- Variation in NOI among buildings with differing proportions of stabilized units
Citywide
 - 50%+ stabilized buildings: up 4.0%
 - 80%+ stabilized buildings: up 3.5%
 - 100% stabilized buildings: up 2.4%

Summary

- From 2023 to 2024:
 - Citywide collected rental income grew 4.8%
 - Total collected income increased 4.9%
 - Expenses rose 4.2%
- Taxes are the largest expense, averaging 26.3% of all costs

Summary

- Proportion of financially distressed properties
 - Declined 0.1 percentage point, to 9.2%, down from prior year's 9.3%
 - By borough, 37.5% of distressed buildings are in Manhattan
 - Elsewhere in the City, Bronx (34.5%); Brooklyn (18.4%); Queens (9.2%); and Staten Island (0.4%)

RPIE Analysis

Collected Rents in 2024

- Citywide average collected rent: \$1,681 per unit per month
 - Median monthly rent: \$1,437
 - By building age:
 - \$1,521 in pre-1974 buildings
 - \$2,374 in post-1973 buildings
 - By borough:
 - \$2,295 in Manhattan
 - \$2,989 in Core Manhattan
 - \$1,549 in Upper Manhattan
 - \$1,675 in Brooklyn
 - \$1,610 in Queens
 - \$1,190 in the Bronx
 - \$1,102 in Staten Island
 - \$1,476 NYC excluding Core Manhattan

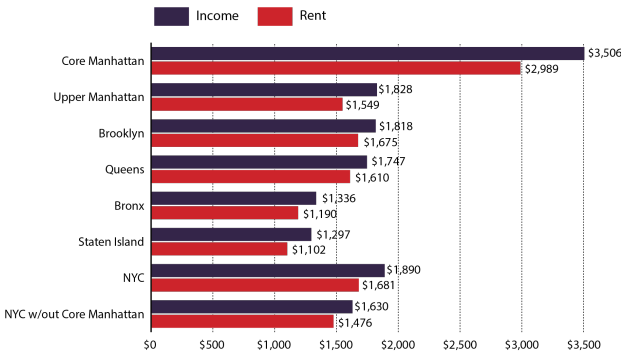
RPIE Analysis

Income in 2024

- Citywide average gross income: \$1,890 per unit per month
 - Median monthly rent: \$1,567
 - By building age:
 - \$1,704 in pre-1974 buildings
 - \$2,702 in post-1973 buildings
 - By borough:
 - \$2,697 in Manhattan
 - \$3,506 in Core Manhattan
 - \$1,828 in Upper Manhattan
 - \$1,818 in Brooklyn
 - \$1,747 in Queens
 - \$1,336 in the Bronx
 - \$1,297 in Staten Island
 - \$1,630 NYC excluding Core Manhattan

Average Monthly Collected Income/Rent per Dwelling Unit by Borough

Income and Rent Highest in Manhattan in 2024



Source: NYC Department of Finance, 2024 RPIE Data

RPIE Analysis

Income in 2024

- Sale of amenities and commercial income: 11.1% of total income
 - Up from 10.5% in prior year
 - 15.0% in Staten Island
 - 14.9% in Manhattan
 - 15.3% in Upper Manhattan
 - 14.7% in Core Manhattan
 - 10.9% in the Bronx
 - 7.9% in Brooklyn
 - 7.8% in Queens
 - 9.5% in City excluding Core Manhattan

RPIE Analysis

Expenses in 2024

- Citywide average operating costs: \$1,203 per unit per month
 - Median monthly costs : \$1,094
- By age:
 - \$1,192 in pre-1974 buildings
 - \$1,249 in post-1973 buildings
- By borough:
 - \$1,659 in Manhattan
 - \$2,042 in Core Manhattan
 - \$1,248 in Upper Manhattan
 - \$1,125 in Queens
 - \$1,068 in Brooklyn
 - \$977 in the Bronx
 - \$895 in Staten Island
 - \$1,073 in NYC excluding Core Manhattan

RPIE Analysis

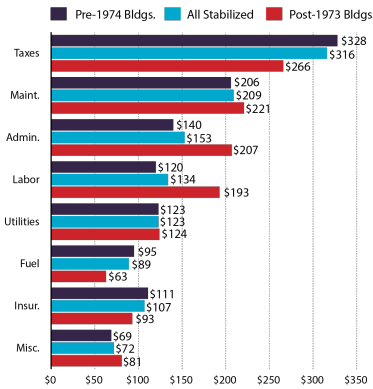
Expenses in 2024

- I&E cost adjustments reduces expenses by 3.07% in 2024
 - Cost-adjusted average O&M costs: \$1,166 per month
 - Average cost-adjusted O&M costs in residential-only buildings: \$1,070 per month
 - Residential-only buildings have average adjusted costs 8.2% lower than all buildings

Average Monthly Expense per Dwelling Unit per Month

Taxes Remain Largest Expense in 2024

Breakdown of operating cost components by building age



Source: NYC Dept. of Finance, 2024 RPIE Data

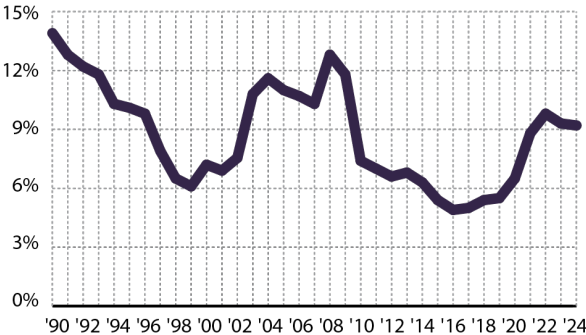
RPIE Analysis

Distressed Properties in 2024

- 9.2% of buildings in survey are distressed
 - Decline from prior year's 9.3%
- Comparing proportion of distressed properties:
 - Core Manhattan: 6.5%
 - City excluding Core Manhattan: 10.0%
- By Borough, distressed properties are in:
 - Manhattan: 37.5%
 - Bronx: 34.5%
 - Brooklyn: 18.4%
 - Queens: 9.2%
 - Staten Island: 0.4%

Percent of Distressed Properties in RPIE Analysis, 1990-2024

Share of Distressed Properties Decreases in 2024



Source: NYC Dept. of Finance, 1990-2024 RPIE Data

RPIE Analysis

Net Operating Income in 2024

- Net Operating Income (NOI) equals the amount of income remaining after Operating & Maintenance (O&M) expenses
- Citywide, apartments averaged \$688 of net NOI per unit per month
 - \$1,454 in post-1973 units
 - \$512 in pre-1974 units
- NOI in residential-only buildings was \$616
 - 10.3% lower than for all buildings

RPIE Analysis

Net Operating Income in 2024

- NOI by Borough
 - Highest in Manhattan: \$1,038 per unit per month
 - \$1,464 in Core Manhattan
 - \$580 in Upper Manhattan
 - \$751 in Brooklyn
 - \$621 in Queens
 - \$401 in Staten Island
 - \$359 in the Bronx
 - \$557 in City excluding Core Manhattan

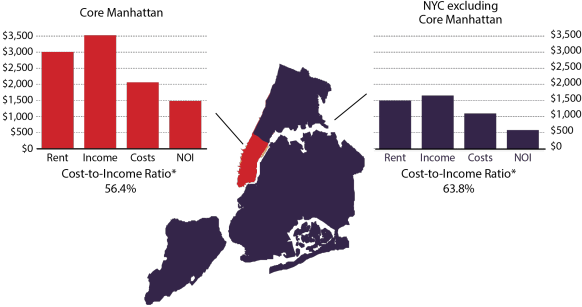
RPIE Analysis

Operating Cost Ratios in 2024

- Expense-adjusted operating costs were 61.7% of gross income Citywide
- Unadjusted operating expenses were 63.6% of gross income Citywide

Average Monthly Rent, Income, Operating Costs, NOI, and Cost-to-Income Ratios, Core Manhattan vs. Rest of the City, 2024

Cost-to-Income Ratio Higher in Core Manhattan

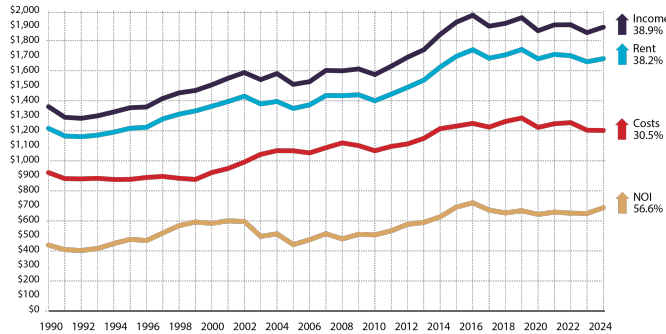


Source: NYC Dept. of Finance, 2024 RPIE Data

*Note: Ratios use adjusted costs

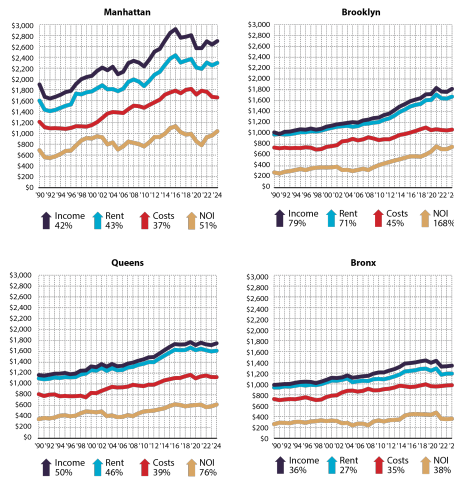
Citywide Income, Rents, Costs, and NOI After Inflation, 1990-2024

Inflation-Adjusted Net Operating Income Up 56.6% Since 1990
(Average Monthly Income, Rent, Operating Costs, and NOI per Dwelling Unit, in Constant 2024 Dollars)



Source: NYC Dept. of Finance, 1990-2024 RPIE Data

Income, Rents, Costs, and NOI After Inflation per Borough, 1990-2024



Since 1990, Inflation-Adjusted NOI Rises Citywide and in Each Borough
(Average Monthly Income, Rent, Operating Costs, and Net Operating Income per Dwelling Unit in Constant 2024 Dollars)

Source: NYC Dept. of Finance, 1990-2024 RPIE Data

Longitudinal Study

Change in Collected Rents from 2023 to 2024

- Longitudinal analysis tracks same set of buildings over two years
- Average monthly rent collections grew by 4.8% Citywide
 - Post-1973 rents rose by 5.9%
 - Pre-1974 rents rose by 4.4%
- Rent collection change by building size
 - Large (100+ unit) buildings: up 5.2%
 - Small (11-19 unit) buildings: up 5.2%
 - Medium (20-99 unit) buildings: up 4.4%

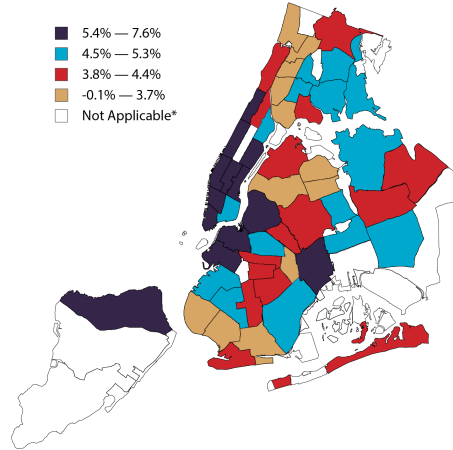
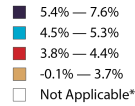
Longitudinal Study

Change in Collected Rents from 2023 to 2024

- Rent growth by borough:
 - Staten Island: up 7.9%
 - Manhattan: up 5.6%
 - Core Manhattan: up 5.7%
 - Upper Manhattan: up 5.3%
 - Brooklyn: up 4.6%
 - Queens: up 4.6%
 - Bronx: up 3.6%
 - City excluding Core Manhattan: up 4.5%
- Median rent increased 4.1% Citywide

Change in Rent Collections by Community District, 2023-2024

Collected Rents
Increase in
Almost Every
Community
Districts



*Community Districts with not enough buildings for reliable data.

Source: NYC Dept. of Finance, 2023-24 RPIE Data

Longitudinal Study

Change in Collected Income from 2023 to 2024

- Average gross income grew by 4.9% Citywide
 - 6.6% increase in post-1973 buildings
 - 4.3% increase in pre-1974 buildings
- Income growth by borough:
 - Staten Island: up 7.8%
 - Manhattan: up 5.5%
 - Core Manhattan: up 5.7%
 - Upper Manhattan: up 5.2%
 - Brooklyn: up 4.9%
 - Queens: up 4.9%
 - Bronx: up 3.8%
 - City excluding Core Manhattan: up 4.7%
- Median income rose 4.4% Citywide

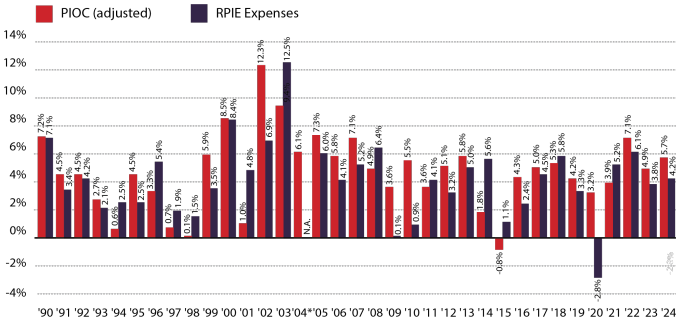
Longitudinal Study

Change in Expenses from 2023 to 2024

- Monthly expenses increased 4.2% Citywide
 - 6.2% increase in post-1973 buildings
 - 3.7% increase in pre-1974 buildings
- By borough:
 - Bronx: 5.3% increase
 - Brooklyn: 5.2% increase
 - Staten Island: 4.9% increase
 - Queens: 3.8% increase
 - Manhattan: 3.0% increase
 - Upper Manhattan: 3.4% increase
 - Core Manhattan: 2.8% increase
 - City excluding Core Manhattan: 4.6% increase
- Median costs rose 4.1% Citywide

Change in Operating & Maintenance Costs, RPIE and the PIOC, 1990 to 2024

In 2024, PIOC Costs Grew More Than Owner-Reported RPIE Expenses



*Note: Longitudinal I&E Data for 2003-04 unavailable.

Source: NYC Dept. of Finance, 1990-2024 RPIE Data; NYC Rent Guidelines Board PIOC 1990-2024

Longitudinal Study

Change in NOI from 2023 to 2024

- Average NOI grew by 6.2% Citywide
 - Third consecutive year NOI has increased
 - Up 7.0% in post-1973 buildings
 - Up 5.6% in pre-1974 buildings

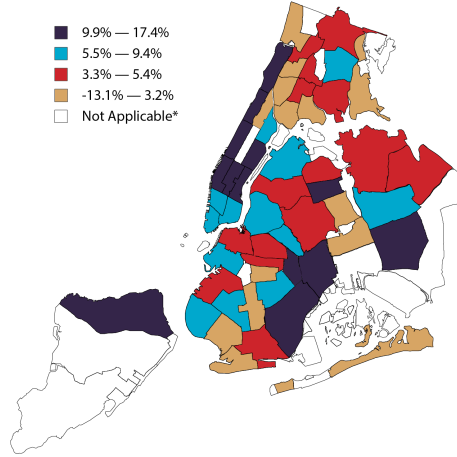
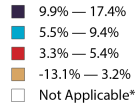
Longitudinal Study

Change in NOI from 2023 to 2024

- Change in NOI around NYC:
 - Staten Island: up 15.1%
 - Manhattan: up 9.8%
 - Core Manhattan: up 10.0%
 - Upper Manhattan: up 9.1%
 - Queens: up 6.8%
 - Brooklyn: up 4.4%
 - Bronx: **down 0.1%**
 - City excluding Core Manhattan: up 4.7%

Change in NOI by Community District, 2023-2024

Net Operating Income
Increases in 93%
of Community
Districts



*Community Districts with not enough buildings for reliable data.

Source: NYC Dept. of Finance, 2023-24 RPIE Data

Changes in Average Net Operating Income, 2013-2024, After Inflation

NOI Grew More in Core Manhattan than in NYC outside Core Manhattan

	Citywide		Core Manhattan		NYC excluding Core Manhattan	
	Nominal Avg. NOI Change	Real Avg. NOI Change	Nominal Avg. NOI Change	Real Avg. NOI Change	Nominal Avg. NOI Change	Real Avg. NOI Change
2013-14	3.5%	2.2%	3.3%	1.9%	3.7%	2.3%
2014-15	10.8%	10.7%	7.8%	7.7%	12.7%	12.6%
2015-16	4.4%	3.3%	1.8%	0.7%	6.0%	4.8%
2016-17	0.4%	-1.5%	-3.1%	-5.0%	2.1%	0.2%
2017-18	-0.6%	-2.4%	-1.4%	-3.3%	-0.2%	-2.1%
2018-19	2.9%	1.3%	3.9%	2.2%	2.5%	1.1%
2019-20	-7.8%	-9.4%	-22.0%	-23.3%	-1.5%	-3.3%
2020-21	-9.1%	-12.1%	-21.0%	-23.5%	-5.1%	-8.2%
2021-22	10.4%	4.1%	42.3%	34.1%	0.3%	-5.4%
2022-23	12.1%	8.0%	23.1%	18.6%	8.3%	4.4%
2023-24	6.2%	2.2%	10.0%	6.1%	4.7%	0.9%

Source: NYC Department of Finance, 2013-2024 RPIE Data

Proportional Stabilized Unit Analysis

• Location of buildings by stabilized proportion

- Half of buildings with at least one stabilized unit are 100% stabilized
- In the City outside Core Manhattan, 61% of buildings are 100% stabilized
- In Core Manhattan, 16% are 100% stabilized

Proportional Stabilized Unit Analysis

• Average NOI in 100% Stabilized Buildings

- NOI in 100% stabilized buildings in Core Manhattan
 - Pre-1974 buildings: \$879
 - Post-1973 buildings: \$1,544
- NOI in 100% stabilized buildings in the rest of the City
 - Pre-1974 buildings: \$377
 - Post-1973 buildings: \$1,330

Proportional Stabilized Unit Analysis

Adjusted Cost-to-Income Ratios						
	All Buildings (All Years)	Pre-74 All Buildings	Pre-74 50%+ Stabilized	Pre-74 80%+ Stabilized	Pre-74 100% Stabilized	100% Stabilized (All Years)
Citywide	61.7%	67.8%	69.6%	69.9%	70.6%	64.2%
Core Manhattan	56.4%	60.1%	61.4%	58.2%	59.4%	56.7%
City w/o Core Manhattan	63.8%	70.8%	71.4%	71.5%	70.8%	64.4%

Source: NYC Department of Finance, 2024 RPIE Data

Proportional Stabilized Unit Analysis

- Longitudinal change in NOI among 100% stabilized buildings of all ages
 - NOI up 2.4% Citywide
 - NOI up 6.4% in Core Manhattan
 - NOI up 2.1% in City excluding Core
- Longitudinal change in NOI among pre-1974 100% stabilized buildings
 - NOI up 1.4% Citywide
 - NOI up 5.9% in Core Manhattan
 - NOI up 1.0% in City excluding Core

Proportional Stabilized Unit Analysis

- Vast majority of distressed properties built before 1974
 - Only 5.1% built afterwards
- Distressed proportion among pre-1974 buildings
 - 50%+ Stabilized
 - 8.7% in Core Manhattan
 - 10.6% in City excluding Core
 - 80%+ Stabilized
 - 10.8% in Core Manhattan
 - 11.0% in City excluding Core
 - 100% Stabilized
 - 11.1% in Core Manhattan
 - 11.4% in City excluding Core

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