



City NEW YORK

TOP STORIES MARKETPLACE

Search Curbed NY



CELEBRITY REAL ESTATE

Jennifer Aniston Sells West Village Apts. for \$6.5 Million



CURBED MARKETPLACE

637 Halsey Street, Bed-Stuy, The Corcoran Group, \$625,000



CURBED MARKETPLACE

Perry + West, 167 Perry Street, 3F, West Village, Elliman, \$725,000

COOL CHART THING

# How Much Does a Rent-Stabilized NYC Apartment Cost?

Thursday, April 19, 2012, by Sara Polsky

SIGN UP FOR OUR NEWSLETTER

Your email here

GO

Table D: Income and Rent of Tenants in Market Rate and Rent-Regulated Units, 2011  
Includes both Rent-Stabilized and Rent-Controlled Units

	Median Income		Median Rent		% Rent Burdened (rent >30% of income)	
	Market Rate	Rent-Stabilized	Market Rate	Rent-Stabilized	Market Rate	Rent-Stabilized
New York City	\$ 52,260	\$ 36,600	\$ 1,550	\$ 1,160	55.7%	58.0%
Bronx	\$ 35,800	\$ 26,400	\$ 1,340	\$ 1,066	65.9%	66.8%
Brooklyn	\$ 43,200	\$ 35,000	\$ 1,350	\$ 1,121	58.4%	58.9%
Manhattan	\$ 100,000	\$ 49,200	\$ 2,625	\$ 1,295	46.7%	51.5%
Queens	\$ 50,000	\$ 40,000	\$ 1,410	\$ 1,230	55.7%	56.3%
Staten Island	\$ 39,680	\$ 45,000	\$ 1,300	\$ 1,110	58.4%	46.0%
Core Manhattan	\$ 110,000	\$ 57,780	\$ 2,725	\$ 1,480	45.7%	49.8%
NYC (not-core Manhattan)	\$ 44,320	\$ 34,112	\$ 1,385	\$ 1,132	58.2%	59.6%

CHARTS

COOL CHART THING

FURMAN CENTER

RENT CONTROL

RENT REGULATION

RENT STABILIZATION

RENT WARS

TOP

15 COMMENTS

Like 46

[Charts via the Furman Center. Click to expand!]

The U.S. Supreme Court is soon to announce whether it will hear the case of Upper West Side landlord James Harmon, who [argues](#) that **the city's rent-regulation laws violate his constitutional rights**. While we wait for the court's answer, NYU's Furman Center has put together a pretty interesting look at the city's rent-regulated housing stock. Charts! Numbers! Envy-inducing cheap rents! How cheap? The median stabilized rent in the city is \$1,160/month, compared to a market-rate rent of \$1,550/month. Within what the report calls "core" Manhattan—below 96th Street—the median market-rate rent is **\$2,725/month**, compared to a median stabilized rent of **\$1,480/month**. A roughly 35.2 percent share of rent-stabilized households below 96th Street moved in more than 20 years ago.

Where the highest numbers of rent-regulated units are located:

FOLLOW CURBED NY

**Table B: Rent-Regulated Units, 2011**  
Includes both Rent-Stabilized and Rent-Controlled Units

	Rent-Regulated Units	Regulated Share of Total Rental Units	% Voluntary
New York City	1,025,214	47.2%	8.0%
Bronx	231,754	59.7%	13.3%
Brooklyn	306,374	44.3%	4.6%
Manhattan	284,089	48.4%	6.9%
Queens	194,536	43.3%	8.7%
Staten Island	8,461	14.8%	8.4%
Core Manhattan	166,961	81.6%	1.9%
NYC (not-core Manhattan)	858,254	43.6%	9.2%

Neighborhoods With the Most Regulated Units			
Washington Heights/Inwood	56,173	86.7%	0.3%
Kingsbridge Heights/Moshulu	40,174	91.5%	1.4%
Highbridge/South Concourse	37,385	83.0%	6.0%
Upper East Side	35,651	44.4%	4.2%
Astoria	34,018	53.0%	8.3%
Flatbush	33,077	75.3%	0.7%
University Heights/Fordham	31,578	75.7%	3.8%
South Crown Heights	30,942	80.8%	0.9%
Upper West Side	30,420	42.9%	15.7%
Lower East Side/Chinatown	30,351	48.3%	5.6%

How NYC's housing stock has changed over time:

	1981	1991	2002	2011
Total Housing Units	2,792,339	1,980,762	3,081,772	3,187,574
Owner Occupied Units	754,745	858,108	997,003	1,014,940
Rental Units	1,976,044	2,028,303	2,084,769	2,172,634
Rent-Regulated	1,214,088	1,095,487	1,101,720	1,025,214
Rent-Stabilized	928,355	971,076	1,042,397	986,840
Rent-Controlled	285,733	124,411	59,324	38,374
Public Housing	166,061	174,253	178,075	185,534
Market Rate and Other Rental Units*	595,895	758,563	804,973	961,886
Share Regulated	61.4%	54.0%	52.8%	47.2%

\*Market Rate and Other Rental Units includes Market Rate, Mitchell-Lama, In Rem, and other subsidized housing units

And how many people live in rent-regulated units:

**Table E: Characteristics of Market Rate and Rent-Stabilized Units, 2008**  
Includes both Rent-Stabilized and Rent-Controlled Units

	Number of Bedrooms		Number of People per Household		Share of Householders > 65 Years Old		Share of Households that Moved in More Than 20 Years Ago	
	Market Rate	Rent-Stabilized	Market Rate	Rent-Stabilized	Market Rate	Rent-Stabilized	Market Rate	Rent-Stabilized
New York City	1.8	1.4	2.6	2.3	7.9%	17.4%	7.1%	23.1%
Bronx	2.0	1.5	2.8	2.6	10.9%	13.0%	7.1%	16.8%
Brooklyn	1.9	1.5	2.8	2.4	8.7%	18.2%	9.6%	21.8%
Manhattan	1.3	1.2	1.9	1.9	4.9%	19.7%	3.1%	30.4%
Queens	2.0	1.3	2.9	2.3	8.2%	18.3%	7.7%	22.1%
Staten Island	1.8	1.3	2.5	1.7	10.5%	**	7.6%	**
Core Manhattan	1.2	1.0	1.8	1.6	4.9%	22.4%	2.7%	35.2%
NYC (not-core Manhattan)	1.9	1.5	2.8	2.4	8.7%	16.4%	8.4%	20.7%

\*\* Insufficient Data

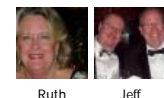
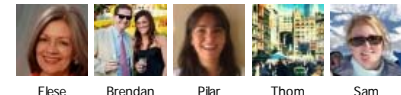
- Official website: [Furman Center](http://FurmanCenter.org) [furmancenter.org]
- UWS Landlord Takes Rent Regulations to Supreme Court [Curbed]
- Rent Wars coverage [Curbed]

RELATED LINKS



**Curbed** on Facebook  
Like

8,386 people like Curbed.



Facebook social plugin

NEWS BY NEIGHBORHOOD

MANHATTAN

- Chelsea
- Chinatown
- East Harlem
- East Village
- FiDi/Battery Park City
- Flatiron District
- Gramercy & Stuy Town
- Greenwich Village
- Harlem/M'side Heights
- Hell's Kitchen/Clinton
- Hudson Square
- Inwood/Wash. Heights
- Lower East Side
- Meatpacking District
- Midtown East/Kips Bay
- Midtown/Midtown West
- Murray Hill
- Noho/Central Village
- Nolita
- Roosevelt Island
- Soho
- Tribeca
- Union Square
- Upper East Side
- Upper West Side
- West Chelsea
- West Village

BROOKLYN

QUEENS

CURBED TIPLINE

[tips@curbed.com](mailto:tips@curbed.com)

ADVERTISE WITH US

[sales@curbed.com](mailto:sales@curbed.com) | [Media kit](#)

MONTHLY ARCHIVES

Select month... All archives



Why Colorists Hate at Home Haircolor  
[\(HaircolorFor Women\)](#)



Mayor Pushing For Measure R Extension to Build 12 Transit Projects in 10 Years  
[\(Curbed LA\)](#)



Buy or Rent? You'd Be Surprised  
[\(Daily Finance\)](#)



Peek Into the Garden of Julianne Moore's West Village House  
[\(Curbed NY\)](#)



Too Cute! Rottweiler Puppy Put in Timeout  
[\(Animal Planet\)](#)

[?]

COMMENTS (15 EXTANT)

[Show 14 anonymous comments](#)

2 anonymous comments



Mother Jones wrong yet again. Hundreds of thousands of homeowners did cash-out refs and are not on the hook for repayment if they walk away from the house.

#3. 04/19/12 07:45 PM  
sonic: 8 comments  
[Reply to this.](#)

12 anonymous comments

POST A COMMENT

[Show 14 anonymous comments](#)  
[Comments feed](#)

[Register as a commenter](#)  
[Log in](#)

POST COMMENT

PREFERENCES

Open external links in new tabs?

EATER DATING



How about we... try the Chinese-Italian combos at Marco Polo Cafe.

[freemind2](#), 28, F [Send Message](#)

**EATER DATING**  
**WE UNDERSTAND THAT YOU DON'T DATE ONLINE**  
 GET OFFLINE ON REAL DATES  
 Let's Go  
 howaboutwe...

[↑ Back to top](#)

[← Previous: Tiffany and Central Park; Virtual Shades at Bloomingdales](#)

[→ Next: License to Lift](#)

CURBED NATIONAL



RUMORMONGERING  
New Jets "Influencer" Tim Tebow Eyeing North Hoboken Pad

Curbed National  
Curbed Boston

EATER NY



EATER INTERVIEWS  
Ignacio Mattos of Isa on Immigrant Cooking

Eater National  
Eater Boston

RACKED NY



GAMECHANGERS  
Dolce Vita Is Closing Its Lower East Side Space with a Giant Sale

Racked National  
Racked NY

SIGN UP FOR OUR NEWSLETTER

Get daily updates and breaking news alerts from Curbed NY delivered straight to your inbox:

Your email here

GO

About Curbed NY  
Curbed app for iPhone

[Curbed NY](#)  
[Curbed Hamptons](#)  
[Curbed Philly](#)  
[Curbed DC](#)  
[Curbed Atlanta](#)  
[Curbed Chicago](#)  
[Curbed Detroit](#)  
[Curbed LA](#)  
[Curbed SF](#)  
[Curbed Seattle](#)

[Eater NY](#)  
[Eater Philly](#)  
[Eater DC](#)  
[Eater Atlanta](#)  
[Eater Miami](#)  
[Eater NOLA](#)  
[Eater Chicago](#)  
[Eater Austin](#)  
[Eater Dallas](#)  
[Eater Houston](#)  
[Eater Denver](#)  
[Eater Vegas](#)  
[Eater Seattle](#)  
[Eater PDX](#)  
[Eater SF](#)  
[Eater LA](#)

[Racked Chicago](#)  
[Racked LA](#)

[Privacy policy](#)  
[Terms of service](#)  
[Contest rules](#)  
[Advertising](#)  
[Jobs](#)

