

**Table 1**  
**Housing Inventory**  
**New York City 2005 and 2008**

<b><u>Housing Inventory</u></b>	<b><u>2005</u></b>	<b><u>2008</u></b>	<b>Change 2005-2008</b>	
			<b><u>Number</u></b>	<b><u>Percent</u></b>
<b>Total housing units</b>	3,260,856	3,328,648	+67,792	+2.1%
<b>Total rental units</b>	2,092,363	2,144,652	+52,289	+2.5
Occupied	2,027,626	2,082,890	+55,264	+2.7
Vacant, available for rent	64,737	61,762	(a)	(a)
<b>Total owner units</b>	1,031,780	1,045,953	+14,173	+1.4
Occupied	1,010,370	1,019,365	+8,995	+0.9
Vacant, available for sale	21,410	26,588	+5,178	+24.2
<b>Vacant units, not available for sale or rent</b>	136,712	138,043	(a)	(a)

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

(a) Too few units to report.

**Table 2**  
**Total Housing Units by Borough**  
**New York City 2005 and 2008**

<u>Boroughs</u>	<u>2005</u>	<u>2008</u>	<u>Change 2005-2008</u>	
			<u>Number</u>	<u>Percent</u>
All	3,260,856	3,328,648	+67,792	+2.1%
Bronx(b)	499,029	509,632	+10,603	+2.1
Brooklyn	944,731	962,741	+18,010	+1.9
Manhattan(b)	815,265	839,134	+23,869	+2.9
Queens	828,001	838,670	+10,669	+1.3
Staten Island	173,830	178,471	+4,641 <sup>(a)</sup>	+2.7

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note:

- (a) Since the number of units difference is small, interpret with caution.
- (b) Marble Hill in the Bronx.

**Table 3**  
**Rental Housing Inventory by Rent Regulation Status**  
**New York City 2005 and 2008**

<u>Rent Regulation Status</u>	<u>2005</u>	<u>2008</u>	<u>Change 2005 - 2008</u>	
			<u>Number</u>	<u>Percent</u>
<b>Total rental units</b> (occupied and vacant available)	2,092,363	2,144,652	+52,289	+2.5%
<b>Rent controlled</b>	43,317	40,480	(c)	(c)
<b>Rent stabilized</b>	1,043,677	1,026,839	-16,838	-1.6
Pre-1947 stabilized	747,332	725,337	-21,995	-2.9
Post-1947 stabilized	296,345	301,503	+5,158	+1.7
<b>Private non-regulated<sup>(a)</sup></b>	697,363	765,399	+68,036	+9.8
<b>All other renter units<sup>(b)</sup></b>	308,007	311,934	(c)	+1.3(d)

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) "Private non-regulated" consists of units which were never rent controlled or rent stabilized, units which were decontrolled, including those in buildings with five or fewer units, and unregulated rentals in cooperative or condominium buildings.
- (b) Includes Public Housing, Mitchell-Lama, *In Rem*, HUD regulated, Article 4, Loft Board.
- (c) Too few units to report.
- (d) Since the number of units is small, interpret with caution.

**Table 4**  
**Number of Owner-Occupied Units and Ownership Rate by Borough**  
**New York City 2005 and 2008**

<u>Borough</u>	<u>Number of Owner-Occupied Units</u>		<u>Ownership Rate</u>	
	<u>2005</u>	<u>2008</u>	<u>2005</u>	<u>2008</u>
<b>All</b>	1,010,370	1,019,365	33.3%	32.9%
<b>Bronx<sup>(a)</sup></b>	104,400	106,699	22.1	22.2
<b>Brooklyn</b>	255,955	255,629	29.2	28.3
<b>Manhattan<sup>(a)</sup></b>	174,179	182,824	23.6	24.0
<b>Queens</b>	365,040	362,211	46.4	45.8
<b>Staten Island</b>	110,795	112,002	67.7	68.0

Sources: U.S. Bureau of the Census, 2005 and 2008 and New York City Housing and Vacancy Surveys.

Note:

(a) Marble Hill in the Bronx

**Table 5**  
**Vacant Units Available for Rent by Borough**  
**New York City 2005 and 2008**

<b><u>Borough</u></b>	<b><u>Vacant Units Available for Rent</u></b>		<b><u>Net Vacancy Rate</u></b> <sup>(a)</sup>	
	<b><u>2005</u></b>	<b><u>2008</u></b>	<b><u>2005</u></b>	<b><u>2008</u></b>
Total	64,737	61,762	3.09%	2.88%
Bronx <sup>(b)</sup>	9,952	11,836	2.63	3.07
Brooklyn	17,759	15,530	2.78	2.34
Manhattan <sup>(b)</sup>	22,198	16,110	3.79	2.70
Queens	12,239	14,707	2.82	3.32
Staten Island	(c)	(c)	(c)	6.37 (d)

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated and renter-occupied units. The standard error of the vacancy rate for all renter units in the city in 2008 was 0.16 percent.
- (b) Marble Hill included in The Bronx.
- (c) The New York City Housing and Vacancy Survey is a sample survey. The number of vacant units available for rent in this category is too small to report.
- (d) The number of vacant units available for rent in this category is small, interpret with caution.

**Table 6**  
**Rent Stabilized and Non-Regulated Vacant Units and Vacancy Rates**  
**New York City 2005 and 2008**

<u>Rent Regulation Status</u>	<u>Vacant Units</u>	
	<u>2005</u>	<u>2008</u>
All Vacant for Rent Units	64,737	61,762
Rent Stabilized Units	28,022	22,002
Pre-1947 Stabilized	21,261	17,067
Post-1947 Stabilized	6,761	4,935 <sup>(d)</sup>
Private Non-Regulated Units	28,652	35,962
All Other Renter Units <sup>(b)</sup>	8,063	(c)
	<u>Net Vacancy Rate<sup>(a)</sup></u>	
	<u>2005</u>	<u>2008</u>
All Rental Units	3.09%	2.88%
Rent Stabilized Units	2.68	2.14
Pre-1947 Stabilized	2.84	2.35
Post-1947 Stabilized	2.28	1.64
Private Non-Regulated Units	4.11	4.70
All Other Renter Units <sup>(b)</sup>	2.62	(c)

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated and renter-occupied units.
- (b) Includes Public Housing, Mitchell-Lama, *In Rem*, HUD regulated, Article 4, Loft Board.
- (c) Too few units to report.
- (d) The number of vacant units available for rent in this category is small; interpret with caution.

**Table 7**  
**Number of Vacant Units Available for Rent and Net Vacancy Rate**  
**by Monthly Rent Level in 2008 Dollars**  
**New York City 2005 and 2008**

<b>Monthly Rent<sup>(b)</sup> Level</b>	<b>Vacant Units Available for Rent</b>		<b>Net Vacancy Rate<sup>(a)</sup> (Percent)</b>	
<b><u>Monthly Rent Level</u></b>	<b><u>2005</u></b>	<b><u>2008</u></b>	<b><u>2005</u></b>	<b><u>2008</u></b>
Total	64,737	61,762	3.09%	2.88
Less than \$500	(c)	(c)	1.16 <sup>(d)</sup>	(c)
\$500 to \$799	10,481	6,241	2.23	1.47
\$800 to \$999	14,294	8,589	3.23	2.09
\$1,000 to \$1,249	12,583	16,105	3.67	3.92
\$1,250 to \$1,749	9,716	14,960	3.27	4.47
\$1,750+ to \$2,499	6,613	5,696	4.92	4.03
\$2,500 or more	7,782	8,690	8.83	7.18

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) The vacancy rate is calculated by dividing vacant available for rent units that are not dilapidated by the sum of vacant available for rent units that are not dilapidated and renter-occupied units.
- (b) Asking rents for vacant units and contract rents for occupied units. Asking rent is the amount of rent asked for vacant units by owners. Contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities if they are provided by the owner without additional, separate charges to the tenant. The ratio of the April 2008 over the April 2005 Consumer Price Index values (CPI-U) for New York-Northeast New Jersey-Long Island (233.8/212.5) was used to convert nominal 2005 rents into rents measured in 2008 dollars.
- (c) Too few units to report.
- (d) The number of vacant units available for rent in this category is small; interpret with caution.

**Table 8**  
**Number of Vacant Units Unavailable for Rent or Sale**  
**by Reason for Unavailability**  
**New York City 2005 and 2008**

<u>Reason Unavailable</u>	<u>2005</u>		<u>2008</u>		<u>Percent Change</u>
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>2005-2008</u>
Total	136,712	100%	138,043	100%	(a)
Dilapidated	(a)	(a)	5,773	4.2	(a)
Rented, Not Yet Occupied	8,853	6.5	8,274	6.0	(a)
Sold, Not Yet Occupied	7,348	5.4	6,756	4.9	(a)
Undergoing Renovation	31,432	23.1	29,039	21.2	(a)
Awaiting Renovation	16,376	12.0	19,032	13.9	(a)
Held for Occasional, Seasonal or Recreational Use	37,357	27.5	36,788	26.8	(a)
Used/Converted to Non-Residential Use	(a)	(a)	(a)	(a)	(a)
In Legal Dispute	10,155	7.5	14,539	10.6	+43.2
Awaiting Conversion/ Being Converted to Coop/Condo	(a)	(a)	(a)	(a)	(a)
Held Pending Sale of Building	(a)	(a)	(a)	(a)	(a)
Owner's Personal Problems (age, illness, etc.)	9,595	7.1	9,422	6.9	(a)
Held for Planned Demolition	(a)	(a)	(a)	(a)	(a)
Held for Other Reasons	7,017	5.2	(a)	(a)	-62.6
Reason not reported	(a)	(a)	(a)	(a)	(a)

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes: (a) Too few units to report.



**Table 9**  
**Median Household Incomes**  
**New York City 2004 and 2007**

	<u>2004</u>	<u>2007</u>	<u>Percent Change</u> <u>2004-2007</u>
<b><u>In current dollars</u></b>			
All households	\$40,000	\$45,000	+12.5%
All renters	\$32,000	\$36,000	+12.5
All owners	\$65,000	\$70,000	+7.7
CPI <sup>(a)</sup>	204.8	226.9	+10.8
<b><u>In 2007 dollars<sup>(b)</sup></u></b>			
All households	\$44,300	\$45,000	+1.6
All renters	\$35,500	\$36,000	+1.4
All owners	\$72,000	\$70,000	-2.8

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) The Consumer Price Index for All Urban Consumers for New York-Northeast New Jersey-Long Island, yearly average, Bureau of Labor Statistics, U.S. Department of Labor.
- (b) Inflation-adjusted figures are rounded to nearest hundred. Percent change calculation based on rounded numbers. Income data are for the year before the survey.

**Table 10**  
**Median Renter Household Incomes by Rent Regulation Status**  
**New York City 2004 and 2007**  
**(Constant 2007 dollars<sup>a</sup>)**

<u>Rent Regulation Status</u>	<u>2004</u>	<u>2007</u>	<u>Percent Change</u> <u>2004-2007<sup>(c)</sup></u>
All Renters	\$35,500	\$36,000	+1.4%
Rent Controlled	\$24,600	\$24,000	-2.4
Rent Stabilized	\$35,500	\$36,000	+1.4
Pre-1947 Stabilized	\$35,500	\$35,000	-1.4
Post-1947-Stabilized	\$38,600	\$38,000	-1.6
Private non-regulated <sup>(b)</sup>	\$46,500	\$50,000	+7.5

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) According to the Consumer Price Index for All Urban Consumers for New York-Northeast New Jersey-Long Island, yearly average, Bureau of Labor Statistics, U.S. Department of Labor. Income data are for the year before the survey.
- (b) "Private non-regulated" consists of units which were never rent controlled or rent stabilized, units which were decontrolled, including those in buildings with five or fewer units, and unregulated rentals in cooperative or condominium buildings.
- (c) Income figures rounded to nearest hundred; percent change based on rounded numbers.

**Table 11**  
**Median Rents, All Renter-Occupied Units**  
**New York City 2005 and 2008**

<b><u>In current dollars</u></b>	<b><u>2005</u></b>	<b><u>2008</u></b>	<b><u>Percent Change</u></b> <b><u>2005-2008</u></b>
Median gross rent <sup>(a)</sup>	\$920	\$1,054	+14.6%
Median contract rent <sup>(b)</sup>	\$850	\$950	+11.8%
CPI <sup>(c)</sup>	212.5	233.8	+10.0%
 <b><u>In April 2008 dollars</u></b>			
Median gross rent	\$1,012	\$1,054	+4.2%
Median contract rent	\$935	\$950	+1.6%

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Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.
- (b) Contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities if they are provided by the owner without additional, separate charges to the tenant.
- (c) Consumer Price Index for all Urban Consumers for New York-Northeast New Jersey-Long Island, April of each year, Bureau of Labor Statistics, U.S. Department of Labor.

**Table 12**  
**Median Contract Rent by Rent Regulation Status**  
**New York City 2005 and 2008**  
**(Constant April 2008 dollars<sup>a</sup>)**

	<u>2005</u>	<u>2008</u>	<b>Percentage Change</b> <u>2005 - 2008</u>
<b>All Renters</b>	\$935	\$950	+1.6%
<b>Rent Controlled</b>	\$606	\$721	+19.0
<b>Rent Stabilized</b>	\$929	\$925	-0.4
Pre-1947 Stabilized	\$891	\$900	+1.0
Post-1947-Stabilized	\$989	\$980	-0.9
<b>Private non-regulated<sup>(b)</sup></b>	\$1,100	\$1,200	+9.1

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.  
Notes:

- (a) According to the Consumer Price Index for All Urban Consumers for New York-Northeast New Jersey-Long Island, April of each year, Bureau of Labor Statistics, U.S. Department of Labor.
- (b) "Private non-regulated" consists of units that were never rent-controlled or rent-stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rentals in cooperative or condominium buildings.

**Table 13**  
**Monthly Contract Rent in Renter Occupied Housing**  
**New York City 2005 and 2008**  
**(Constant April 2008 Dollars<sup>a</sup>)**

<b>Monthly Contract rent April 2008 Dollars</b>	<b>2005</b>		<b>2008</b>		<b>Percent Change 2005-2008</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
<b>Total</b>	2,027,626	100.0%	2,082,890	100.0%	+2.7%
<b>Less than \$500</b>	277,869	14.0	262,735	12.8	-5.4
Less than \$400	201,363	10.1	191,056	9.3	-5.1
\$400-\$499	76,506	3.8	71,679	3.5	-6.3
<b>\$500-\$799</b>	458,925	23.1	419,139	20.5	-8.7
\$500-\$599	110,800	5.6	109,043	5.3	(b)
\$600-\$699	158,915	8.0	146,527	7.2	-7.8
\$700-\$799	189,210	9.5	163,568	8.0	-13.6
<b>\$800-\$999</b>	428,024	21.5	402,660	19.7	-5.9
\$800-\$899	208,610	10.5	187,324	9.2	-10.2
\$900-\$999	219,415	11.0	215,336	10.5	-1.9
<b>\$1,000 - \$1,499</b>	518,019	26.0	579,918	28.3	+11.9
\$1,000-\$1,249	330,191	16.6	395,076	19.3	+19.7
\$1,250-\$1,499	187,828	9.4	184,842	9.0	(b)
<b>\$1,500+</b>	307,474	15.4	382,796	18.7	+24.5
\$1,500-\$1,749	99,376	5.0	134,877	6.6	+35.7
\$1,750 - \$1,999	68,041	3.4	60,781	3.0	-10.7
\$2,000+	140,057	7.0	187,138	9.1	+33.6
<b>Not Reported/No rent</b>	37,315		35,644		

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) Constant 2008 dollars are derived by multiplying 2005 rents by the ratio of the April 2008 CPI over the April 2005 CPI (233.8/212.5). Consumer Price Index for All Urban Consumers (CPI-U) for New York-Northeast New Jersey-Long Island, Bureau of Labor Statistics, U.S. Department of Labor.
- (b) Too few units change to report.

**Table 14**  
**Monthly Gross Rent in Renter Occupied Housing**  
**New York City 2005 and 2008**  
**(Constant April 2008 Dollars<sup>a</sup>)**

<b>Monthly Gross rent April 2008 Dollars</b>	<b>2005</b>		<b>2008</b>		<b>Percent Change 2005-2008</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
<b>Total</b>	2,027,626	100.0%	2,082,890	100.0%	+2.7%
<b>Less than \$500</b>	235,971	11.9	223,947	10.9%	-5.1%
Less than \$400	176,648	8.9	159,415	7.8%	-9.8%
\$400-\$499	59,323	3.0	64,532	3.2%	+8.8%
<b>\$500-\$799</b>	352,709	17.7	327,248	16.0%	-7.2%
\$500-\$599	85,726	4.3	84,741	4.1%	(b)
\$600-\$699	118,320	5.9	109,857	5.4%	-7.2%
\$700-\$799	148,664	7.5	132,650	6.5%	-10.8%
<b>\$800-\$999</b>	380,865	19.1	354,491	17.3%	-6.9%
\$800-\$899	180,322	9.1	167,220	8.2%	-7.3%
\$900-\$999	200,543	10.1	187,271	9.1%	-6.6%
<b>\$1,000 - \$1,499</b>	650,658	32.7	695,688	34.0%	+6.9%
\$1,000-\$1,249	421,476	21.2	426,448	20.8%	+1.2%
\$1,250-\$1,499	229,182	11.5	269,240	13.2%	+17.5%
<b>\$1,500+</b>	370,107	18.6	445,872	21.8%	+20.5%
\$1,500-\$1,749	130,665	6.6	155,291	7.6%	+18.8%
\$1,750 - \$1,999	74,344	3.7	82,981	4.1%	+11.6%
\$2,000+	165,098	8.3	207,601	10.1%	+25.7%
<b>Not Reported/No rent</b>	37,315		35,644		

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) Constant 2008 dollars are derived by multiplying 2005 rents by the ratio of the April 2008 CPI over the April 2005 CPI (233.8/212.5). Consumer Price Index for All Urban Consumers (CPI-U) for New York-Northeast New Jersey-Long Island, Bureau of Labor Statistics, U.S. Department of Labor.
- (b) Too few units change to report.

**Table 15**  
**Median Gross Rent/Income Ratios and Median Contract Rent/Income Ratios**  
**New York City 2005 and 2008**

	<u>2005</u>	<u>2008</u>
Median Contract Rent/Income Ratio (proportion of income that household pay for contract rent) <sup>(a)</sup>	28.8%	28.8%
Proportion of households paying more than 50 percent of their household income for contract rent	25.8%	25.8%
Median Gross Rent/Income Ratio (proportion of income that households pay for gross rent) <sup>(b)</sup>	31.2%	31.5%
Proportion of households paying more than 50 percent of their household income for gross rent	28.8%	29.4%

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Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) Contract rent is the amount tenants agree to pay owners for the units they occupy, as contracted between the tenant and the owner in the lease; it includes fuel and utilities if they are provided by the owner without additional, separate charges to the tenant.
- (b) Gross rent is the contract rent plus any additional charges for fuel and utilities paid separately by the tenant.

**Table 16**  
**Median Gross Rent/Income Ratios by Rent Regulation Status**  
**New York City 2005 and 2008**

<u>Rent Regulation Status</u>	<u>2005</u>	<u>2008</u>
<b>All</b>	31.2%	31.5%
<b>Rent Controlled</b>	33.5%	35.5%
<b>Rent Stabilized</b>	31.9%	31.6%
Pre-1947 Stabilized	32.2%	31.7%
Post-1947-Stabilized	30.5%	31.5%
<b>Private non-regulated<sup>(a)</sup></b>	31.9%	31.9%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Notes:

- (a) "Private non-regulated" consists of units that were never rent controlled or rent stabilized, units that were decontrolled (including those in buildings with five or fewer units), and unregulated rentals in cooperative or condominium buildings.



**Table 17**  
**Housing and Neighborhood Conditions**  
**New York City 2005 and 2008**

<b><u>Residential Building Conditions</u></b>	<b><u>2005</u></b>	<b><u>2008</u></b>
All Occupied Units (renter and owner units) in dilapidated buildings	15,418 0.5%	14,952 0.5%
Renter-occupied units in dilapidated buildings	13,806 0.7%	11,835 0.6%
Renter-occupied units in buildings with <b>no</b> building defects	1,671,542 90.9%	1,681,005 89.9%
 <b><u>Housing Unit Maintenance Conditions</u></b>		
Renter-occupied units with 5 or more of 7 maintenance deficiencies <sup>(a)</sup>	75,529 4.9%	59,933 4.4%
Renter-occupied units with <b>no</b> maintenance deficiencies <sup>(a)</sup>	674,522 43.9%	624,442 45.7%
Renter-occupied units with heating breakdowns (4 or more times)	111,726 6.8%	82,381 5.7%
Renter-occupied units with <b>no</b> heating breakdowns	1,353,878 82.3%	1,228,324 85.2%
 <b><u>Neighborhood Conditions</u></b>		
Renter household opinion of good/excellent neighborhood quality	1,191,700 71.3%	1,043,587 71.8%
Renter household opinion of poor neighborhood quality	76,703 4.6%	77,895 5.4%
Renter households with any buildings with broken or boarded-up windows on same street	125,760 6.3%	102,408 5.1%

Sources: U.S. Bureau of the Census, 2005 and 2008 New York City Housing and Vacancy Surveys.

Note: (a) Maintenance deficiencies include: 1) additional heating required in winter; 2) heating breakdown; 3) cracks or holes in interior walls, ceilings, or floors; 4) presence of rodents; 5) presence of broken plaster or peeling paint; 6) toilet breakdown; 7) water leakage into unit.