# March 2016 Rent Report

zumper

# Median Rent across the 50 Largest US Cities (1)

| Pos. | +/- | City | 1 Bedroom Price | 1 Bedroom M/M % | 1 Bedroom Q/Q % | 1 Bedroom Y/Y % | 2 Bedrooms Price | 2 Bedrooms M/M % | 2 Bedrooms Q/Q % | 2 Bedrooms Y/Y % |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0 | San Francisco, CA | $3,590 | 2.6% | 2.6% | 3.8% | $4,870 | 3.0% | 0.8% | 4.7% |
| 2 | 0 | New York, NY | $3,280 | 1.9% | 1.2% | 9.3% | $3,800 | 2.4% | -0.8% | 5.6% |
| 3 | 0 | Boston, MA | $2,290 | -2.1% | -3.8% | -0.4% | $2,630 | -1.9% | -1.5% | -1.5% |
| 4 | 1 | Oakland, CA | $2,250 | 2.3% | 2.7% | 13.6% | $2,700 | 1.5% | 5.9% | 18.9% |
| 4 | 0 | San Jose, CA | $2,250 | 1.8% | 5.6% | 18.4% | $2,850 | 0.4% | 5.2% | 19.7% |
| 6 | 0 | Washington, DC | $2,170 | 1.9% | 0.5% | 8.5% | $3,000 | 2.4% | 3.4% | 8.3% |
| 7 | 1 | Los Angeles, CA | $1,900 | 0.0% | -1.6% | 8.0% | $2,760 | 2.2% | -1.4% | 10.4% |
| 8 | -1 | Chicago, IL | $1,870 | -3.6% | -5.6% | 12.0% | $2,550 | -2.3% | -1.5% | 14.9% |
| 9 | 0 | Miami, FL | $1,840 | 1.1% | -2.6% | 5.1% | $2,600 | 4.0% | 2.0% | 13.0% |
| 10 | 0 | Seattle, WA | $1,700 | 3.0% | 3.0% | 4.3% | $2,360 | 1.3% | 4.9% | 9.8% |
| 11 | 0 | San Diego, CA | $1,480 | 2.1% | -3.3% | 0.0% | $2,070 | 1.0% | -1.4% | 12.5% |
| 12 | 0 | Portland, OR | $1,340 | -1.5% | -2.9% | 3.1% | $1,550 | -1.3% | -4.9% | 6.9% |
| 13 | 0 | Atlanta, GA | $1,280 | 1.6% | 0.0% | 11.3% | $1,600 | 2.6% | 0.0% | 14.3% |
| 13 | 1 | Baltimore, MD | $1,280 | 2.4% | 2.4% | 16.4% | $1,400 | -2.1% | -4.8% | 0.0% |
| 15 | 0 | Denver, CO | $1,230 | 0.0% | -6.8% | -5.4% | $1,740 | 0.0% | 1.2% | 5.5% |
| 15 | 1 | Philadelphia, PA | $1,230 | 2.5% | -0.8% | -8.9% | $1,380 | 2.2% | -0.7% | -1.4% |
| 17 | 0 | Long Beach, CA | $1,210 | 2.5% | 0.8% | 10.0% | $1,710 | -1.2% | 6.9% | 6.9% |
| 18 | 0 | Minneapolis, MN | $1,170 | 2.6% | -1.7% | -11.4% | $1,440 | 4.3% | 4.3% | -10.0% |
| 19 | -1 | Austin, TX | $1,160 | 1.8% | 4.5% | 12.6% | $1,510 | 1.3% | 3.4% | 10.2% |
| 20 | 0 | Dallas, TX | $1,150 | 1.8% | -3.4% | 0.0% | $1,530 | 0.7% | -3.2% | -1.3% |
| 21 | 1 | Charlotte, NC | $990 | 3.1% | 5.3% | 6.5% | $1,120 | 1.8% | 1.8% | 1.8% |
| 21 | 0 | Houston, TX | $990 | 1.0% | -4.8% | -9.2% | $1,220 | -0.8% | -8.3% | -6.9% |
| 23 | 0 | Sacramento, CA | $950 | 0.0% | -2.1% | 14.5% | $1,120 | -0.9% | -1.8% | 15.5% |
| 24 | 1 | Virginia Beach, VA | $930 | 3.3% | 0.0% | -2.1% | $1,150 | 0.0% | -3.4% | 4.5% |
| 25 | -2 | Nashville, TN | $920 | -3.2% | 0.0% | 7.0% | $1,190 | 3.5% | 5.3% | 15.5% |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Median Rent across the 50 Largest US Cities (2)

| Pos. | +/- | City | 1 Bedroom Price | 1 Bedroom M/M % | 1 Bedroom Q/Q % | 1 Bedroom Y/Y % | 2 Bedrooms Price | 2 Bedrooms M/M % | 2 Bedrooms Q/Q % | 2 Bedrooms Y/Y % |
|---|---|---|---|---|---|---|---|---|---|---|
| 26 | 0 | Raleigh, NC | $840 | 1.2% | -4.5% | 0.0% | $990 | 0.0% | -1.0% | 1.0% |
| 27 | 2 | Jacksonville, FL | $820 | 3.8% | 2.5% | 2.5% | $990 | 2.1% | 4.2% | 5.3% |
| 27 | 1 | San Antonio, TX | $820 | 1.2% | 3.8% | 2.5% | $1,050 | 2.9% | 4.0% | 5.0% |
| 29 | -2 | Fort Worth, TX | $800 | -2.4% | -5.9% | 2.6% | $970 | 0.0% | -1.0% | 4.3% |
| 30 | -1 | Milwaukee, WI | $790 | 0.0% | -4.8% | -15.1% | $900 | -3.2% | -6.3% | -12.6% |
| 31 | 1 | Phoenix, AZ | $780 | 4.0% | 4.0% | 13.0% | $980 | 3.2% | 4.3% | 11.4% |
| 32 | -1 | Omaha, NE | $760 | 0.0% | 7.0% | 0.0% | $940 | 0.0% | 10.6% | 1.1% |
| 33 | 1 | Fresno, CA | $740 | 2.8% | 7.2% | 5.7% | $900 | 1.1% | 5.9% | 7.1% |
| 34 | 0 | Kansas City, MO | $730 | 1.4% | -2.7% | 1.4% | $850 | -1.2% | -5.6% | 6.3% |
| 35 | 1 | Las Vegas, NV | $720 | 2.9% | -1.4% | 2.9% | $890 | 2.3% | -1.1% | 8.5% |
| 35 | 1 | Louisville, KY | $720 | 2.9% | 2.9% | -11.1% | $810 | 3.8% | 1.3% | -14.7% |
| 37 | -4 | Colorado Springs, CO | $710 | -2.7% | -4.1% | 4.4% | $950 | 0.0% | -2.1% | 5.6% |
| 37 | -1 | Mesa, AZ | $710 | 1.4% | 2.9% | 6.0% | $890 | 3.5% | 4.7% | 11.3% |
| 39 | -3 | Arlington, TX | $700 | 0.0% | 0.0% | 7.7% | $890 | 0.0% | 0.0% | 4.7% |
| 40 | 0 | El Paso, TX | $660 | 3.1% | 6.5% | 4.8% | $800 | 1.3% | 0.0% | 0.0% |
| 41 | 0 | Oklahoma City, OK | $620 | -1.6% | -1.6% | 6.9% | $780 | -2.5% | -2.5% | 6.8% |
| 42 | 1 | Tulsa, OK | $600 | 1.7% | 5.3% | 3.4% | $770 | 2.7% | 2.7% | 2.7% |
| 43 | -1 | Columbus, OH | $590 | -1.7% | -6.3% | -11.9% | $880 | -2.2% | -2.2% | 3.5% |
| 44 | -1 | Memphis, TN | $580 | -1.7% | -6.5% | -10.8% | $650 | 0.0% | -5.8% | -4.4% |
| 45 | 0 | Albuquerque, NM | $560 | -3.4% | -5.1% | -9.7% | $790 | 0.0% | -2.5% | -1.3% |
| 45 | 0 | Cleveland, OH | $560 | -3.4% | -8.2% | -13.8% | $750 | 5.6% | 1.4% | -3.8% |
| 47 | 0 | Indianapolis, IN | $550 | 0.0% | -5.2% | -6.8% | $640 | -1.5% | -5.9% | -5.9% |
| 48 | 1 | Detroit, MI | $540 | 0.0% | 1.9% | -1.8% | $630 | -1.6% | -3.1% | 0.0% |
| 49 | -2 | Tucson, AZ | $530 | -3.6% | -5.4% | -1.9% | $730 | -2.7% | -2.7% | 0.0% |
| 50 | 0 | Wichita, KS | $450 | 0.0% | -6.3% | -6.3% | $610 | -3.2% | -6.2% | -6.2% |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Median Rent per Neighborhood – New York City (1)

| Pos. | +/- | Neighborhood | 1 Bedroom Price | 1 Bedroom M/M % | 1 Bedroom Q/Q % | 2 Bedrooms Price | 2 Bedrooms M/M % | 2 Bedrooms Q/Q % |
|---|---|---|---|---|---|---|---|---|
| 1 | ▲ | 1 | NoMad | $4,540 | 3.7% | 0.9% | $6,730 | -2.3% | -3.2% |
| 2 | ▼ | -1 | Flatiron District | $4,320 | -4.0% | -4.0% | $4,920 | -1.6% | -11.7% |
| 3 | ▬ | 0 | Tribeca | $4,260 | 1.4% | -1.8% | $5,880 | -4.7% | -6.1% |
| 4 | ▲ | 2 | Battery Park City | $4,250 | 4.7% | 1.2% | $6,350 | 0.3% | -3.1% |
| 5 | ▬ | 0 | Greenwich Village | $4,000 | -4.3% | -2.4% | $4,690 | 3.1% | 8.6% |
| 6 | ▲ | 1 | West Village | $3,990 | 0.0% | -3.4% | $5,320 | -1.5% | 4.9% |
| 7 | ▲ | 5 | Koreatown | $3,980 | 5.3% | 4.7% | $3,680 | -2.6% | -5.6% |
| 8 | ▼ | -5 | NoHo | $3,970 | -5.5% | -0.7% | $5,270 | 2.7% | 4.8% |
| 9 | ▼ | -1 | Gramercy Park | $3,930 | 0.3% | -10.1% | $4,570 | -4.8% | 0.2% |
| 10 | ▼ | -1 | DUMBO | $3,880 | 0.3% | 1.0% | $5,320 | -3.3% | -4.3% |
| 11 | ▼ | -1 | Chelsea | $3,860 | 0.3% | -1.5% | $5,200 | 2.2% | -1.9% |
| 12 | ▼ | -2 | Vinegar Hill | $3,760 | -2.3% | 6.8% | $4,860 | -1.0% | 11.5% |
| 13 | ▼ | -1 | Soho | $3,580 | -5.3% | -1.4% | $4,920 | 0.4% | 5.8% |
| 14 | ▲ | 2 | Financial District | $3,570 | 2.9% | -3.0% | $4,800 | -2.0% | 6.4% |
| 15 | ▼ | -1 | Upper West Side | $3,510 | -2.0% | -2.5% | $4,530 | -5.6% | -2.4% |
| 16 | ▲ | 4 | Murray Hill | $3,440 | 4.2% | 1.2% | $3,390 | -2.0% | -6.6% |
| 17 | ▼ | -2 | Garment District | $3,380 | -2.9% | -4.8% | $3,800 | 3.0% | -0.8% |
| 18 | ▬ | 0 | Civic Center | $3,370 | -0.6% | -1.5% | $4,860 | -3.0% | -0.4% |
| 18 | ▲ | 2 | Hell's Kitchen | $3,370 | 2.1% | -2.3% | $3,920 | -1.3% | -4.9% |
| 18 | ▼ | -1 | Theater District | $3,370 | -0.9% | -6.4% | $4,900 | -1.0% | -6.0% |
| 21 | ▲ | 3 | Kips Bay | $3,300 | 3.8% | -2.4% | $3,430 | 1.5% | -5.2% |
| 22 | ▼ | -3 | Midtown East | $3,290 | -1.2% | -4.1% | $4,290 | -2.5% | -7.5% |
| 23 | ▼ | -3 | NoLita | $3,250 | -1.5% | -3.3% | $3,950 | -5.5% | -14.3% |
| 24 | ▲ | 3 | Stuyvesant Town - Peter Cooper Village | $3,210 | 5.2% | 2.6% | $3,420 | -6.8% | -12.1% |
| 25 | ▼ | -5 | Williamsburg | $3,200 | -3.0% | -3.0% | $3,500 | -3.6% | 0.6% |
| 26 | ▼ | -1 | Bowery | $3,180 | 3.2% | 4.3% | $3,700 | 2.5% | -4.9% |
| 27 | ▲ | 4 | Boerum Hill | $3,080 | 4.1% | 14.5% | $3,960 | 3.1% | 9.1% |
| 28 | ▼ | -3 | Downtown Brooklyn | $3,020 | -1.9% | -7.6% | $4,620 | 2.0% | 7.7% |
| 29 | ▲ | 2 | East Village | $3,000 | 1.4% | 1.7% | $3,530 | 0.9% | 0.3% |
| 30 | ▬ | 0 | Long Island City | $2,950 | -1.3% | -2.0% | $4,050 | 2.0% | -1.7% |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Median Rent per Neighborhood – New York City (2)

| Pos. | +/- | Neighborhood | 1 Bedroom | | | 2 Bedrooms | | |
|---|---|---|---|---|---|---|---|---|
| | | | Price | M/M % | Q/Q % | Price | M/M % | Q/Q % |
| 31 | -2 | Brooklyn Heights | $2,930 | -2.3% | 1.0% | $3,900 | -6.7% | -14.3% |
| 32 | -4 | Cobble Hill | $2,870 | -5.0% | 7.5% | $3,990 | 1.3% | 5.0% |
| 33 | 1 | Little Italy | $2,850 | 1.8% | 11.8% | $4,280 | -2.3% | 0.7% |
| 34 | 1 | Two Bridges | $2,840 | 2.9% | 7.2% | $2,880 | -1.7% | -7.4% |
| 35 | -2 | Upper East Side | $2,800 | -2.4% | -2.8% | $4,000 | 1.3% | 1.8% |
| 36 | 1 | Fort Greene | $2,700 | 2.3% | -1.1% | $3,690 | 5.4% | 14.6% |
| 37 | 2 | Lower East Side | $2,650 | 1.9% | 2.7% | $3,370 | 2.1% | -3.4% |
| 38 | 0 | Carroll Gardens | $2,600 | -1.1% | -3.7% | $3,410 | -2.6% | -3.9% |
| 38 | 1 | Park Slope | $2,600 | 0.0% | 4.0% | $2,950 | -1.7% | -1.3% |
| 40 | 1 | Clinton Hill | $2,580 | 0.0% | 1.2% | $3,190 | -1.2% | -1.5% |
| 41 | -5 | Roosevelt Island | $2,570 | -4.8% | -7.9% | $3,670 | -3.2% | -1.6% |
| 42 | 0 | Prospect Heights | $2,550 | 2.0% | 2.0% | $3,200 | 5.6% | 3.6% |
| 43 | 0 | Greenpoint | $2,500 | 5.0% | 2.0% | $2,800 | -3.8% | -6.0% |
| 44 | 0 | Windsor Terrace | $2,420 | 3.0% | -2.4% | $3,000 | -3.5% | -7.1% |
| 45 | 0 | Gowanus | $2,400 | 3.4% | 0.0% | $3,130 | 1.0% | -3.7% |
| 46 | 0 | Chinatown | $2,330 | 2.2% | -4.1% | $3,000 | 0.0% | 3.4% |
| 47 | 0 | West Harlem | $2,270 | 4.6% | 13.5% | $2,560 | -1.5% | -2.7% |
| 48 | 3 | Bedford-Stuyvesant | $2,100 | 2.4% | 6.1% | $2,400 | 0.0% | 0.0% |
| 48 | 3 | East Harlem | $2,100 | 2.4% | 10.5% | $2,700 | 5.1% | -1.8% |
| 50 | -1 | Astoria | $2,080 | -0.5% | 0.5% | $2,530 | 1.2% | -1.9% |
| 51 | 5 | Greenwood Heights | $2,010 | 1.0% | 0.5% | $2,200 | -5.6% | -6.4% |
| 52 | -3 | Bushwick | $2,000 | -4.3% | -9.9% | $2,400 | 0.0% | 0.4% |
| 52 | 1 | Crown Heights | $2,000 | 0.0% | -5.7% | $2,390 | -0.4% | 1.3% |
| 54 | -1 | Central Harlem | $1,990 | -0.5% | -2.0% | $2,600 | 0.8% | -3.3% |
| 55 | -7 | Borough Park | $1,950 | -7.1% | -1.5% | $2,200 | -5.2% | -3.1% |
| 55 | 6 | Rego Park | $1,950 | 6.0% | 0.5% | $2,400 | 4.3% | 2.1% |
| 57 | 2 | Bayside | $1,900 | 2.7% | 3.3% | $2,030 | -1.0% | 0.0% |
| 57 | 5 | Coney Island | $1,900 | 3.8% | 2.2% | $2,350 | 5.4% | 11.9% |
| 59 | -2 | Riverdale | $1,890 | -1.0% | -4.1% | $2,550 | 2.0% | 0.0% |
| 60 | -1 | Forest Hills | $1,870 | 1.1% | -1.6% | $2,620 | 1.6% | 6.1% |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Median Rent per Neighborhood – San Francisco

| Pos. | +/- | Neighborhood | 1 Bedroom Price | 1 Bedroom M/M % | 1 Bedroom Q/Q % | 2 Bedrooms Price | 2 Bedrooms M/M % | 2 Bedrooms Q/Q % |
|---|---|---|---|---|---|---|---|---|
| 1 | 0 | South Beach | $3,920 | -0.3% | 3.7% | $5,340 | -2.2% | -1.1% |
| 2 | 2 | Russian Hill | $3,850 | 2.4% | 0.5% | $5,210 | -3.0% | -3.9% |
| 3 | 2 | Mission Bay / Dogpatch | $3,810 | 1.9% | -0.5% | $5,130 | 3.8% | -1.3% |
| 4 | -2 | Financial District | $3,800 | -1.0% | -5.0% | $5,950 | -2.8% | -3.4% |
| 4 | 2 | Pacific Heights | $3,800 | 3.3% | 5.6% | $5,320 | 7.5% | -2.4% |
| 6 | -3 | SOMA | $3,790 | -0.5% | 4.7% | $5,230 | 5.0% | -3.7% |
| 7 | 0 | Buena Vista/Ashbury Heights | $3,600 | -1.4% | 2.9% | $4,300 | 0.7% | 1.2% |
| 7 | 6 | Mission Dolores | $3,600 | 2.6% | 6.8% | $4,980 | -3.3% | -4.4% |
| 9 | 3 | Castro | $3,580 | 1.4% | 2.0% | $4,820 | -2.6% | -3.0% |
| 9 | 5 | NOPA | $3,580 | 2.3% | 5.3% | $4,400 | -2.0% | -4.3% |
| 11 | -2 | Potrero Hill | $3,570 | -0.8% | -5.6% | $4,770 | 0.4% | -6.3% |
| 12 | -5 | Hayes Valley | $3,530 | -3.3% | -2.2% | $5,280 | 1.5% | 2.5% |
| 13 | -4 | Cow Hollow | $3,520 | -2.2% | 3.2% | $5,600 | 3.1% | -0.4% |
| 13 | 1 | North Beach | $3,520 | 0.6% | -2.2% | $4,920 | 0.4% | -4.5% |
| 15 | -4 | Alamo Square | $3,500 | -2.2% | -1.1% | $4,650 | 1.1% | 3.8% |
| 16 | 5 | Noe Valley | $3,490 | 2.9% | 2.6% | $4,530 | 2.3% | -8.5% |
| 17 | 1 | Lower Pacific Heights | $3,480 | 0.6% | 2.1% | $4,570 | -2.8% | -6.2% |
| 18 | 2 | Lower Haight | $3,450 | 1.5% | -0.3% | $4,200 | -3.4% | -12.5% |
| 19 | -3 | Telegraph Hill | $3,420 | -1.4% | -2.8% | $5,120 | 2.4% | 0.8% |
| 20 | -4 | Cole Valley | $3,400 | -2.0% | -1.2% | $4,780 | -0.4% | -1.2% |
| 21 | -2 | Civic Center | $3,380 | -1.2% | -1.2% | $4,630 | -1.5% | -0.2% |
| 22 | 1 | Corona Heights | $3,300 | -0.3% | -2.9% | $4,800 | 2.1% | -1.2% |
| 22 | 3 | Mission | $3,300 | 3.1% | -5.7% | $4,790 | -0.4% | 0.4% |
| 24 | -2 | Marina | $3,250 | -2.4% | -9.0% | $5,150 | -3.9% | -12.3% |
| 25 | -1 | Downtown | $3,130 | -3.4% | -6.0% | $4,220 | -3.9% | -2.5% |
| 26 | 1 | Nob Hill | $3,100 | 3.3% | -3.1% | $5,630 | -0.4% | 3.3% |
| 27 | 1 | West of Twin Peaks | $3,080 | 4.4% | 0.7% | $4,120 | 3.5% | 0.0% |
| 28 | 7 | Inner Sunset | $2,760 | 1.1% | -2.1% | $3,800 | -1.6% | -3.1% |
| 29 | 5 | Lakeshore | $2,750 | -2.5% | -0.7% | $3,520 | -3.8% | -4.1% |
| 30 | 5 | Bernal Heights | $2,600 | -4.8% | -12.8% | $4,190 | 2.2% | 1.5% |

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# Median Rent per Neighborhood – Los Angeles

| Pos. | +/- | Neighborhood | 1 Bedroom Price | 1 Bedroom M/M % | 1 Bedroom Q/Q % | 2 Bedrooms Price | 2 Bedrooms M/M % | 2 Bedrooms Q/Q % |
|---|---|---|---|---|---|---|---|---|
| 1 | 0 | Downtown Santa Monica | $3,490 | -0.6% | 0.0% | $4,210 | 0.0% | -0.2% |
| 2 | 0 | Ocean Park | $3,260 | 4.5% | 5.2% | $4,310 | -2.0% | -0.7% |
| 3 | 0 | Downtown Los Angeles | $2,850 | -0.3% | 4.8% | $4,060 | -1.0% | 7.1% |
| 4 | 3 | Westwood | $2,740 | 3.4% | 9.6% | $3,820 | 4.7% | 8.5% |
| 5 | 0 | Marina del Rey | $2,730 | -0.7% | 3.0% | $3,400 | -4.2% | -0.6% |
| 6 | -2 | Venice | $2,720 | -3.9% | 1.1% | $4,500 | 3.9% | 13.1% |
| 7 | -1 | Mid-City | $2,600 | -3.7% | 2.4% | $3,540 | 3.5% | 9.3% |
| 8 | 0 | Pacific Palisades | $2,460 | -3.5% | 6.0% | $3,600 | -5.0% | -3.2% |
| 9 | 0 | Wilshire-Montana | $2,420 | 0.8% | 3.0% | $3,430 | 3.0% | -2.0% |
| 10 | 0 | Mid-City West | $2,390 | 0.4% | -1.6% | $3,150 | -0.6% | 4.0% |
| 11 | 1 | Beverly Hills | $2,380 | 3.9% | 0.0% | $3,570 | -5.1% | 2.0% |
| 12 | -1 | Northeast Santa Monica | $2,250 | -3.4% | -1.7% | $3,950 | 1.3% | 1.5% |
| 13 | 2 | Bel Air-Beverly Crest | $2,190 | 1.9% | -4.8% | $4,390 | 4.8% | 2.8% |
| 13 | 4 | Westchester-Playa Del Rey | $2,190 | 3.3% | 5.8% | $2,740 | -2.1% | -3.2% |
| 15 | -2 | West Hollywood | $2,180 | -3.1% | -2.7% | $3,280 | 3.5% | 2.5% |
| 16 | -3 | Historic Cultural | $2,120 | -5.8% | -6.6% | $2,940 | 2.4% | 2.4% |
| 17 | -1 | Brentwood | $2,080 | -2.3% | -2.3% | $3,330 | -0.3% | -3.2% |
| 18 | 0 | Sunset Park | $2,030 | -1.5% | -1.5% | $3,320 | -3.2% | -1.5% |
| 19 | 6 | Greater Wilshire | $1,950 | 3.7% | 6.6% | $2,670 | 5.1% | -3.3% |
| 20 | -1 | Silver Lake | $1,900 | -4.5% | -1.0% | $3,000 | 3.4% | -7.1% |
| 21 | -1 | Hollywood United | $1,870 | -5.6% | -6.5% | $3,140 | -4.3% | 7.2% |
| 22 | -1 | Westside | $1,860 | -5.6% | -6.1% | $3,020 | 2.4% | -5.9% |
| 23 | 6 | Central Hollywood | $1,850 | 2.8% | 6.3% | $2,600 | 4.0% | -5.5% |
| 23 | -1 | Studio City | $1,850 | -4.1% | -7.5% | $2,660 | -1.5% | -6.3% |
| 25 | 2 | West Los Angeles | $1,830 | -0.5% | -2.1% | $2,730 | -1.4% | -2.5% |
| 26 | 4 | Woodland Hills-Warner Center | $1,810 | 1.1% | 6.5% | $2,870 | 0.7% | 0.7% |
| 27 | -4 | Atwater Village | $1,800 | -5.3% | 2.3% | $2,450 | -5.8% | 0.4% |
| 28 | 5 | Park East | $1,770 | 2.9% | 2.9% | $2,680 | 2.3% | -3.9% |
| 29 | 8 | Mar Vista | $1,750 | 3.6% | 2.3% | $2,430 | 1.3% | -1.2% |
| 29 | 9 | Mid City | $1,750 | 4.8% | 18.2% | $1,950 | 0.5% | 1.0% |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Median Rent per Neighborhood – Boston

| Pos. | +/- | Neighborhood | 1 Bedroom Price | 1 Bedroom M/M % | 1 Bedroom Q/Q % | 2 Bedrooms Price | 2 Bedrooms M/M % | 2 Bedrooms Q/Q % |
|---|---|---|---|---|---|---|---|---|
| 1 | 0 | Kendall Square | $3,500 | -0.6% | -0.6% | $4,080 | -0.2% | -1.9% |
| 2 | 0 | Downtown Boston | $3,130 | -0.6% | 1.0% | $3,940 | -3.7% | -3.7% |
| 3 | 0 | East Cambridge | $3,030 | 2.0% | 4.1% | $3,600 | -3.2% | -1.4% |
| 4 | 0 | D Street - West Broadway | $2,940 | -0.7% | -2.3% | $3,620 | 0.6% | 2.0% |
| 5 | 0 | Back Bay | $2,750 | -3.5% | -1.1% | $4,500 | 0.0% | 0.9% |
| 5 | 4 | Cambridgeport | $2,750 | 0.7% | -3.5% | $3,480 | 3.3% | 6.1% |
| 7 | -1 | South End | $2,730 | -2.5% | 5.0% | $3,200 | 0.0% | -0.3% |
| 8 | -1 | Bay Village | $2,700 | -3.2% | -0.7% | $4,070 | 4.4% | 6.8% |
| 9 | -1 | Chinatown - Leather District | $2,640 | -4.0% | -4.0% | $4,390 | -1.3% | -2.9% |
| 10 | 0 | Beacon Hill | $2,600 | -2.6% | 4.8% | $2,800 | 0.0% | 0.0% |
| 10 | 2 | Thompson Square - Bunker Hill | $2,600 | 2.8% | 2.0% | $3,210 | -2.1% | -2.1% |
| 12 | 4 | Harvard Square | $2,530 | 3.3% | 4.5% | $3,180 | 2.6% | 0.0% |
| 13 | 0 | Lower Roxbury | $2,500 | 0.0% | 3.3% | $2,930 | 3.9% | 0.0% |
| 14 | -3 | West End | $2,490 | -4.2% | -5.7% | $2,900 | 0.0% | -7.1% |
| 15 | 0 | North Cambridge | $2,450 | -0.4% | 5.6% | $3,270 | 0.6% | 3.8% |
| 16 | 1 | Cambridge Highlands | $2,440 | 0.0% | 0.0% | $3,220 | 0.0% | 0.3% |
| 17 | 3 | Mystic River | $2,400 | 2.1% | 2.1% | $3,220 | -0.9% | -2.1% |
| 17 | -3 | North End | $2,400 | -3.2% | -3.2% | $2,810 | 0.4% | -1.1% |
| 19 | 0 | Fenway - Kenmore - Audubon Circle | $2,350 | -1.3% | -1.3% | $2,980 | -3.9% | -4.5% |
| 20 | 7 | South Brookline | $2,200 | 0.9% | 3.8% | $2,430 | 0.8% | 4.3% |
| 21 | 4 | Neighborhood Nine | $2,190 | -2.2% | -1.4% | $2,800 | -4.8% | -4.4% |
| 21 | 3 | Strawberry Hill | $2,190 | -4.4% | -7.6% | $2,370 | -4.8% | -5.6% |
| 23 | -2 | Riverside | $2,180 | -5.2% | -9.5% | $2,650 | 3.9% | 6.0% |
| 24 | 4 | Inman Square | $2,150 | 0.0% | 1.4% | $2,300 | 0.0% | 0.0% |
| 24 | 5 | West Cambridge | $2,150 | 0.5% | 0.9% | $2,700 | 0.0% | 0.0% |
| 26 | 7 | Brookline Village | $2,120 | 2.4% | 6.0% | $2,310 | -0.9% | 2.7% |
| 27 | -1 | Coolidge Corner | $2,110 | -4.5% | -5.0% | $2,800 | 0.0% | 1.8% |
| 27 | 4 | Mid-Cambridge | $2,110 | 0.5% | 6.6% | $2,790 | 3.0% | 7.3% |
| 29 | 6 | Telegraph Hill | $2,080 | 1.5% | 0.5% | $2,580 | 3.2% | 11.7% |
| 30 | 8 | Powder House | $2,030 | 4.1% | -3.3% | $2,270 | -1.3% | -7.3% |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Median Rent per Neighborhood – Chicago

| Pos. | +/- | Neighborhood | 1 Bedroom Price | 1 Bedroom M/M % | 1 Bedroom Q/Q % | 2 Bedrooms Price | 2 Bedrooms M/M % | 2 Bedrooms Q/Q % |
|---|---|---|---|---|---|---|---|---|
| 1 | 0 | Near North Side | $2,150 | -3.2% | -4.9% | $3,010 | -1.6% | -6.2% |
| 2 | 1 | Loop | $2,080 | -2.3% | -7.6% | $2,670 | -2.6% | 6.0% |
| 2 | 0 | Near West Side | $2,080 | -2.8% | -1.0% | $2,730 | -2.2% | -7.8% |
| 4 | 0 | West Town | $1,780 | 1.1% | 0.6% | $2,100 | -2.3% | -7.9% |
| 5 | 0 | South Loop | $1,720 | 0.0% | -4.4% | $2,300 | -3.8% | -13.2% |
| 6 | 0 | Lincoln Park | $1,590 | -5.9% | -2.5% | $2,420 | -2.4% | 6.1% |
| 7 | 1 | North Center | $1,550 | 5.4% | 6.9% | $1,780 | 6.6% | 4.7% |
| 8 | -1 | Evanston | $1,530 | -3.8% | 2.0% | $1,990 | -4.8% | 1.0% |
| 9 | 0 | Lakeview | $1,310 | 0.8% | 0.8% | $1,880 | 4.4% | 1.6% |
| 10 | 1 | Logan Square | $1,280 | 4.9% | 0.0% | $1,720 | 3.6% | 7.5% |
| 11 | -1 | Lincoln Square | $1,250 | 0.0% | 0.8% | $1,540 | -1.3% | -3.1% |
| 11 | 1 | Uptown | $1,250 | 4.2% | 4.2% | $1,550 | 0.0% | -1.3% |
| 13 | 1 | Edgewater | $1,180 | 2.6% | 4.4% | $1,620 | -4.7% | -3.6% |
| 14 | 2 | Avondale | $1,130 | 4.6% | 2.7% | $1,420 | -0.7% | -0.7% |
| 15 | -2 | Lower West Side | $1,100 | -6.8% | -2.7% | $1,220 | -3.9% | -4.7% |
| 16 | -1 | Hyde Park | $1,090 | 0.0% | 0.0% | $1,370 | 4.6% | 3.8% |
| 17 | 0 | Albany Park | $1,080 | 4.9% | 6.9% | $1,380 | 0.7% | 6.2% |
| 18 | 0 | Rogers Park | $1,000 | 2.0% | -4.8% | $1,350 | 2.3% | -0.7% |
| 19 | 3 | Irving Park | $950 | 5.6% | 4.4% | $1,430 | 2.9% | -2.7% |
| 19 | 2 | West Ridge | $950 | 3.3% | 0.0% | $1,300 | 0.0% | 0.8% |
| 21 | -2 | Kenwood | $930 | -2.1% | 0.0% | $1,290 | 6.6% | 8.4% |
| 22 | 0 | Humboldt Park | $900 | 0.0% | 7.1% | $1,150 | 0.0% | 3.6% |
| 23 | -1 | Pottage Park | $890 | -1.1% | 0.0% | $1,190 | 3.5% | -0.8% |
| 24 | 1 | Woodlawn | $880 | 1.1% | -2.2% | $1,080 | -6.1% | -6.1% |
| 25 | 1 | North Lawndale | $760 | 1.3% | 0.0% | $970 | 3.2% | 12.8% |
| 26 | 1 | Austin | $740 | 0.0% | 0.0% | $920 | -3.2% | 0.0% |
| 27 | 1 | Roseland | $720 | 1.4% | 7.5% | $910 | -3.2% | -2.2% |
| 28 | 2 | Chatham | $690 | 3.0% | 6.2% | $820 | 3.8% | 6.5% |
| 29 | 0 | South Shore | $680 | 0.0% | -4.2% | $850 | 6.3% | 9.0% |
| 30 | 0 | Grand Crossing | $670 | 0.0% | -4.3% | $810 | 1.3% | 1.3% |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Appendix

# Median 1 Bedroom Rent by City (top 100)

| City | 1 Bedroom |
|---|---|
| San Francisco, CA | $3,590 |
| Redwood City, CA | $3,420 |
| New York, NY | $3,280 |
| Mountain View, CA | $2,940 |
| San Mateo, CA | $2,700 |
| Hoboken, NJ | $2,670 |
| Berkeley, CA | $2,660 |
| Sunnyvale, CA | $2,640 |
| Laguna Beach, CA | $2,630 |
| Santa Monica, CA | $2,630 |
| Santa Clara, CA | $2,630 |
| Cambridge, MA | $2,500 |
| Mineola, NY | $2,490 |
| Hermosa Beach, CA | $2,490 |
| Jersey City, NJ | $2,400 |
| Beverly Hills, CA | $2,380 |
| Fremont, CA | $2,310 |
| Arlington, VA | $2,300 |
| Boston, MA | $2,290 |
| Newport Beach, CA | $2,290 |
| Sunny Isles Beach, FL | $2,270 |
| Oakland, CA | $2,250 |
| San Jose, CA | $2,250 |
| White Plains, NY | $2,250 |
| Pasadena, CA | $2,170 |
| Washington, DC | $2,170 |
| Brookline, MA | $2,090 |
| Glendale, CA | $2,080 |
| West Hollywood, CA | $2,080 |
| Bethesda, MD | $2,020 |
| Somerville, MA | $1,980 |
| Irvine, CA | $1,980 |
| Miami Beach, FL | $1,960 |
| Urban Honolulu, HI | $1,950 |
| Chevy Chase, MD | $1,900 |
| Los Angeles, CA | $1,900 |
| Santa Barbara, CA | $1,870 |
| Bellevue, WA | $1,870 |
| Chicago, IL | $1,870 |
| Merrifield, VA | $1,860 |
| Redondo Beach, CA | $1,860 |
| Long Beach, NY | $1,850 |
| Newton, MA | $1,850 |
| Miami, FL | $1,840 |
| West New York, NJ | $1,840 |
| Waltham, MA | $1,820 |
| Alexandria, VA | $1,820 |
| Rockville, MD | $1,790 |
| Beachwood, OH | $1,760 |
| Tysons Corner, VA | $1,750 |
| Stamford, CT | $1,720 |
| North Bethesda, MD | $1,710 |
| Huntington, VA | $1,700 |
| Glenmont, MD | $1,700 |
| Seattle, WA | $1,700 |
| Staunton, VA | $1,700 |
| Chelsea, MA | $1,690 |
| Coral Gables, FL | $1,670 |
| Hanover, MD | $1,670 |
| Redmond, WA | $1,650 |
| Quincy, MA | $1,640 |
| Silver Spring, MD | $1,640 |
| Costa Mesa, CA | $1,640 |
| Kirkland, WA | $1,630 |
| Aventura, FL | $1,600 |
| Revere, MA | $1,600 |
| Huntington Beach, CA | $1,590 |
| Chillum, MD | $1,580 |
| Santa Ana, CA | $1,580 |
| Hollywood, FL | $1,570 |
| Burbank, CA | $1,560 |
| Doral, FL | $1,550 |
| Fairfax, VA | $1,540 |
| Yonkers, NY | $1,520 |
| Malden, MA | $1,500 |
| Paradise, NV | $1,500 |
| Anaheim, CA | $1,490 |
| Medford, MA | $1,490 |
| Hallandale Beach, FL | $1,490 |
| Herndon, VA | $1,490 |
| San Diego, CA | $1,480 |
| Fort Lauderdale, FL | $1,470 |
| Torrance, CA | $1,460 |
| Takoma Park, MD | $1,450 |
| Greenbriar, VA | $1,440 |
| Columbia, MD | $1,420 |
| Lincolnia, VA | $1,410 |
| Oceanside, CA | $1,400 |
| Greenbelt, MD | $1,390 |
| Margate City, NJ | $1,380 |
| Jupiter, FL | $1,380 |
| Reston, VA | $1,370 |
| Boca Raton, FL | $1,350 |
| Portland, OR | $1,340 |
| Charleston, SC | $1,330 |
| Boulder, CO | $1,330 |
| Sandy Springs, GA | $1,320 |
| Fredericksburg, VA | $1,310 |
| Bayonne, NJ | $1,300 |
| Atlanta, GA | $1,280 |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*

# Median 1 Bedroom Rent by Neighborhood (top 100)

| Neighborhood | City | 1 Bedroom |
|---|---|---|
| NoMad | New York, NY | $4,540 |
| Flatiron District | New York, NY | $4,320 |
| Tribeca | New York, NY | $4,260 |
| Battery Park City | New York, NY | $4,250 |
| Greenwich Village | New York, NY | $4,000 |
| West Village | New York, NY | $3,990 |
| Koreatown | New York, NY | $3,980 |
| NoHo | New York, NY | $3,970 |
| South Beach | Fort Pierce, FL | $3,950 |
| Gramercy Park | New York, NY | $3,930 |
| South Beach | San Francisco, CA | $3,920 |
| DUMBO | New York, NY | $3,880 |
| Centennial | Redwood City, CA | $3,880 |
| Chelsea | New York, NY | $3,860 |
| Russian Hill | San Francisco, CA | $3,850 |
| Mission Bay | San Francisco, CA | $3,810 |
| Diamond Head - Kapahulu | Urban Honolulu, HI | $3,800 |
| Pacific Heights | San Francisco, CA | $3,800 |
| SOMA | San Francisco, CA | $3,790 |
| Vinegar Hill | New York, NY | $3,760 |
| Soho | New York, NY | $3,580 |
| Potrero Hill | San Francisco, CA | $3,570 |
| Financial District | New York, NY | $3,570 |
| Upper West Side | New York, NY | $3,510 |
| Kendall Square | Cambridge, MA | $3,500 |
| Downtown Santa Monica | Santa Monica, CA | $3,490 |
| Murray Hill | New York, NY | $3,440 |
| North Rosslyn | Arlington, VA | $3,420 |
| Bal Harbour | Bal Harbour, FL | $3,420 |
| Garment District | New York, NY | $3,380 |
| Civic Center | San Francisco, CA | $3,380 |
| Theater District | New York, NY | $3,370 |
| Civic Center | New York, NY | $3,370 |
| Hell's Kitchen | New York, NY | $3,370 |
| Kips Bay | New York, NY | $3,300 |
| Midtown East | New York, NY | $3,290 |
| Ocean Park | Santa Monica, CA | $3,260 |
| NoLita | New York, NY | $3,250 |
| Peter Cooper Village | New York, NY | $3,210 |
| Williamsburg | New York, NY | $3,200 |
| Bowery | New York, NY | $3,180 |
| Downtown | San Francisco, CA | $3,130 |
| Downtown Boston | Boston, MA | $3,130 |
| Nob Hill | San Francisco, CA | $3,100 |
| Boerum Hill | New York, NY | $3,080 |
| West of Twin Peaks | San Francisco, CA | $3,080 |
| Central District | Long Beach, NY | $3,040 |
| East Cambridge | Cambridge, MA | $3,030 |
| Downtown Brooklyn | New York, NY | $3,020 |
| East Village | New York, NY | $3,000 |

| Neighborhood | City | 1 Bedroom |
|---|---|---|
| Long Island City | New York, NY | $2,950 |
| D Street - West Broadway | Boston, MA | $2,940 |
| Brooklyn Heights | New York, NY | $2,930 |
| Georgetown | Washington, DC | $2,880 |
| Cobble Hill | New York, NY | $2,870 |
| Downtown - Penn Quarter | Washington, DC | $2,870 |
| Downtown Los Angeles | Los Angeles, CA | $2,850 |
| Little Italy | New York, NY | $2,850 |
| Cherry Creek | Denver, CO | $2,840 |
| Two Bridges | New York, NY | $2,840 |
| Upper East Side | New York, NY | $2,800 |
| U Street - Cardozo | Washington, DC | $2,800 |
| Neighborhood 1 | Foster City, CA | $2,800 |
| Back Bay | Boston, MA | $2,750 |
| Park West | Miami, FL | $2,750 |
| Cambridgeport | Cambridge, MA | $2,750 |
| Dupont Circle | Washington, DC | $2,750 |
| Westwood | Los Angeles, CA | $2,740 |
| South End | Boston, MA | $2,730 |
| Marina del Rey | Los Angeles, CA | $2,730 |
| Foggy Bottom - GWU - West End | Washington, DC | $2,730 |
| Venice | Los Angeles, CA | $2,720 |
| Sand Section | Manhattan Beach, CA | $2,710 |
| Bay Village | Boston, MA | $2,700 |
| City Center | Miami Beach, FL | $2,700 |
| Fort Greene | New York, NY | $2,700 |
| Central Business District | Seattle, WA | $2,680 |
| Venetian Islands | Miami Beach, FL | $2,650 |
| Lower East Side | New York, NY | $2,650 |
| The Waterfront | Jersey City, NJ | $2,640 |
| Chinatown - Leather District | Boston, MA | $2,640 |
| Sunnyvale West | Sunnyvale, CA | $2,640 |
| North Highland | Arlington, VA | $2,620 |
| Mid-City | Santa Monica, CA | $2,600 |
| Beacon Hill | Boston, MA | $2,600 |
| Carroll Gardens | New York, NY | $2,600 |
| Park Slope | New York, NY | $2,600 |
| Thompson Square - Bunker Hill | Boston, MA | $2,600 |
| Clinton Hill | New York, NY | $2,580 |
| Roosevelt Island | New York, NY | $2,570 |
| Lyon Village | Arlington, VA | $2,570 |
| Oceanfront | Miami Beach, FL | $2,550 |
| Beresford Park | San Mateo, CA | $2,550 |
| Prospect Heights | New York, NY | $2,550 |
| Little Italy | San Diego, CA | $2,530 |
| Logan Circle - Shaw | Washington, DC | $2,520 |
| Lower Roxbury | Boston, MA | $2,500 |
| Greenpoint | New York, NY | $2,500 |
| Pearl | Portland, OR | $2,500 |
| Mineola | Mineola, NY | $2,490 |

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*Zumper – apartment rental data. Median rents for all homes available or vacant in February 2016. Ranking based on median price of a 1 bedroom unit*