



**2022  
Ulster County  
Rental Housing  
Survey**



**2022  
Ulster County  
Rental Housing Survey**

**Thank you to all of our Ulster County  
rental housing owners and managers  
for your participation in the  
Rental Housing Survey.  
We could not do this without you!**

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Text prompt: ulster county apartment building**

# 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

## Introduction

This report presents fundamental information about Ulster County's rental housing market. It includes information on supply, cost, and affordability. Three categories of housing units are included: **Non-Subsidized Housing** and **Advertised Rental Housing**. Subsidized Housing is not included in the report for 2022. Instead, a section on **Composite** rental data can be found on page 10 of this report. It combines data collected from the non-subsidized and advertised samples.

## Methodology

**Non-Subsidized Housing** information is derived from responses to the Ulster County Rental Housing Survey Questionnaire. The questionnaire asks for the following information:

- Number of units by size ( # bedrooms)
- Monthly rent for each rental housing unit size
- Utilities included in the rent
- Number of vacancies in each
- If waiting list was kept and if not, why?
- Number/type of units set aside for seniors/disabled

The number of questionnaires sent has varied each year as the survey evolved. It began with 32 and grew to as many as 354 in 2015. For the 2022 Survey, 202 questionnaires for market-rate rentals were sent to landlords or property managers who could complete these questionnaires or have Ulster County Planning Department staff complete them using information submitted via phone or email.

Attention has been paid to receiving responses from municipalities that have been under-represented in previous years. Our goal is to correlate the percentage of units in the survey sample for each municipality with the corresponding percentage of actual rental units to make the Survey a true representative sample for the entire county. As we are dependent on the voluntary cooperation of our landlords and property managers, it doesn't always come out perfectly. In addition, the Survey has consistently reached out to major housing complexes in each municipality.

For 2022, the response rate for the non-subsidized sample was 26.24% with 53 properties responding out of a sample size of 202. This is lower than the 2020 response rate of 29.05%. The non-subsidized sample size in 2020 was a little larger at 210, with 61 properties responding to the Rental Housing Survey.

**RUPCO's Ulster County Rental Housing Listings** supplies data for the Advertised Rental Housing portion of this report. **Craigslist.org** and **Zillow.com** are also significant sources of data for the advertised sample. Ulster County Rental Housing Listings provide the following information for each rental unit:

- Building type (1-Family, Mobile Home, Apt.)
- Number of bedrooms
- Rental amount
- Inventory of utilities included in the rent
- Location
- Phone number of contact person
- Date available
- Source (ad, phone call)

Ulster County Planning Department staff collected data from various print and online resources. See page 9 for more details. All data were screened for duplicates.

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

### Who Rents in Ulster County?

According to **American Community Survey 2017 – 2021 Five-Year Estimates**, renters in Ulster County comprise many different household types. The table below illustrates the numbers and types of households of Ulster County renters.

<b>Renter Occupied Units</b> by Household Type with Presence and Age of Own Children American Community Survey 2017-2021 Five-Year Estimates	
<b>Family Households</b>	<b>7,413</b>
<b>Married-couple family</b>	<b>3,666</b>
with own children under 18 years old	1,297
not own children under 18 years old	2,369
<b>Male householder, no spouse present</b>	<b>841</b>
with own children under 18 years old	720
not own children under 18 years old	121
<b>Female householder, no spouse present</b>	<b>2,906</b>
with own children under 18 years old	1,883
not own children under 18 years old	1,023
<b>Non-Family Households</b>	<b>11,793</b>
<b>Total Ulster County Renter Households</b>	<b>19,206</b>
<b>Total Ulster County Renter Persons</b>	<b>36,313</b>

**Own children** in a family are sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily.) For each type of family unit identified in the Current Population Survey (a joint program of the U.S. Census Bureau and U.S. Bureau of Labor Statistics), the count of "own children under 18 years old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

### Comparison

The chart below compares data from the 2020 Decennial U.S. Census data (All Housing Units) and 2016-2020 American Community Survey Estimates (Rental Units) with the 2022 Non-Subsidized Rental Survey sample.

2020 Census Rental - 2022 Survey Sample Comparison by Municipality								
Municipality	Census Data				Rental Survey Data			
	Housing Units	Rental Units	% Rentals in Muni.	%County Rentals	Non-S. Units	Advtsd. Units	Total in Survey	%Survey Units
Ellenville	1,846	28	1.5%	0.1%	105	24	129	11.8%
Denning	501	773	154.3%	3.4%			0	
Esopus	4,089	695	17.0%	3.0%	4	19	23	2.1%
Gardiner	2,672	630	23.6%	2.8%	4	4	8	0.7%
Hardenburgh	301	10	3.3%	0.0%			0	
Hurley	3,079	176	5.7%	0.8%	9	4	13	1.2%
Kingston (C)	11,571	4,860	42.0%	21.3%	95	118	213	19.5%
Kingston (T)	477	78	16.4%	0.3%			0	
Lloyd	4,785	1,492	31.2%	6.5%	75	46	121	11.1%
Marbletown	3,080	377	12.2%	1.6%	0	2	2	0.2%
Marlborough	3,794	983	25.9%	4.3%	32	22	54	5.0%
New Paltz	5,358	2,047	38.2%	9.0%	137	30	167	15.3%
Olive	2,564	160	6.2%	0.7%	0	5	5	0.5%
Plattekill	4,412	1,019	23.1%	4.5%	129	11	140	12.8%
Rochester	4,062	618	15.2%	2.7%	7	2	9	0.8%
Rosendale	2,931	646	22.0%	2.8%	9	6	15	1.4%
Saugerties	9,370	2,562	27.3%	11.2%	49	37	86	7.9%
Shandaken	2,482	364	14.7%	1.6%	0	8	8	0.7%
Shawangunk	4,418	712	16.1%	3.1%	20	9	29	2.7%
Ulster	5,714	2,038	35.7%	8.9%	6	11	17	1.6%
Wawarsing	4,097	862	21.0%	3.8%	7	12	19	1.7%
Woodstock	4,250	850	20.0%	3.7%	16	16	32	2.9%
<b>Total</b>	<b>85,853</b>	<b>21,980</b>	<b>25.6%</b>	<b>100%</b>	<b>704</b>	<b>386</b>	<b>1,090</b>	<b>100%</b>

The City of Kingston is underrepresented in the survey sample with 95 rental units out of 704. Ellenville, New Paltz, and Plattekill have more. However, when taken together with advertised data, Kingston has 213 out of 1090 units, or 19.5% of the combined non-subsidized survey and advertised samples.

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

### Non-Subsidized Housing

2022 Non-Subsidized Rental Housing Sample by Municipality / Unit Size					
Municipality	Total Units	Studio	1 BR	2 BR	3 BR
Ellenville	105		32	72	1
Esopus	4		4		
Gardiner	4		3	1	
Hurley	9		3	6	
Kingston (C)	95	7	30	47	11
Lloyd	75	10	49	16	
Marbletown	0				
Marlborough	32		4	20	8
New Paltz	137		36	99	2
Olive	0				
Plattekill	129	27	30	60	12
Rochester	7	4	3		
Rosendale	9	2	3	3	1
Saugerties	49	3	32	14	
Shandaken	0				
Shawangunk	20	1	4	14	1
Ulster	6	2	3	1	
Wawarsing	7	3	3		1
Woodstock	16	2	5	6	3
<b>Total</b>	<b>704</b>	<b>61</b>	<b>244</b>	<b>359</b>	<b>40</b>
<b>% of Total</b>		<b>8.7%</b>	<b>34.7%</b>	<b>51.0%</b>	<b>5.7%</b>

**Non-Subsidized Housing** units are rental housing units, regardless of the number of units in the structure, which do not have rental rates based on income eligibility.

For non-subsidized housing, a total of 202 surveys were distributed with 53 responses received for a response rate of 26.24%. Over half of the units reported in the surveys were two-bedroom units.

One- and two-bedroom units compose 85.7% of the responses. This is a decrease from 89.2% in 2020. At 8.7%, the percentage of studios increased after decreasing over recent samples. From 2020, three-bedroom units in the Survey decreased a full percentage point to 5.7%.

Non-Subsidized Rental Housing 2022 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Ellenville	105			\$ 1,100	\$ 1,100	\$ 1,503	\$ 1,500	\$ 1,600	\$ 1,600
Esopus	4			\$ 750	\$ 750				
Gardiner	4			\$ 1,187	\$ 1,187	\$ 1,320	\$ 1,320		
Hurley	9			\$ 1,267	\$ 1,350	\$ 1,350	\$ 1,350		
Kingston (C)	95	\$ 881	\$ 991	\$ 1,105	\$ 1,151	\$ 1,690	\$ 1,995	\$ 1,694	\$ 1,480
Lloyd	75	\$ 906	\$ 920	\$ 1,149	\$ 960	\$ 1,640	\$ 1,500		
Marbletown	0								
Marlborough	32			\$ 1,041	\$ 995	\$ 1,863	\$ 2,200	\$ 2,306	\$ 2,500
New Paltz	137			\$ 1,134	\$ 1,134	\$ 1,574	\$ 1,405	\$ 1,450	\$ 1,450
Olive	0								
Plattekill	129	\$ 659	\$ 650	\$ 1,045	\$ 1,100	\$ 1,367	\$ 1,500	\$ 1,602	\$ 1,602
Rochester	7	\$ 750	\$ 750	\$ 1,000	\$ 1,075				
Rosendale	9	\$ 1,150	\$ 1,150	\$ 1,017	\$ 1,000	\$ 1,233	\$ 1,200	\$ 1,250	\$ 1,250
Saugerties	49	\$ 750	\$ 750	\$ 887	\$ 903	\$ 1,092	\$ 1,168		
Shandaken	0								
Shawangunk	20	\$ 800	\$ 800	\$ 1,100	\$ 1,100	\$ 1,375	\$ 1,500	\$ 1,950	\$ 1,950
Ulster	6	\$ 900	\$ 900	\$ 1,000	\$ 1,000	\$ 1,200	\$ 1,200		
Wawarsing	7	\$ 785	\$ 775	\$ 930	\$ 1,000			\$ 1,325	\$ 1,325
Woodstock	16	\$ 850	\$ 850	\$ 950	\$ 1,050	\$ 1,382	\$ 1,318	\$ 1,450	\$ 1,450
<b>Ulster County</b>	<b>704</b>	<b>\$ 774</b>	<b>\$ 750</b>	<b>\$ 1,069</b>	<b>\$ 1,100</b>	<b>\$ 1,521</b>	<b>\$ 1,500</b>	<b>\$ 1,742</b>	<b>\$ 1,650</b>

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

### Non-Subsidized Rental Housing Average Rent Over Time

Year / Unit Size	Studio	1 BR	2 BR	3 BR
2006	\$ 549	\$ 752	\$ 916	\$ 1,095
2007	\$ 562	\$ 763	\$ 932	\$ 1,129
2008	\$ 592	\$ 779	\$ 961	\$ 1,108
2009	\$ 567	\$ 786	\$ 966	\$ 1,119
2010	\$ 603	\$ 821	\$ 994	\$ 1,165
2011	\$ 564	\$ 796	\$ 959	\$ 1,147
2014	\$ 677	\$ 887	\$ 1,023	\$ 1,153
2015	\$ 688	\$ 880	\$ 959	\$ 1,184
2016	\$ 735	\$ 900	\$ 1,079	\$ 1,127
2017	\$ 713	\$ 963	\$ 1,143	\$ 1,336
2018	\$ 736	\$ 933	\$ 1,198	\$ 1,296
2019	\$ 662	\$ 1,028	\$ 1,294	\$ 1,337
2020	\$ 719	\$ 1,116	\$ 1,439	\$ 1,471
2022	\$ 774	\$ 1,069	\$ 1,521	\$ 1,742
<b>% Chg. '20-'22</b>	<b>7.6%</b>	<b>-4.2%</b>	<b>5.7%</b>	<b>18.4%</b>
<b>% Chg. '18-'22</b>	<b>5.2%</b>	<b>14.6%</b>	<b>27.0%</b>	<b>34.4%</b>
<b>2022 Income Required w/out Rent Burden</b>	<b>\$30,960</b>	<b>\$42,760</b>	<b>\$60,840</b>	<b>\$69,680</b>

### Non-Subsidized Rental Housing Median Rent Over Time

Year / Unit Size	Studio	1 BR	2 BR	3 BR
2006	\$ 550	\$ 775	\$ 935	\$ 1,100
2007	\$ 550	\$ 756	\$ 960	\$ 1,100
2008	\$ 588	\$ 780	\$ 975	\$ 1,155
2009	\$ 565	\$ 780	\$ 990	\$ 1,155
2010	\$ 625	\$ 850	\$ 1,000	\$ 1,175
2011	\$ 565	\$ 775	\$ 950	\$ 1,175
2014	\$ 624	\$ 878	\$ 1,023	\$ 1,119
2015	\$ 700	\$ 875	\$ 1,100	\$ 1,140
2016	\$ 713	\$ 878	\$ 1,048	\$ 1,140
2017	\$ 750	\$ 900	\$ 1,098	\$ 1,275
2018	\$ 750	\$ 900	\$ 1,200	\$ 1,299
2019	\$ 650	\$ 1,140	\$ 1,300	\$ 1,400
2020	\$ 725	\$ 1,115	\$ 1,550	\$ 1,495
2022	\$ 750	\$ 1,100	\$ 1,500	\$ 1,650
<b>% Chg. '20-'22</b>	<b>3.4%</b>	<b>-1.3%</b>	<b>-3.2%</b>	<b>10.4%</b>
<b>% Chg. '18-'22</b>	<b>0.0%</b>	<b>22.2%</b>	<b>25.0%</b>	<b>27.0%</b>
<b>2022 Income Required w/out Rent Burden</b>	<b>\$30,000</b>	<b>\$44,000</b>	<b>\$60,000</b>	<b>\$66,000</b>

Three-bedroom units had the highest rent increases in the Survey. The average rent increased 18.4% from 2020 to 2022, and 34.4% from 2018 to 2022. The median rent increased 10.4% from 2020 to 2022 and 27.0% from 2018 to 2022. Two-bedroom units have seen increasing average rents in the last three surveys.

One-bedroom units saw a decrease in average rents. They decreased 4.2% from 2020. This is the first decrease for one-bedroom units in the sample since 2018. The median rent decreased 1.3% from 2020 to 2022. It also saw a decrease of 2.2% from 2019 to 2020. Data from the non-subsidized sample tends to come from smaller rental properties. Rents for one-bedroom units in these types of rental properties appear to be increasing at a slower rate or, in some instances, even stabilizing.

Rents for studios continue to increase, but at a slower rate than experienced by larger rental units. Two-bedroom units saw increases in average rents comparable to studios from 2020 to 2022. The advertised rental sample suggests a very strong demand for two-bedroom units. There appears to be a stronger demand for two-bedroom units than one-bedroom units.

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

The table below compares the 2022 US Dept. of Housing and Urban Dev. (HUD) Fair Market Rents (FMR) to the survey average and median rents for 2022. FMR is used in various government programs to calculate the subsidies for eligible low-income renters that will be paid to landlords.

2022 Comparison HUD Fair Market Rents with Non-Subsidized Survy Rents							
Apt.Type	FMR	Avg. Rent	\$ Diff.	% Diff.	Median Rent	\$ Diff.	% Diff.
Studio	\$ 938	\$ 774	\$164	21.2%	\$ 750	\$188	25.1%
1 BR	\$ 1,060	\$ 1,069	-\$9	-0.8%	\$ 1,100	-\$40	-3.6%
2 BR	\$ 1,364	\$ 1,521	-\$157	-10.3%	\$ 1,500	-\$136	-9.1%
3 BR	\$ 1,794	\$ 1,742	\$52	3.0%	\$ 1,650	\$144	8.7%

Two-bedroom units appear to have the strongest demand in relation to the supply of rental housing. Year-over-year comparisons on page 5 also show the strong demand for two-bedroom units. Average rents for one- and three-bedroom units in the non-subsidized sample are close to HUD's fair market rents. Studios have average and median rents in the non-subsidized sample significantly less than the FMR. Rents for studios have certainly increased, but the demand for studios appears weaker relative to larger rental units.

2022 Non-Subsidized Rental Housing Vacant Units by Municipality							
Municipality	# Units	# Vac.	% Vac.	Municipality	# Units	# Vac.	% Vac.
Ellenville	105	0	0.00%	Plattekill	129	4	3.10%
Esopus	4	0	0.00%	Rochester	7	---	0.00%
Gardiner	4	0	0.00%	Rosendale	9	---	0.00%
Hurley	9	0	0.00%	Saugerties	49	11	22.45%
Kingston (C)	95	1	1.05%	Shandaken	0	---	---
Lloyd	75	2	2.67%	Shawangunk	20	1	5.00%
Marbletown	0	---	---	Ulster	0	---	---
Marlborough	32	1	3.13%	Wawarsing	6	0	0.00%
New Paltz	137	0	0.00%	Woodstock	7	0	0.00%
Olive	0	---	---				

**20 Vacant Units/704 Units in Sample = Vacancy Rate of 2.84%**

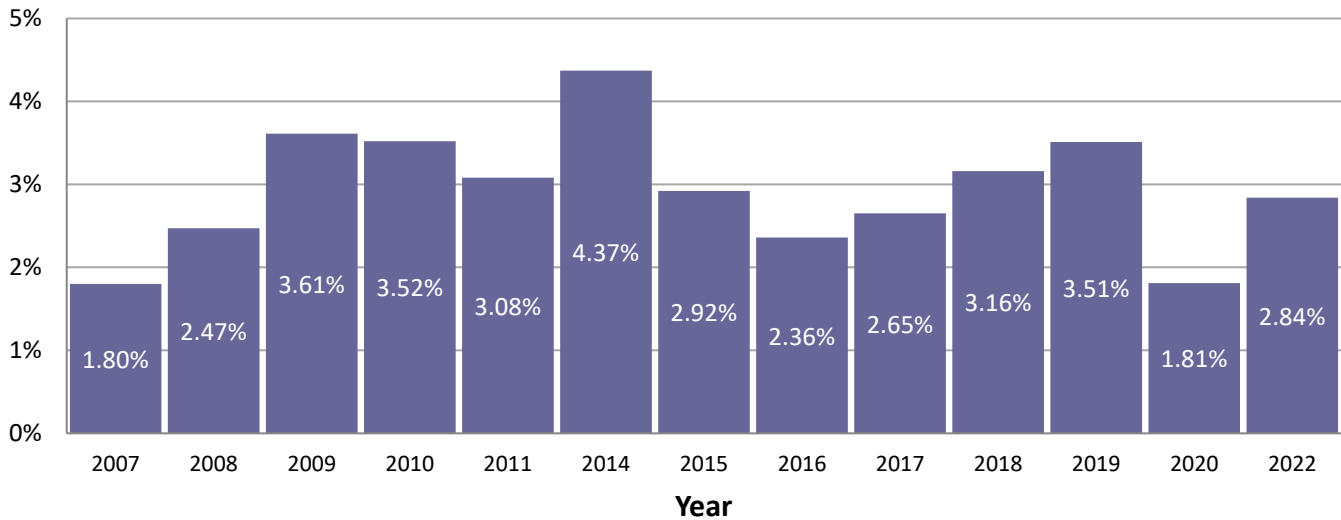
The table above shows vacancy data for surveyed Non-Subsidized Housing for 2022. **Please note** that the 22.45% vacancy statistic for Saugerties does not reflect the combined vacancy rate for the town and village. Because the survey draws from a random sample, Saugerties rental properties responding to the survey, by chance, appear to have had more vacant units than typically seen.

The 2022 vacancy rate is at a level comparable to that seen in 2015 and 2017. It's an increase from the vacancy rate of 1.81% seen in 2020.

Housing professionals recognize a vacancy rate of 5% as an indicator of an optimally functioning rental housing market. A lower-than-average vacancy rate restricts tenant choice and mobility and gives landlords significant pricing power.



## Vacancy Rate Over Time Non-Subsidized Rental Housing



Additional data on rental vacancy is available from the **American Community Survey (ACS)**, this ongoing survey from the U.S. Census Bureau collects sample data every year. The ACS results are published as one- and five-year estimates. One-year estimates are the most variable but allow for year-to-year comparisons. Five-year estimates offer statistics with smaller margins of error.

For the 2021-2017 ACS Five-Year Estimate, the rental vacancy rate in Ulster County was 3.4%. In the preceding five-year period, the 2016-2012 ACS Five-Year Estimate had a 6.4% rental vacancy rate.

The **2020 U.S. Decennial Census** reported a rental vacancy rate of 6.0% for Ulster County. It should be noted that the Decennial Census is a physical count of the population and housing units in the United States and not a statistical sample.

All vacancy rates referred to in this report are market vacancies, not economic vacancies. The market vacancy rate is the number of units available for rent divided by the total number of rentable units. An economic vacancy is usually characterized as a unit that is not available for rent. Examples of economic vacancies are model units, manager units, units being readied for occupancy, units being used for storage, units being renovated, or any unit that is not rentable in its current condition. The ACS and Decennial Census vacancy statistics include rental units that are vacant but not available for rent. This would be one reason ACS and Decennial Census vacancy rates are larger than the ones found in the Ulster County Rental Survey.

Differences between market vacancy rates and economic vacancy rates can vary widely. As the focus of this report is the availability and affordability of rental housing from a consumer perspective, the market vacancy rate is the vacancy rate provided.

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

### Advertised Rental Housing

**Advertised Rental Housing** is any unit available for rent at the time that the survey was taken. Advertised Rental Housing may be apartments, mobile homes, row houses, or single-family detached houses. The information contained in the Advertised Rental Housing section is compiled from the **Ulster County Rental Housing Listings posted by RUPCO, Ulster County NY Rental Listings on Zillow, and Craigslist.org Hudson Valley section for apartments and other housing rentals.**

For 2022, data collected over twelve months from rental listings were used. **Advertised Rental Housing** figures were screened to eliminate duplicate listings.

The 2022 sample size for Advertised Rental Housing is 386 units, an increase from the 2020 sample of 180 units.

The percentage of one- and two-bedroom units increased from 2020 to 2022. The percentage of studio and three-bedroom units in the advertised sample decreased during this period. For 2022, two-bedroom units are 39.1% of the sample for **Advertised Rental Housing**. This is the highest percentage ever for two-bedroom units in this sample. Normally, one-bedroom units have the highest percentage. This suggests demand for more space in rental units.

Kingston's share of units in the **Advertised Rental Housing** sample increased. It went from 24.4% in 2020 to 30.6% in 2022. Saugerties' share also increased, going from 6.7% in 2020 to 9.6% in 2022. Ellenville saw a decrease, relative to other municipalities, in its share of units in the advertised sample. Ellenville went from 17.8% of the units in this sample to 6.8% for 2022.

2022 Advertised Rental Housing Distribution by Municipality/Unit Size						
Municipality	Studio	1 BR	2 BR	3 BR	Total	% of Total
Ellenville	3	5	9	7	24	6.2%
Esopus	4	10	3	2	19	4.9%
Gardiner		2	1	1	4	1.0%
Hurley		2	2		4	1.0%
Kingston (C)	12	44	42	20	118	30.6%
Lloyd	3	16	21	6	46	11.9%
Marbletown		2			2	0.5%
Marlborough		5	9	8	22	5.7%
New Paltz	1	10	17	2	30	7.8%
Olive	1	3	1		5	1.3%
Plattekill	2	3	4	2	11	2.8%
Rochester			1	1	2	0.5%
Rosendale		4	2		6	1.6%
Saugerties	3	12	19	3	37	9.6%
Shandaken	1	1	4	2	8	2.1%
Shawangunk		2	5	2	9	2.3%
Ulster	1	5	4	1	11	2.8%
Wawarsing	1	4	4	3	12	3.1%
Woodstock	3	6	3	4	16	4.1%
<b>County Total</b>	<b>35</b>	<b>136</b>	<b>151</b>	<b>64</b>	<b>386</b>	<b>100%</b>
<b>% of Total</b>	<b>9.1%</b>	<b>35.2%</b>	<b>39.1%</b>	<b>16.6%</b>	<b>100%</b>	

The table on the next page gives the average and median rents for **Advertised Rental Housing**, with data categorized by municipality and bedroom count.

The sample size may preclude conclusions for some municipalities. Average rents were calculated without regard to the number or type of utilities included in the rental amount.

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

<b>Advertised Rental Housing</b>									
<b>2022 Average and Median Rent by Municipality / Unit Size</b>									
Municipality	# Units	<u>Studios</u>		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Ellenville	24	\$ 917	\$ 1,050	\$ 1,213	\$ 1,250	\$ 1,383	\$ 1,350	\$ 1,671	\$ 1,700
Esopus	19	\$ 1,207	\$ 1,220	\$ 1,450	\$ 1,410	\$ 1,928	\$ 2,009	\$ 2,250	\$ 2,250
Gardiner	4			\$ 1,138	\$ 1,138	\$ 1,800	\$ 1,800	\$ 1,950	\$ 1,950
Hurley	4			\$ 1,300	\$ 1,300	\$ 1,295	\$ 1,295		
Kingston (C)	118	\$ 1,086	\$ 1,025	\$ 1,462	\$ 1,500	\$ 1,851	\$ 1,865	\$ 2,235	\$ 2,275
Lloyd	46	\$ 1,033	\$ 1,150	\$ 1,405	\$ 1,425	\$ 1,826	\$ 1,750	\$ 2,232	\$ 2,298
Marbletown	2			\$ 1,500	\$ 1,500				
Marlborough	22			\$ 1,440	\$ 1,375	\$ 1,828	\$ 1,800	\$ 2,231	\$ 2,200
New Paltz	30	\$ 1,050	\$ 1,050	\$ 1,361	\$ 1,393	\$ 1,816	\$ 1,895	\$ 2,275	\$ 2,275
Olive	5	\$ 1,225	\$ 1,225	\$ 1,150	\$ 1,250	\$ 1,800	\$ 1,800		
Plattekill	11	\$ 813	\$ 813	\$ 1,417	\$ 1,300	\$ 1,904	\$ 1,695	\$ 1,448	\$ 1,448
Rochester	2					\$ 1,250	\$ 1,250	\$ 1,575	\$ 1,575
Rosendale	6			\$ 1,113	\$ 1,100	\$ 2,000	\$ 2,000		
Saugerties	37	\$ 1,083	\$ 1,000	\$ 1,366	\$ 1,298	\$ 1,901	\$ 1,850	\$ 2,367	\$ 2,250
Shandaken	8	\$ 800	\$ 800	\$ 850	\$ 850	\$ 1,638	\$ 1,800	\$ 2,125	\$ 2,125
Shawangunk	9			\$ 1,200	\$ 1,200	\$ 1,540	\$ 1,400	\$ 2,150	\$ 2,150
Ulster	11	\$ 900	\$ 900	\$ 1,684	\$ 1,675	\$ 1,668	\$ 1,885	\$ 1,450	\$ 1,450
Wawarsing	12	\$ 1,125	\$ 1,125	\$ 931	\$ 988	\$ 1,313	\$ 1,275	\$ 1,775	\$ 1,400
Woodstock	16	\$ 1,183	\$ 1,200	\$ 1,588	\$ 1,575	\$ 2,398	\$ 2,450	\$ 2,625	\$ 2,650
<b>Ulster County</b>	<b>386</b>	<b>\$ 1,064</b>	<b>\$ 1,050</b>	<b>\$ 1,394</b>	<b>\$ 1,400</b>	<b>\$ 1,789</b>	<b>\$ 1,800</b>	<b>\$ 2,125</b>	<b>\$ 2,175</b>

<b>Advertised Rental Housing</b>								
<b>Average and Median Rent Over Time</b>								
Unit Size Year	<u>Studio</u>		<u>1 BR</u>		<u>2 BR</u>		<u>3 BR</u>	
	Avg.	Median	Avg.	Median	Avg.	Median	Avg.	Median
2006	\$ 530	\$ 530	\$ 665	\$ 680	\$ 939	\$ 850	\$ 1,100	\$ 1,175
2007	\$ 625	\$ 625	\$ 695	\$ 700	\$ 843	\$ 850	\$ 1,074	\$ 1,090
2008	\$ 508	\$ 513	\$ 713	\$ 750	\$ 857	\$ 850	\$ 1,101	\$ 1,100
2009	\$ 578	\$ 575	\$ 724	\$ 700	\$ 857	\$ 850	\$ 1,054	\$ 1,000
2010	\$ 572	\$ 550	\$ 743	\$ 750	\$ 886	\$ 875	\$ 1,071	\$ 1,100
2011	\$ 591	\$ 563	\$ 726	\$ 725	\$ 885	\$ 875	\$ 1,074	\$ 1,100
2014	\$ 752	\$ 743	\$ 871	\$ 850	\$ 949	\$ 850	\$ 1,203	\$ 1,200
2015	\$ 795	\$ 775	\$ 896	\$ 850	\$ 1,095	\$ 1,050	\$ 1,334	\$ 1,300
2015	\$ 707	\$ 725	\$ 837	\$ 825	\$ 1,034	\$ 975	\$ 1,240	\$ 1,200
2017	\$ 810	\$ 800	\$ 889	\$ 895	\$ 1,107	\$ 1,100	\$ 1,349	\$ 1,313
2018	\$ 794	\$ 750	\$ 908	\$ 900	\$ 1,176	\$ 1,150	\$ 1,443	\$ 1,400
2019	\$ 786	\$ 800	\$ 950	\$ 950	\$ 1,154	\$ 1,175	\$ 1,427	\$ 1,425
2020	\$ 863	\$ 825	\$ 1,050	\$ 1,030	\$ 1,233	\$ 1,250	\$ 1,420	\$ 1,450
2022	\$ 1,064	\$ 1,050	\$ 1,394	\$ 1,400	\$ 1,789	\$ 1,800	\$ 2,125	\$ 2,175
<b>% Chg. '20 - '22</b>	<b>23.3%</b>	<b>27.3%</b>	<b>32.8%</b>	<b>35.9%</b>	<b>45.1%</b>	<b>44.0%</b>	<b>49.6%</b>	<b>50.0%</b>
<b>% Chg. '18 - '22</b>	<b>34.0%</b>	<b>40.0%</b>	<b>53.5%</b>	<b>55.6%</b>	<b>52.1%</b>	<b>56.5%</b>	<b>47.3%</b>	<b>55.4%</b>
<b>2022 \$ Required w/out Rent Burden</b>	<b>\$42,560</b>	<b>\$42,000</b>	<b>\$55,760</b>	<b>\$56,000</b>	<b>\$71,560</b>	<b>\$72,000</b>	<b>\$85,000</b>	<b>\$87,000</b>

For both average and median rents from 2018 to 2022, the rate of increase for studio, one-bedroom, two-bedroom, and three-bedroom units was considerable. A large increase in average and median rents was seen in advertised listings for all these types of units from 2020 and 2022.

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

### Composite

2022 Composite Non-Subsidized and Advertised Sample by Municipality / Unit Size					
Municipality	Total Units	Studio	1 BR	2 BR	3 BR
Ellenville	129	3	37	81	8
Esopus	23	4	14	3	2
Gardiner	8	0	5	2	1
Hurley	13	0	5	8	0
Kingston (C)	213	19	74	89	31
Lloyd	121	13	65	37	6
Marbletown	2	0	2	0	0
Marlborough	54	0	9	29	16
New Paltz	167	1	46	116	4
Olive	5	1	3	1	0
Plattekill	140	29	33	64	14
Rochester	9	4	3	1	1
Rosendale	15	2	7	5	1
Saugerties	86	6	44	33	3
Shandaken	8	1	1	4	2
Shawangunk	29	1	6	19	3
Ulster	17	3	8	5	1
Wawarsing	19	4	7	4	4
Woodstock	32	5	11	9	7
<b>Total</b>	<b>1,090</b>	<b>96</b>	<b>380</b>	<b>510</b>	<b>104</b>
<b>% of Total</b>		<b>8.8%</b>	<b>34.9%</b>	<b>46.8%</b>	<b>9.5%</b>

**Composite** averages and medians combine data collected non-subsidized rental housing data during the late summer and early fall of 2022 with advertised rental data collected throughout much of that year.

For instances where survey and advertised data were collected, data points were combined to calculate statistics and produce composite figure. Otherwise, figures are the same in tables for non-subsidized or advertised data.

Combining the two samples creates a data set that more closely represents the percentage of rental units contributed by Kingston to the total in Ulster County, about 20%. Kingston rental units only represent 13.5% of the non-subsidized sample.

Composite Non-Subsidized Survey and Advertised Rental Data									
2022 Average and Median Rent by Municipality / Unit Size									
Municipality	# Units	Studios		1 BR		2 BR		3 BR	
		Avg	Median	Avg	Median	Avg	Median	Avg	Median
Ellenville	129	\$ 917	\$ 1,050	\$ 1,115	\$ 1,100	\$ 1,490	\$ 1,500	\$ 1,663	\$ 1,650
Esopus	23	\$ 1,207	\$ 1,220	\$ 1,250	\$ 1,345	\$ 1,928	\$ 2,009	\$ 2,250	\$ 2,250
Gardiner	8			\$ 1,167	\$ 1,187	\$ 1,560	\$ 1,560	\$ 1,950	\$ 1,950
Hurley	13			\$ 1,280	\$ 1,350	\$ 1,336	\$ 1,350		
Kingston (C)	213	\$ 1,011	\$ 1,000	\$ 1,318	\$ 1,250	\$ 1,766	\$ 1,975	\$ 2,043	\$ 2,200
Lloyd	121	\$ 935	\$ 920	\$ 1,212	\$ 1,070	\$ 1,745	\$ 1,700	\$ 2,232	\$ 2,298
Marbletown	2			\$ 1,500	\$ 1,500				
Marlborough	54			\$ 1,263	\$ 1,250	\$ 1,852	\$ 2,200	\$ 2,269	\$ 2,400
New Paltz	167	\$ 1,050	\$ 1,050	\$ 1,186	\$ 1,134	\$ 1,609	\$ 1,405	\$ 1,863	\$ 1,800
Olive	5	\$ 1,225	\$ 1,225	\$ 1,150	\$ 1,250	\$ 1,800	\$ 1,800		
Plattekill	140	\$ 670	\$ 650	\$ 1,078	\$ 1,100	\$ 1,416	\$ 1,500	\$ 1,580	\$ 1,602
Rochester	9	\$ 750	\$ 750	\$ 1,000	\$ 1,075	\$ 1,250	\$ 1,250	\$ 1,575	\$ 1,575
Rosendale	15	\$ 1,150	\$ 1,150	\$ 1,071	\$ 1,000	\$ 1,540	\$ 1,400	\$ 1,250	\$ 1,250
Saugerties	86	\$ 917	\$ 750	\$ 1,018	\$ 903	\$ 1,544	\$ 1,400	\$ 2,367	\$ 2,250
Shandaken	8	\$ 800	\$ 800	\$ 850	\$ 850	\$ 1,638	\$ 1,800	\$ 2,125	\$ 2,125
Shawangunk	29	\$ 800	\$ 800	\$ 1,133	\$ 1,100	\$ 1,418	\$ 1,500	\$ 2,083	\$ 1,950
Ulster	17	\$ 900	\$ 900	\$ 1,428	\$ 1,550	\$ 1,574	\$ 1,825	\$ 1,450	\$ 1,450
Wawarsing	19	\$ 870	\$ 805	\$ 931	\$ 1,000	\$ 1,313	\$ 1,275	\$ 1,663	\$ 1,363
Woodstock	32	\$ 1,050	\$ 850	\$ 1,316	\$ 1,400	\$ 1,721	\$ 1,510	\$ 2,038	\$ 1,925
<b>Ulster County</b>	<b>1,090</b>	<b>\$ 880</b>	<b>\$ 850</b>	<b>\$ 1,185</b>	<b>\$ 1,117</b>	<b>\$ 1,601</b>	<b>\$ 1,500</b>	<b>\$ 1,988</b>	<b>\$ 1,975</b>

## 2022 ULSTER COUNTY RENTAL HOUSING SURVEY

### Affordability

Many Ulster County renters continue to be housing-cost burdened, paying more than thirty percent of their income for housing. According to the **2017-2021 American Community Survey (ACS)**, 47.0% of Ulster County renters are housing-cost burdened. Of these, 28.0% are also categorized as severely burdened, paying more than half their income toward housing costs. The last comparable period from the 2012-2016 ACS had 55.1% of renters as cost burdened and 29.8% as severely burdened.

The percentage of household income used to pay rent in Ulster County continues to be among the highest in New York State. The percentage of rent-burdened households runs from a low of 33.46% in Wyoming County to a high of 57.17% in Bronx County. Ulster County, at 50.24%, ranks 7<sup>th</sup> highest out of all 62 counties in New York State. Half of Ulster County’s renters pay 30% or more of their income toward rent.

For severely burdened, paying more than 50% of gross income toward rent, the range is from a low of 12.87% in Wyoming County to a high of 35.04% in Tompkins County. Ulster County ranks 8<sup>th</sup> in New York State, as 27.97% of Ulster County’s renter households are severely burdened. Over a quarter of Ulster County’s renters pay more than half of their income toward rent.

Nationwide, the percentage burdened ranges from 35.54% in South Dakota to 53.17% in Florida. New York is 5<sup>th</sup> with 48.80%. For the severely burdened, South Dakota has the lowest percentage at 15.55% and Florida has the highest percentage at 26.98%, while New York is 3<sup>rd</sup> with 26.08%.

As a nation, 47.39% of the USA’s renters are housing-cost burdened, and of this population, 24.25% of the country’s renters pay more than half their income towards rent.

Most housing providers use HUD’s 30% of income as a barometer for housing affordability. If more than this percentage of a household’s income is spent on housing, the household is considered housing-cost burdened. Recent data released by the 2017-2021 ACS Five-Year Estimates, gives a current look at rental housing affordability in Ulster County, as shown in the table to the right.

Median household income for renters has risen significantly. According to the 2017-2021 ACS Five-Year Estimates, the estimated median income for renters was \$44,601. The next comparable period from the 2012-2016 ACS has a median income of \$35,192. This is an increase of 26.74%.

<b>Gross Rent as a Percentage of Household Income</b>		
<b>Ulster County 2017-2021 ACS Five-Year Estimates</b>		
	<b># Hholds</b>	<b>% of Total</b>
<b>Less than 10.0 %</b>	<b>758</b>	<b>2.5%</b>
<b>10.0 to 14.9 %</b>	<b>1,471</b>	<b>6.2%</b>
<b>15.0 to 19.9 %</b>	<b>2,060</b>	<b>9.2%</b>
<b>20.0 to 24.9 %</b>	<b>2,182</b>	<b>11.3%</b>
<b>25.0 to 29.9 %</b>	<b>2,344</b>	<b>7.9%</b>
<b>30.0 to 34.9 %</b>	<b>1,586</b>	<b>9.7%</b>
<b>35.0 to 39.9 %</b>	<b>1,592</b>	<b>6.7%</b>
<b>40.0 to 49.9 %</b>	<b>1,657</b>	<b>8.4%</b>
<b>50.0 % or more</b>	<b>6,074</b>	<b>30.2%</b>
<b>Not computed</b>	<b>1,991</b>	<b>7.7%</b>
<b>Total Renter Households</b>	<b>21,715</b>	<b>100.0%</b>
<b>Housing Cost Burdened (30% + &gt;)</b>	<b>10,909</b>	<b>50.2%</b>
<b>Severely Cost Burdened (50% + &gt;)</b>	<b>6,074</b>	<b>28.0%</b>