


One portion of HUCTW’s presentations to the University on member finances analyzed rent as a portion of income, looking at Boston-area rent prices in the context of the average HUCTW member’s annual salary (about \$65,000). A member earning this salary takes home about \$4,996 per month before taxes and deductions, which means **the average price of a one-bedroom apartment in the Boston-area would consume about 40% - 50% of the average member’s pre-tax income.**


The US Department of Housing and Urban Development and the US Census Bureau define a household as “cost burdened” if they are spending more than 30% of their income on rent & utilities combined. The second chart lists the average cost of a one-bedroom apartment in the four most common Massachusetts cities and towns that HUCTW members live in. In all of them, the average member is paying 40% - 50% of their salary towards rent for a one-bedroom apartment (and that does not include utility costs).

## Rent Prices in Boston Metro Area

In April 2022, the median monthly rent for a one-bedroom apartment in Massachusetts was **\$2,036**.

### Median monthly rents in Boston for April 2022.

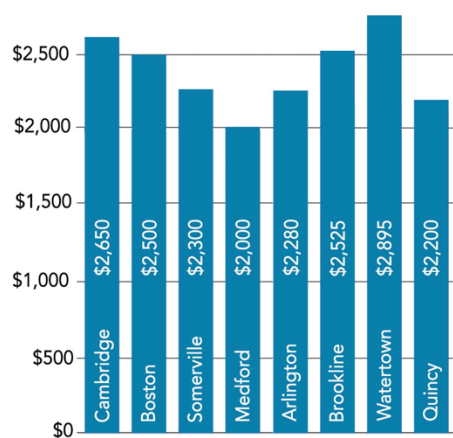
 One-bedroom: **\$2,510**  
up 15% from last year  
(\$4,500 increase over one year)

 Two-bedroom: **\$3,000**  
up 15% from last year  
(\$5,400 increase over one year)

 Three-bedroom: **\$3,300**  
no cost change data

This data comes from the WGBH article, “Rents in Cambridge and Other Mass. Cities Increased 30% in the Past Year” and the Zumper.com Boston Metro Rent Report and website.

### Average rent for one-bedroom in June 2022.



## Housing as a Portion of Income

- According to the U.S. Department of Housing and Urban Development, a household is “cost burdened” if it spends **over 30%** of its income on housing costs, including rent and utilities combined.
- The average HUCTW member earns: \$64,551 (\$4,966 per month before taxes and deductions).
- Currently, the average (and the median) one-bedroom apartment the Boston-metro area costs approximately **40% - 50%** of the average HUCTW member’s monthly income (not including any utility costs).

