



# FY 2021 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2021 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,742	\$1,924	\$2,336	\$2,906	\$3,168

The FY 2021 Fair Market Rents for Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area are based on the results of a local rent survey conducted in December, 2018.

The locally conducted survey is more current than the available ACS data. Therefore HUD calculates the locally based survey 2-bedroom FMR using the following steps:

1. The local survey is adjusted to 2018 dollars by multiplying the survey rent value for 2018 by the annual CPI-U value for 2018 divided by the CPI-U value for December, 2018. This calculation is:

$$\$2,177 * (251.107/251.233) =$$

\$2,176

2. The annually adjusted survey value of \$2,176 is augmented by the growth in gross rents from the *Boston-Cambridge-Newton, MA-NH MSA* measured between 2018 and 2019. This calculation is:

$$\$2,176 * 1.0292 =$$

\$2,239

3. The CPI adjusted survey value of \$2,239 is trended forward to the mid-point of FY2021 using the *Boston-Cambridge-Newton, MA-NH MSA* trend factor of 1.0429. This calculation is:

$$\$2,239 * 1.0429 =$$

\$2,336

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[http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021\\_code/2021summary.odn?year=2021&fmrtype=Final&selection\\_type=county&fips=2501748955](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/2021summary.odn?year=2021&fmrtype=Final&selection_type=county&fips=2501748955)

## Other HUD Metro FMR Areas in the Same MSA

Select another Final FY 2021 HUD Metro FMR Area that is a part of the Boston-Cambridge-Newton MA-NH MSA:

Brockton, MA HUD Metro FMR Area



Select Metropolitan FMR Area