

**CPI for All Urban Consumers (CPI-U)
Original Data Value**

Series Id: CUURS12ASAO
Not Seasonally Adjusted
Series Title: All items in New York-Newark-Jersey City, NY-NJ-PA,
Area: New York-Newark-Jersey City, NY-NJ-PA
Item: All items
Base Period: 1982-84=100
Years: 2016 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2016	260.342	260.875	261.508	262.619	263.312	263.877	263.722	264.160	264.602	264.738	265.203	265.421	263.365	262.089	264.641
2017	266.917	267.662	267.582	267.948	268.183	268.666	268.051	268.657	270.059	269.575	269.381	269.564	268.520	267.826	269.215
2018	270.771	272.214	272.196	272.950	274.001	274.170	274.073	274.441	275.455	275.101	274.478	273.836	273.641	272.717	274.564
2019	275.144	275.823	276.570	277.441	278.068	278.802	278.817	279.428	279.338	279.255	279.468	279.816	278.164	276.975	279.354
2020	282.020	282.577	281.975	280.623	282.092	282.333	283.624	283.478	284.551	284.121	283.291	284.350	282.920	281.937	283.903
2021	285.525	286.474	287.481	289.493	290.991	293.872	293.553	293.927	295.488	296.472	297.490	296.865	292.303	288.973	295.633
2022	300.164	301.151	305.024	307.781	309.243	313.589	312.615	313.280	313.880						306.159

CPI***	January	February	March	April	May	June	July	August	September	October	November	December	See note below for maximum allowed
	5.13%	5.12%	6.10%	6.32%	6.27%	6.71%	6.49%	6.58%	6.22%				

Calculation													
Month in 2021:	285.525	286.474	287.481	289.493	290.991	293.872	293.553	293.927	295.488				
Month in 2022:	300.164	301.151	305.024	307.781	309.243	313.589	312.615	313.280	313.880				
Difference	14.639	14.677	17.543	18.288	18.252	19.717	19.062	19.353	18.392				
Percentage Change	0.0513	0.0512	0.0610	0.0632	0.0627	0.0671	0.0649	0.0658	0.0622				
x 100 = CPI	5.13	5.12	6.10	6.32	6.27	6.71	6.49	6.58	6.22				

***** Please Note:**
 Any lease in existence **before July 1, 2016** is subject to CPI and **capped at an annual increase of 3.5%**
 The percentage shall be calculated 60 days immediately preceding the expiration of the tenancy.

 For leases started **after July 1, 2016**, the maximum annual increase is 3% or higher if the CPI is higher but **capped at 5%**.
 The percentage shall be calculated 90 days immediately preceding the expiration of the tenancy.