

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

**Series Id:** CUURS12ASA0  
**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:** 2011 to 2021

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2011	242.639	243.832	245.617	246.489	248.073	248.505	249.164	250.058	250.559	250.051	249.317	248.307	247.718	245.859	249.576
2012	249.322	250.285	251.887	252.349	252.652	252.406	252.016	253.472	254.554	254.277	254.285	253.555	252.588	251.483	253.693
2013	254.807	256.234	256.589	255.967	256.270	256.911	257.326	257.659	258.504	257.069	257.377	257.284	256.833	256.130	257.537
2014	259.596	259.019	259.971	259.985	261.225	261.350	261.498	261.075	261.074	260.500	259.382	258.080	260.230	260.191	260.268
2015	258.376	259.240	259.647	259.959	261.066	261.512	261.199	261.347	261.887	261.515	261.009	259.941	260.558	259.967	261.150
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

CPI***	January	February	March	April	May	June	July	August	September	October	November	December	See note below for maximum allowed
	1.24%	1.38%	1.95%	3.16%	3.15%	4.09%	3.50%	3.69%	3.84%	4.35%	5.01%	4.40%	

Calculation:

Month in 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
Month in 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
Difference	3.505	3.897	5.506	8.87	8.899	11.539	9.929	10.449	10.937	12.351	14.199	12.515
Percentage Change	0.0124	0.0138	0.0195	0.0316	0.0315	0.0409	0.0350	0.0369	0.0384	0.0435	0.0501	0.0440
x 100 = CPI	1.24	1.38	1.95	3.16	3.15	4.09	3.50	3.69	3.84	4.35	5.01	4.40

**\*\*\* 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.