

# Assisted Living Rent/Labor Index

Region	NIC MAP® Average Monthly AL Rent (3Q '19)	MSA CNA Average Hourly Pay	AL Rent Index	Average MSA CNA Pay Index	AL MSA Rent to Average MSA CNA Pay Index	NIC MAP® Stabilized Occupancy (3Q '19)
Washington, DC	\$6,990	\$15.20	1.57	1.14	1.38	88.5%
Philadelphia, PA	\$5,865	\$14.70	1.31	1.10	1.19	89.1%
Boston, MA	\$6,522	\$16.64	1.46	1.25	1.17	90.3%
Houston, TX	\$4,964	\$13.68	1.11	1.02	1.09	81.2%
New York, NY	\$6,359	\$17.67	1.42	1.32	1.08	92.7%
Chicago, IL	\$5,018	\$14.37	1.12	1.08	1.05	86.8%
Detroit, MI	\$5,085	\$14.60	1.14	1.09	1.04	84.6%
Milwaukee, WI	\$4,778	\$13.91	1.07	1.04	1.03	89.5%
Atlanta, GA	\$4,526	\$13.36	1.01	1.00	1.01	84.7%
St. Louis, MO	\$4,239	\$12.68	0.95	0.95	1.00	87.4%
Dallas, TX	\$4,463	\$13.36	1.00	1.00	1.00	84.1%
Seattle, WA	\$5,250	\$15.97	1.18	1.20	0.98	88.6%
Miami, FL	\$4,115	\$12.64	0.92	0.95	0.97	88.4%
Denver, CO	\$5,223	\$16.49	1.17	1.23	0.95	87.0%
Phoenix, AZ	\$4,778	\$15.34	1.07	1.15	0.93	85.4%
San Francisco, CA	\$6,613	\$21.28	1.48	1.59	0.93	90.3%
Los Angeles, CA	\$5,020	\$16.16	1.12	1.21	0.93	89.6%
Portland, OR	\$4,895	\$16.30	1.10	1.22	0.90	91.6%
Tampa, FL	\$3,934	\$13.41	0.88	1.00	0.88	88.9%
Minneapolis, MN	\$4,787	\$16.95	1.07	1.27	0.85	91.2%

## Methodology:

- **Indexes:** All Indexes are benchmarked to Dallas, TX
- **Average Monthly AL Rent:** Gathered From NIC MAP® and represents the average rent of majority AL communities
- **MSA CNA Average Hourly:** Gathered from the Bureau of Labor Statistics and represents average hourly pay to nursing assistants in all industry's by MSA
- **AL MSA Rent to Average MSA CNA Pay Index:** The ratio of average monthly AL rent to MSA CNA average hourly pay. A high number represents a market that has a high average rent in relation to its average hourly pay.

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