



National Multifamily Housing Council



The National Multifamily Housing Council (NMHC) found a 12-percentage point decrease in the share of apartment households that paid rent through April 5, in the first review of the effect of the COVID-19 outbreak on rent payments. The Tracker found 69 percent of households had paid their rent by April 5; this compares to 81 percent that had paid by March 5, 2020, and 82 percent that had paid by the same time last year.

“The COVID-19 outbreak has resulted in significant health and financial challenges for apartment residents and multifamily owners, operators and employees in communities across the country,” said Doug Bibby, President of NMHC. “However, it is important to note that a large number of residents met their obligations despite unparalleled circumstances, and we will see that figure increase over the coming weeks. That is a testament to the [quick, proactive actions taken by NMHC members who put forward bold solutions.](#)”

The NMHC Rent Payment Tracker reflects data from 13.4 million units across the country. The Tracker will be updated on a weekly basis with new data released every Wednesday.

NMHC and its data partners are committed to providing comparable data for context. However, noteworthy technical issues may make historical comparisons imprecise. For example, factors such as varying days of the week on which data are collected; individual companies’ differing payment collection policies; shelter-in-place orders’ effects on residents’ ability to deliver payments in person or by mail; the closure of leasing offices, which may delay operators’ payment processing; and other factors can affect how and when rent data is processed and recorded.

Methodology

Data are for each week ending Sunday night—the first week is April 1-April 5, the second week is April 6-12, etc. Partial payments are counted only once monthly, and the payment is captured in the first time period in which it occurs. If a resident pays a quarter of their rent during the

week of April 1, it would be captured in the first week. Subsequent payments that month would not be captured in the data.

In some cases, payment software providers are used on several different property management platforms. Data from these providers does not include data from the property management software companies that have submitted data for the NMHC rent tracker to ensure that there is no double-counting of units.

The percentages are based on the total occupied units, excluding vacant units. Historical data are same-store. Purpose-built student housing, privatized military housing, and subsidized affordable units are not included.

<https://www.nmhc.org/research-insight/nmhc-rent-payment-tracker/>