Initial Data Analysis for Rent Board Annual Report

BY PHILIP MATHIEU, DISTRICT 5 REPRESENTATIVE, PORTLAND MAINE RENT BOARD

Totals, Exempt and Not Exempt Units

2022

Total Exempt: 7036 (38%)

Total Not Exempt: 11536 (62%)

Grand Total: 18,572

2023

Total Exempt: 7146 (40%)

Total Not Exempt: 10840 (60%)

Grand Total: 17,986

Outliers

2022

Outlier Rents: 6331 (34%)

Outlier Increase vs Base: ~~0 (0%)~~

Outlier Increase vs Previous: 777 (4%)

2023

Outlier Rents: 5457 (30%)

Outlier Increase vs Base: ~~0 (0%)~~
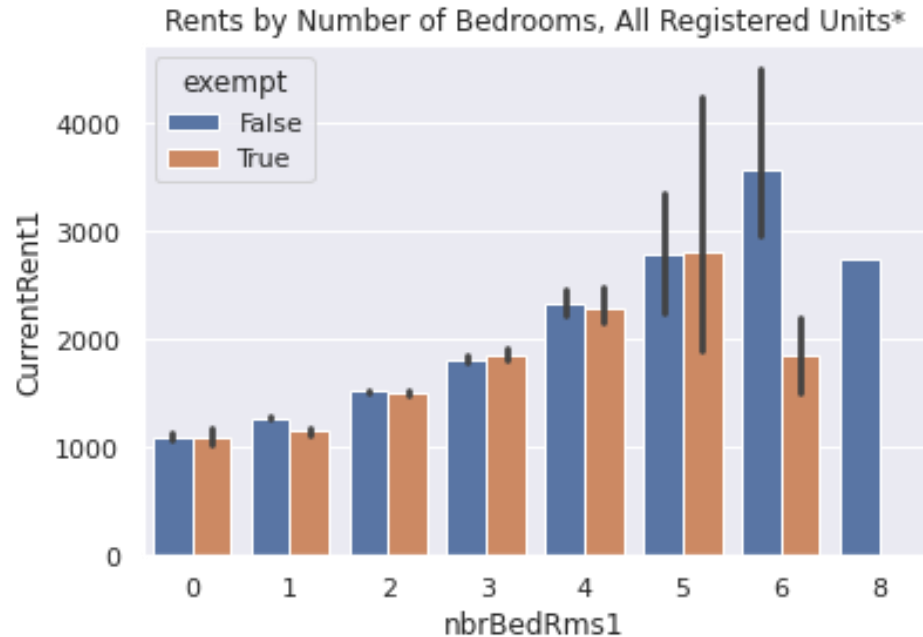
Outlier Increase vs Previous: 595 (3%)

Outlier Rents = Current Rent less than $100 or greater than $6500
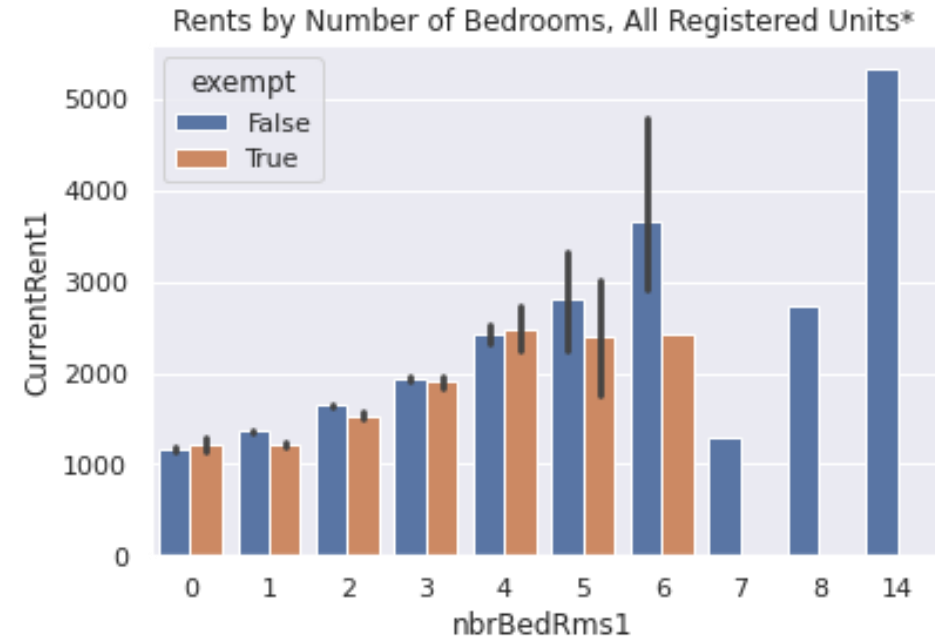Outlier Increase vs Base = Increase Percentage (vs Base Rent) less than -10% or greater than 40%
Outlier Increase vs Previous = Increase Percentage (vs Previous Year's Rent) less than -10% or greater than 40%

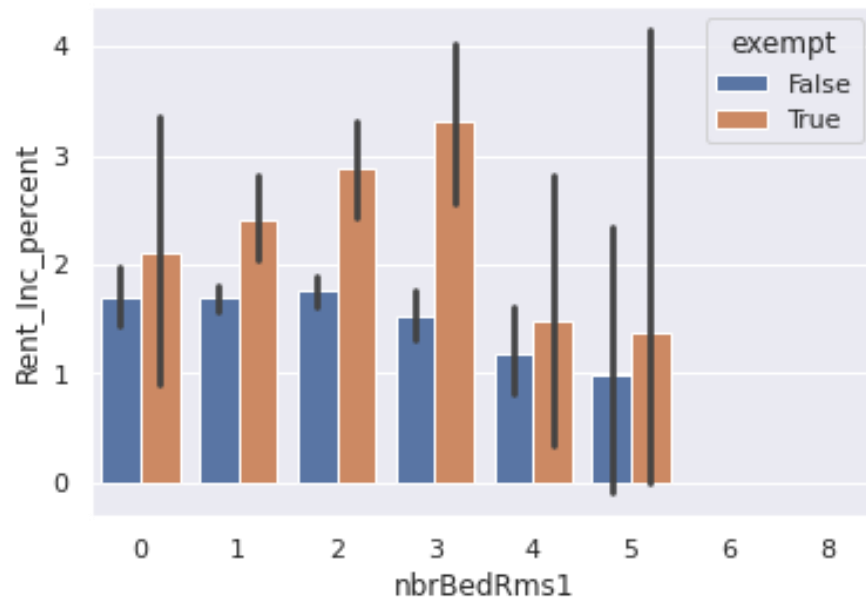# Rent by Bedrooms, All Registered Units

2022

2023

* Excludes Outliers
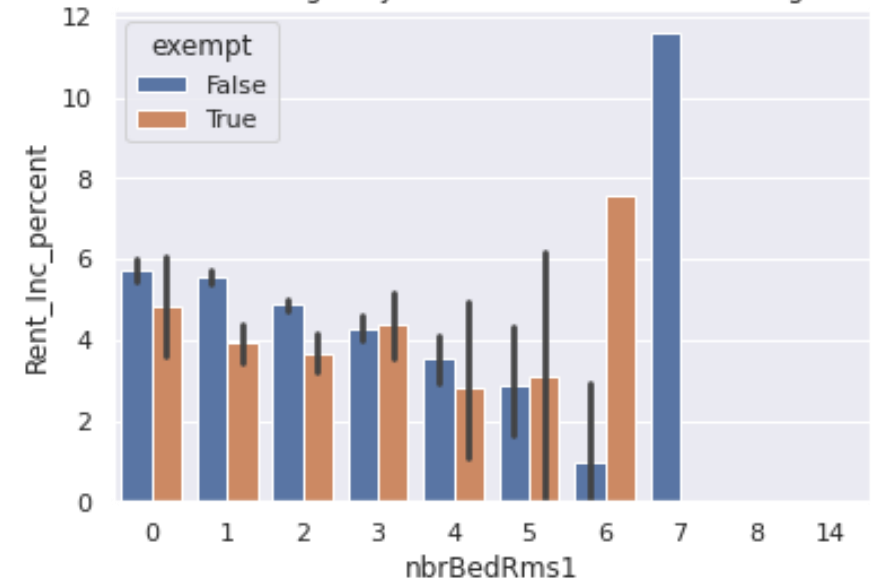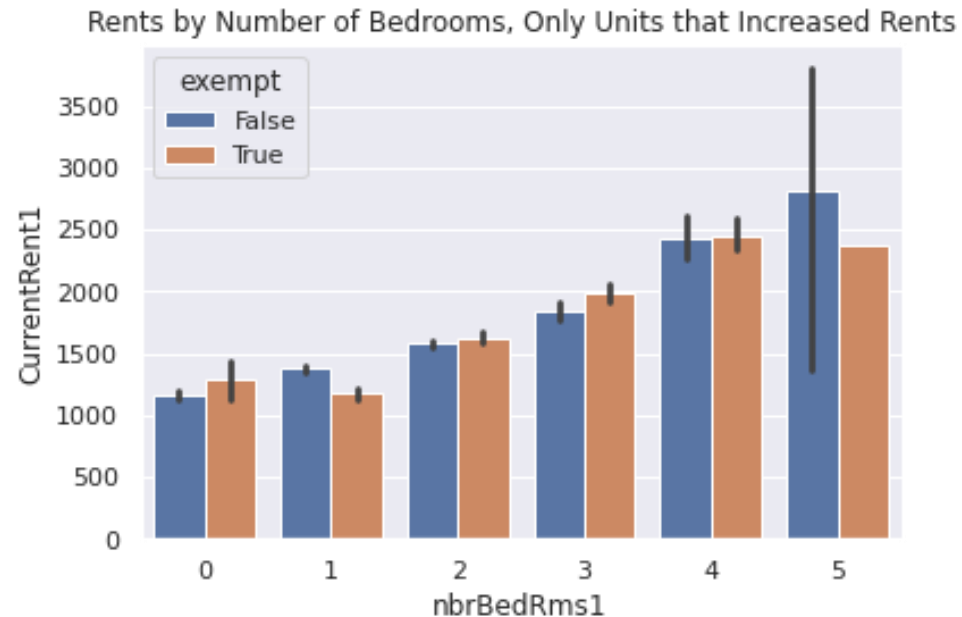
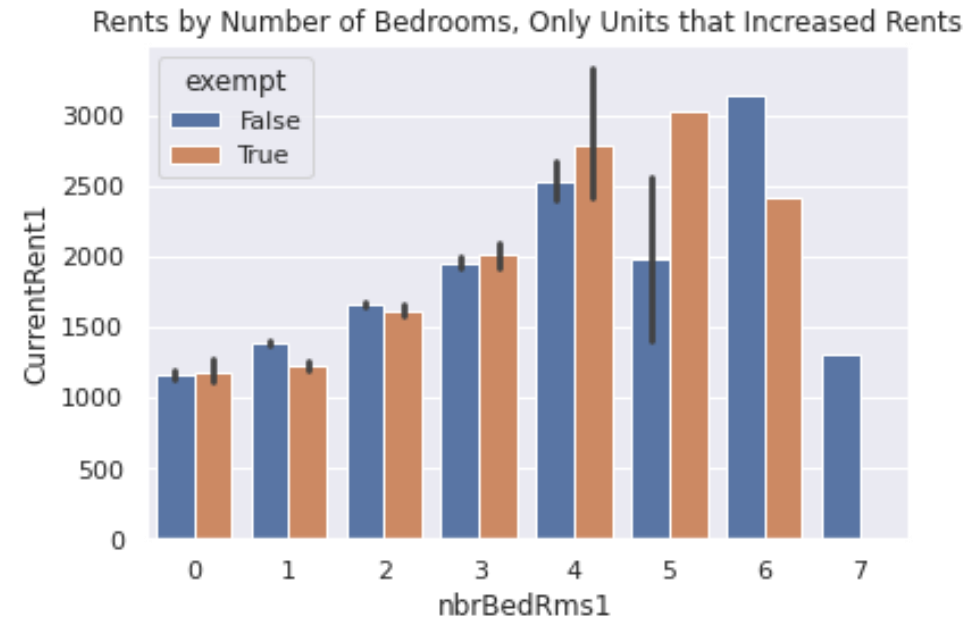# Increase Percentage by Bedrooms, All Registered Units

2022

2023

* Excludes Outliers
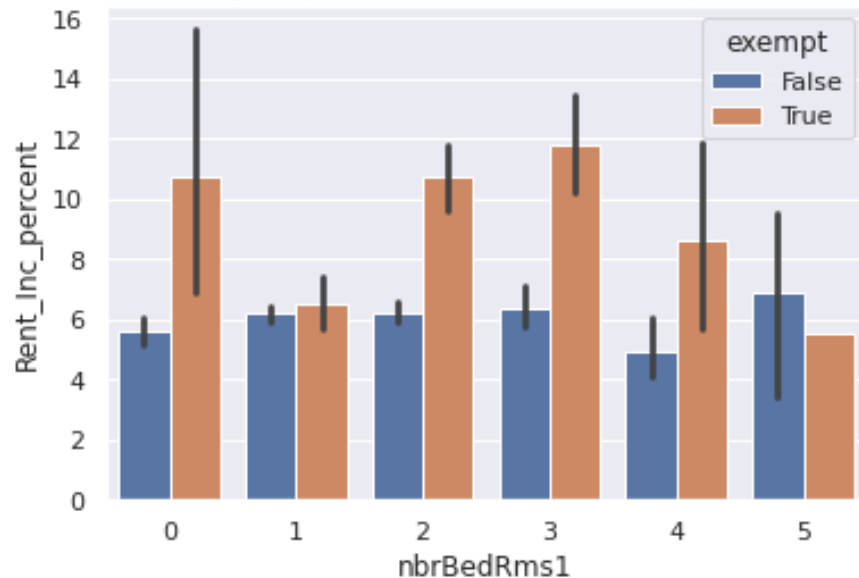
Rent by Bedrooms, Units with Increases Only

2022

2023

* Excludes Outliers
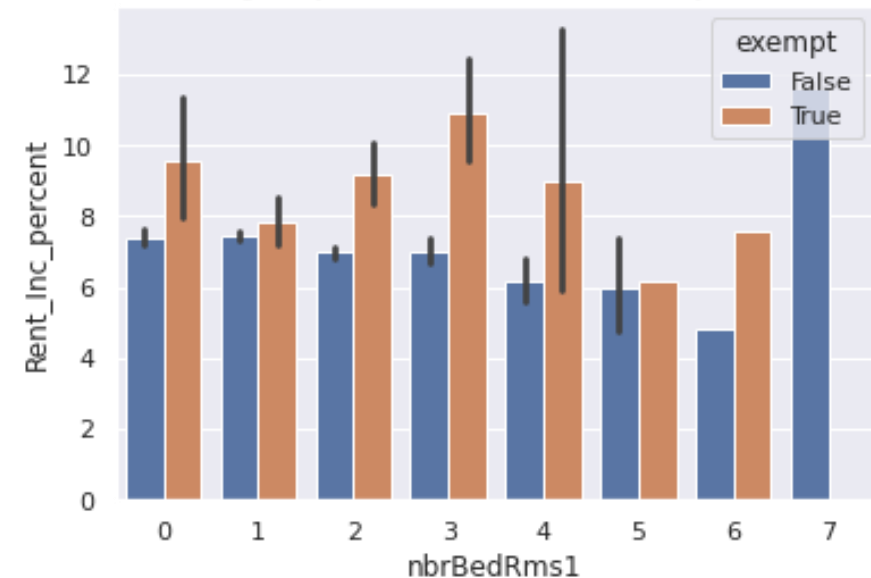
Increase Percentage by Bedrooms, Units with Increases Only

2022

2023

* Excludes Outliers

Limitations

Exact numbers for 2022 data do not perfectly match the published annual report. This may be related to the way the data was exported from HSO's registration system. In 2022, an Excel file format was used which required substantial data cleanup/processing that may have resulted in slightly different totals and results than working from the raw CSV file format.

The very high percentage of outliers remains a concern.

I have not completed the breakdown by voting Ward yet.

I have not attempted any tests of statistical significance.