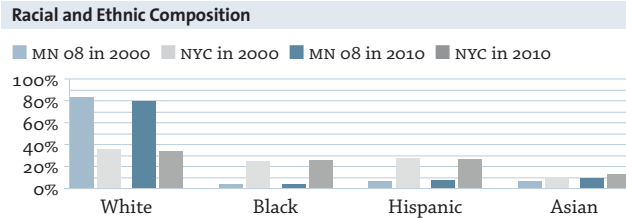
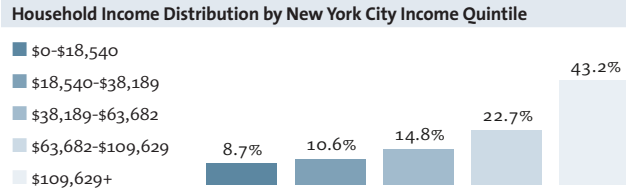


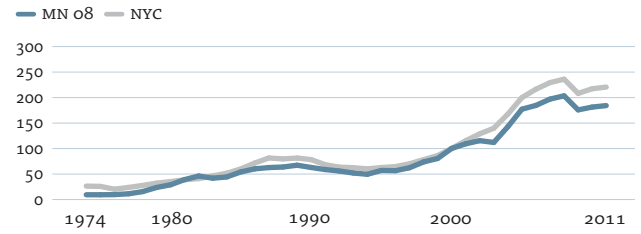


Upper East Side – MN 08¹

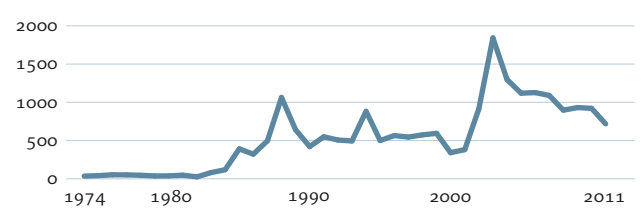
	2010	Rank
Population	218,842	3
Population Density (1,000 persons per square mile)	108.4	1
Median Household Income	\$98,194	2
Income Diversity Ratio	6.0	12
Public and Subsidized Rental Housing Units (% of rental units)	7.0%	36
Rent-Regulated Units (% of rental units) ²	44.4%	28
Residential Units within 1/2 Mile of a Subway/Rail Entrance	73.5%	33
Unused Capacity Rate (% of land area)	35.0%	21
Racial Diversity Index	0.36	52
Rental Vacancy Rate ³	6.1%	5



Index of Housing Price Appreciation (condominiums), 1974–2011



Sales Volume (condominiums), 1974–2011



While prices of condominiums have been more resilient than prices of other property classes, they have been slightly weaker in MN 08 than they have been city-wide. The city as a whole has seen condominium prices decline by 6.6 percent since their peak, but prices have fallen by 9.4 percent in MN 08.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	559	752	571	380	0	9	54
Units Authorized by New Residential Building Permits	241	98	210	0	0	18	44
Homeownership Rate	30.7%	–	36.4%	32.7%	–	22	23
Index of Housing Price Appreciation (condominiums) ⁴	100.0	177.0	175.6	181.1	184.0	–	7
Median Sales Price per Unit (condominiums) ⁴	\$884,998	\$989,940	\$1,109,509	\$1,229,747	\$1,115,500	2	4
Sales Volume	396	1,231	973	993	811	34	8
Median Monthly Rent (all renters)	–	\$1,764	\$1,830	\$1,831	–	–	3
Median Monthly Rent (recent movers)	–	\$2,166	\$2,102	\$1,995	–	–	5
Median Rent Burden	–	28.2%	26.0%	27.0%	–	–	51
Home Purchase Loan Rate (per 1,000 properties)	–	34.0	14.6	17.2	–	–	38
Refinance Loan Rate (per 1,000 properties)	–	17.0	37.2	30.7	–	–	4
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.0%	0.4%	0.2%	–	–	51
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	2.5	1.6	5.6	9.5	0.8	49	55
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.1%	0.9%	1.1%	–	–	46	47
Serious Housing Code Violations (per 1,000 rental units)	–	11.6	9.8	11.6	11.0	–	51
Severe Crowding Rate (% of renter households)	–	0.7%	1.9%	1.7%	–	–	49
Property Tax Liability (\$ millions)	–	\$1,347.8	\$1,504.6	\$1,564.6	\$1,644.4	–	2
Population							
Foreign-Born Population	21.5%	–	18.0%	21.1%	–	44	50
Households with Children under 18 Years Old	13.3%	–	18.8%	16.2%	–	52	52
Share of Population Living in Integrated Tracts	4.4%	–	–	5.3%	–	39	41
Population Aged 65 and Older	14.2%	15.9%	15.5%	17.6%	–	12	5
Poverty Rate	6.5%	–	5.9%	6.8%	–	53	55
Unemployment Rate	3.7%	–	6.3%	6.0%	–	55	55
Public Transportation Rate	66.6%	–	59.8%	63.0%	–	11	29
Mean Travel Time to Work (minutes)	30.7	–	29.2	30.0	–	51	50
Serious Crime Rate (per 1,000 residents)	29.9	22.0	–	–	20.5	38	35
Students Performing at Grade Level in Reading	66.2%	–	–	66.7%	67.9%	2	2
Students Performing at Grade Level in Math	61.0%	–	–	77.3%	80.4%	2	2
Asthma Hospitalizations (per 1,000 people)	0.8	0.8	0.5	0.6	–	55	54
Elevated Blood Lead Levels (incidence per 1,000 children) ⁵	13.6	–	3.6	2.5	–	46	49
Children's Obesity Rate	–	–	12.1%	11.7%	10.9%	–	54

1. Community district MN 08 falls within sub-borough area 306. 2. Data on rent-regulated units are from 2011. 3. Rental vacancy rate is an average rate for 2008–2010. 4. Ranked out of 7 community districts with the same predominant housing type. 5. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.