

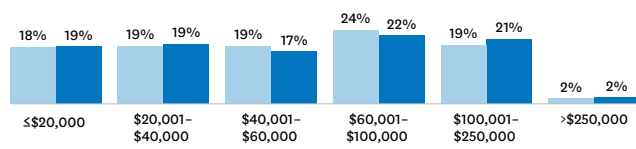


Single-Year Indicators

	2014	Rank
Population	182,860	-
Population density (1,000 persons per square mile)	35.8	31
Racial diversity index	0.67	13
Income diversity ratio	5.4	24
♦ Severe crowding rate (% of renter households)	2.8%	40
Median rent, asking	\$2,150	17
Residential units in FEMA preliminary flood hazard areas	7.4%	23
Residential units within 1/4 mile of a park	61.2%	45
Residential units within 1/2 mile of a subway station	73.6%	36
Lots regulated by the LPC	0.0%	40

Household Income Distribution (2015\$)

■ 2000 ■ 2010-14

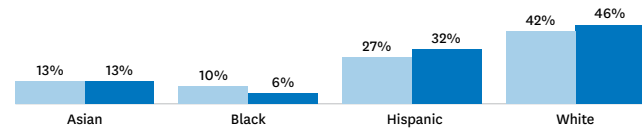


Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	QNO1	\$1,233	\$1,393	12.9%	12
	NYC	\$1,132	\$1,236	9.1%	-
Median rent, recent movers	QNO1	\$1,491	\$1,620	8.7%	13
	NYC	\$1,451	\$1,549	6.8%	-
Median rent, studios and 1-bdrms	QNO1	\$1,162	\$1,323	13.9%	12
	NYC	\$1,078	\$1,174	8.9%	-
Median rent, 2- and 3-bdrms	QNO1	\$1,366	\$1,560	14.2%	12
	NYC	\$1,199	\$1,312	9.4%	-
Rental vacancy rate	QNO1	2.3%	3.2%	-	36
	NYC	3.7%	3.7%	-	-

Racial and Ethnic Composition

■ 2000 ■ 2014



Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	242	823	20	856	4,500	17	3
Units issued new certificates of occupancy	184	397	744	495	649	16	5
♦ Homeownership rate	20.0%	20.3%	18.1%	16.5%	-	39	43
Serious housing code violations (per 1,000 privately owned rental units)	-	16.0	10.7	13.9	16.2	-	48
Sales volume	497	665	400	467	435	27	35
Index of housing price appreciation, all property types	100.0	238.0	210.9	265.9	300.4	-	14
Index of housing price appreciation, 5+ family building	100.0	282.6	259.3	384.6	450.0	-	20
Index of housing price appreciation, 2-4 family building ¹	100.0	229.3	186.3	244.7	267.5	-	3
Median sales price per unit, 5+ family building	\$79,238	\$165,284	\$153,250	\$224,658	\$243,333	20	17
Median sales price per unit, 2-4 family building ¹	\$198,452	\$385,662	\$292,076	\$361,705	\$385,000	5	6
Median rent	\$1,071	\$1,207	\$1,381	\$1,480	-	21	13
Median rent burden	25.3%	29.6%	31.5%	30.6%	-	35	43
♦ Severely rent-burdened households	20.7%	-	-	25.8%	-	42	45
♦ Severely rent-burdened households, low income	37.2%	-	-	49.0%	-	42	28
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.8%	0.6%	-	-	54
Home purchase loan rate (per 1,000 properties)	-	30.4	17.7	15.9	-	-	41
Refinance loan rate (per 1,000 properties)	-	26.4	13.2	7.9	-	-	30
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	22.0%	2.2%	-	-	35
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	22.7	18.6	-	42
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.6	4.4	14.4	5.6	5.8	47	41

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
♦ Households with children under 18 years old	28.5%	25.3%	23.9%	17.2%	-	45	51
♦ Population aged 65+	10.9%	11.9%	11.7%	11.1%	-	30	36
Foreign-born population	46.0%	46.2%	44.9%	40.7%	-	14	24
Median household income	\$53,952	\$49,719	\$50,329	\$56,340	-	28	21
Population 25+ with a bachelors degree or higher	24.6%	30.5%	35.2%	43.5%	-	20	11
Poverty rate	20.3%	17.2%	19.0%	17.1%	-	25	35
Unemployment rate	7.8%	10.1%	13.0%	9.0%	-	34	21
Car-free commute (% of commuters)	70.9%	77.5%	75.3%	80.2%	-	24	22
Mean travel time to work (minutes)	36.2	36.3	36.1	37.9	-	45	41
Serious crime rate (per 1,000 residents)	16.9	11.3	10.0	9.4	8.7	47	47
Students performing at grade level in English language arts, 4th grade	-	-	-	34.9%	34.4%	-	26
Students performing at grade level in math, 4th grade	-	-	-	45.6%	45.8%	-	24

♦ These indicators use five-year estimates from the American Community Survey (ACS). All data under the 2000 heading comes from the 2000 Census and data under the 2014 heading from the 2010-2014 ACS.

* Under the 2010 heading, data come from the 2010 Census. See the ACS section in the Methods chapter for more information.

¹ Ranked out of the 30 community districts where 2-4 family building sales were more prominent than condominium or 1 family building sales between 2000 and 2015.