BK01 Greenpoint/ Williamsburg
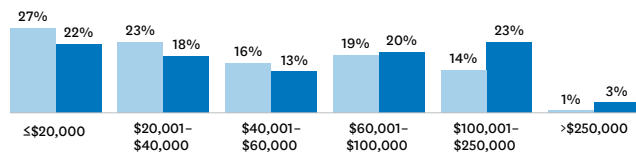
Single-Year Indicators

	2014	Rank
Population	154,713	–
Population density (1,000 persons per square mile)	37.7	29
Racial diversity index	0.57	30
Income diversity ratio	5.9	16
◆ Severe crowding rate (% of renter households)	3.5%	30
Median rent, asking	$3,055	7
Residential units in FEMA preliminary flood hazard areas	18.2%	12
Residential units within 1/4 mile of a park	88.6%	20
Residential units within 1/2 mile of a subway station	94.3%	21
Lots regulated by the LPC	2.8%	26

◆ Rental Units

		2005-09	2010-14	% Change	2010-14 Rank
Median rent, all	BK01	$1,102	$1,337	21.3%	18
	NYC	$1,132	$1,236	9.1%	–
Median rent, recent movers	BK01	$1,697	$1,912	12.7%	9
	NYC	$1,451	$1,549	6.8%	–
Median rent, studios and 1-bdrms	BK01	$1,100	$1,452	32.0%	8
	NYC	$1,078	$1,174	8.9%	–
Median rent, 2- and 3-bdrms	BK01	$1,093	$1,260	15.3%	38
	NYC	$1,199	$1,312	9.4%	–
Rental vacancy rate	BK01	2.8%	2.2%	–	50
	NYC	3.7%	3.7%	–	–

Household Income Distribution (2015$)

■ 2000 ■ 2010-14

Racial and Ethnic Composition

■ 2000 ■ 2014
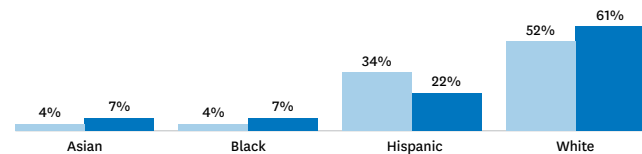
Housing

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
Units authorized by new residential building permits	757	1,513	3	1,644	6,498	6	1
Units issued new certificates of occupancy	114	942	2,494	1,124	1,235	24	1
◆ Homeownership rate	14.5%	18.1%	17.7%	17.1%	–	44	42
Serious housing code violations (per 1,000 privately owned rental units)	–	23.3	29.3	23.0	20.8	–	40
Sales volume	278	1,002	945	704	652	40	19
Index of housing price appreciation, all property types	100.0	247.7	218.6	369.9	412.5	–	6
Index of housing price appreciation, 5+ family building	100.0	278.4	334.0	551.2	726.5	–	2
Index of housing price appreciation, condominium[1]	100.0	161.0	136.9	236.3	247.7	–	16
Median sales price per unit, 5+ family building	$53,539	$144,587	$135,220	$296,206	$345,833	41	12
Median sales price per unit, condominium[1]	$378,821	$596,169	$548,454	$807,016	$887,430	9	11
Median rent	$857	$969	$1,149	$1,591	–	44	9
Median rent burden	27.3%	31.3%	31.2%	31.9%	–	19	39
◆ Severely rent-burdened households	23.7%	–	–	27.2%	–	26	43
◆ Severely rent-burdened households, low income	35.7%	–	–	48.0%	–	44	34
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	9.0%	7.9%	–	–	17
Home purchase loan rate (per 1,000 properties)	–	29.7	41.6	18.5	–	–	29
Refinance loan rate (per 1,000 properties)	–	17.1	10.6	8.0	–	–	26
FHA/VA-backed home purchase loans (% of home purchase loans)	–	0.0%	17.3%	1.5%	–	–	39
Pre-foreclosure notice rate (per 1,000 1–4 family and condo properties)	–	–	–	18.3	13.7	–	51
Notices of foreclosure rate (per 1,000 1–4 family and condo properties)	5.5	5.2	12.0	6.9	3.8	35	47

Population

	2000	2006	2010	2014	2015	2000 Rank	2014-15 Rank
◆ Households with children under 18 years old	35.0%	24.2%	25.2%	23.6%	–	32	46
◆ Population aged 65+	9.9%	12.5%	9.1%	8.0%	–	35	53
Foreign-born population	33.5%	29.1%	25.8%	22.2%	–	32	48
Median household income	$39,555	$38,142	$45,302	$57,891	–	45	17
Population 25+ with a bachelors degree or higher	18.4%	29.5%	37.3%	49.6%	–	34	9
Poverty rate	33.8%	35.2%	26.5%	23.1%	–	11	19
Unemployment rate	9.8%	6.1%	8.2%	6.4%	–	26	42
Car-free commute (% of commuters)	76.6%	79.3%	85.2%	80.8%	–	13	20
Mean travel time to work (minutes)	35.3	33.4	31.5	35.6	–	48	47
Serious crime rate (per 1,000 residents)	19.1	18.5	15.4	16.0	15.8	38	18
Students performing at grade level in English language arts, 4th grade	–	–	–	34.1%	36.7%	–	24
Students performing at grade level in math, 4th grade	–	–	–	43.0%	42.2%	–	26

◆ 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 17 community districts where condominium sales were more prominent than 1-4 family building sales between 2000 and 2015.