Even with a 9.6% increase in median household income between 2002 and 2005, Belmont/East Tremont still has one of the lowest median incomes in the City ($16,800). Homeownership rates are stable, and low relative to the City as a whole, but high given the CD's median income. Property is appreciating rapidly, and the rate of home purchase lending has almost doubled, ranking CD 106 16th citywide for the rate of home purchase loans. In addition, the neighborhood is seeing steady improvements in school performance indicators.

Troublesome signs, however, include the high rate of subprime loans, and the high rate of serious housing code violations.