The Upper East Side has the highest population density in the City. It is also one of the City's wealthiest, most expensive, and least diverse districts. Median incomes are falling in CD 308, however, and the poverty rate increased between 2002 and 2005. Despite having the City's lowest proportion of vacant land area, the Upper East Side has witnessed high rates of new development in recent years, consistently ranking in the top ten citywide in the number of certificates of occupancy issued each year.