The homeownership rate in Flatlands/Canarsie is nearly double the rate for the borough and the housing stock is quite new (the median age of the housing is 51 years, compared with 76 years borough-wide). Subprime lending was high in 2005 and 2006 relative to the borough and the City, and notices of foreclosure rose by more than 40% in 2006. The area is one of the least dense in the City and ranks second in the City for the amount of open space per 1,000 residents. The racial demographics shifted dramatically between 1990 and 2006: the share of the population that is white fell from 70% to 31%, and the black population tripled from 20% to 60%.