Historically, St. George/Stapleton has been the most racially diverse neighborhood on Staten Island, and it continues to diversify. The percentage of Hispanic residents in CD 501 climbed from 12% in 1990 to 27% in 2006. Our index of housing price appreciation shows that the price of single-family homes declined between 2005 and 2006 in CD 501, making it one of only a few CDs that experienced a decline. At the same time, the number of units authorized by new building permits dropped, and the number of home purchase loans declined.