

The Bronx



The Bronx

Population density decreased across the Bronx between 1970 and 2010, though the Bronx remained the third densest borough in the city. Although density increased in the majority of the Bronx's sub-borough areas, significant density reductions in two of the borough's sub-borough areas (Mott Haven, Hunts Point, Morrisania, and East Tremont) over this 40-year period led to an overall borough-wide decrease in density from approximately 35,000 to 33,000 persons per square mile.

The Bronx became majority Hispanic between 2000 and 2013, and had the largest Hispanic population share of any borough in 2013 at 55 percent. The white population of the Bronx decreased from 15 percent to 10 percent over the same time period, while the black and Asian population shares remained steady.

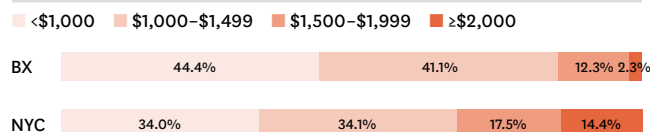
The majority of Bronx households earned less than \$40,000 annually in 2013. The Bronx continued to have the highest percentage of population in the lowest income brackets of any borough. Households earning less than \$20,000 per year accounted for 31 percent of the population of the Bronx in 2013, an increase of three percentage points since 2000.

Median rents in the Bronx were the lowest of any borough. Just more than 85 percent of renters in the Bronx paid less than \$1,500 per month in 2013, compared to approximately 68 percent of rents below \$1,500 for New York City.

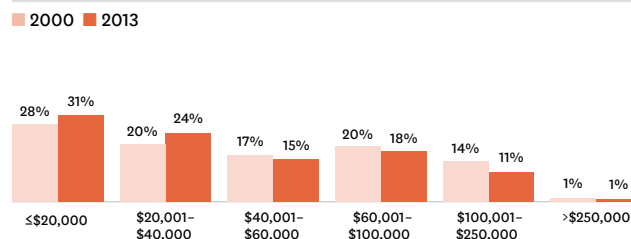
Single-Year Indicators	2013	Rank
Population	1,418,733	4
Population density (1,000 persons per square mile)	33.6	3
Racial diversity index	0.60	4
Income diversity ratio	6.0	2
Rental vacancy rate	2.8%	4
Rent-stabilized or rent-controlled units (forthcoming) ¹	-	-
Public and other income-restricted subsidized rental units ²	24.4%	1
Median asking rent	\$1,450	4
Housing units in FEMA preliminary flood hazard areas	3.6%	5
Housing units within 1/4 mile of a park ³	84.9%	2
Land with unused zoning capacity ³	42.7%	2

Median Rent	2007	2013	% Change	2013 Rank	
All renters	BX	\$986	\$1,070	8.5%	5
	NYC	\$1,129	\$1,244	10.2%	-
Recent movers	BX	\$1,131	\$1,165	3.0%	5
	NYC	\$1,387	\$1,469	5.9%	-

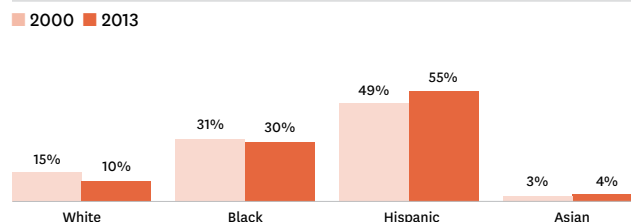
Distribution of Gross Rent, 2013



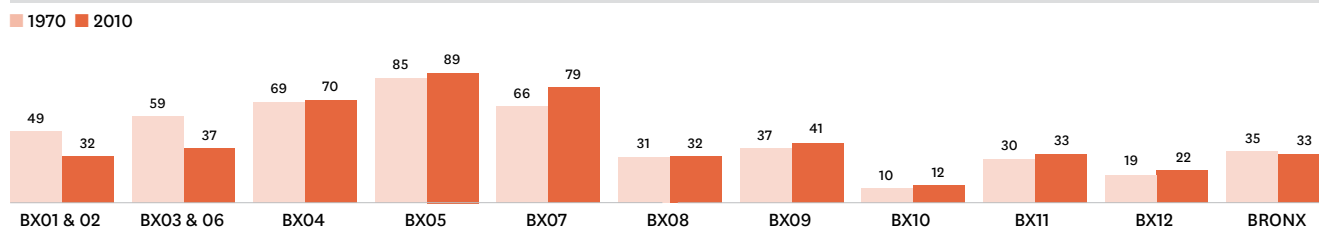
Household Income Distribution (2014\$)



Racial and Ethnic Composition



Population Density (1,000 Persons per Square Mile) by Sub-Borough Area



	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Land Use and Development							
Units authorized by new residential building permits	1,652	3,232	133	2,475	1,957	5	4
Units issued new certificates of occupancy	1,199	3,121	3,328	1,135	1,473	5	4
Housing: Stock							
Housing units	490,659	-	511,896	516,474	-	4	4
Homeownership rate	19.6%	21.4%	18.8%	18.5%	-	5	5
Rental vacancy rate	4.2%	3.9%	4.1%	2.8%	-	1	4
Serious housing code violations (per 1,000 privately owned rental units)	-	122.5	114.2	80.1	89.4	-	1
Severe crowding rate (% of renter households)	-	-	5.1%	6.5%	-	-	1
Housing: Market and Finance							
Sales volume, 1 family building ⁴	754	935	576	627	703	4	4
Sales volume, 2-4 family building ⁴	1,425	2,079	1,104	1,326	1,452	3	33
Index of housing price appreciation, all property types	100.0	223.7	169.2	168.0	181.7	-	4
Index of housing price appreciation, 1 family building ⁴	100.0	200.4	159.7	154.7	163.9	-	4
Index of housing price appreciation, 2-4 family building ⁴	100.0	205.0	147.8	135.5	148.0	-	4
Median sales price per unit, 1 family building ⁴	\$285,184	\$475,877	\$377,643	\$353,353	\$355,000	4	4
Median sales price per unit, 2-4 family building ⁴	\$156,851	\$265,760	\$197,888	\$168,533	\$176,000	4	4
Median monthly rent, all renters	-	\$986	\$1,052	\$1,070	-	-	5
Median monthly rent, recent movers	-	\$1,131	\$1,167	\$1,165	-	-	5
Median rent burden	-	31.9%	34.2%	34.9%	-	-	1
Moderately rent-burdened households	-	23.0%	24.6%	25.1%	-	-	3
Severely rent-burdened households	-	30.3%	33.3%	34.4%	-	-	1
Moderately rent-burdened households, low income	-	29.6%	30.0%	31.1%	-	-	3
Severely rent-burdened households, low income	-	41.3%	42.5%	43.0%	-	-	5
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.9%	14.1%	-	-	1
Home purchase loan rate (per 1,000 properties)	-	31.2	14.9	13.7	-	-	5
Higher-cost home purchase loans (% of home purchase loans)	-	17.4%	1.0%	4.8%	-	-	1
Refinance loan rate (per 1,000 properties)	-	32.5	11.5	12.4	-	-	5
Higher-cost refinance loans (% of refinance loans)	-	29.5%	3.1%	3.6%	-	-	1
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.6%	40.4%	37.2%	-	-	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	111.4	71.0	-	1
Notices of foreclosure, all residential properties	837	1,646	1,974	2,377	1,878	3	3
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	10.4	19.7	22.8	27.7	22.1	2	1
Properties that entered REO	133	113	140	104	85	3	2
Tax delinquencies ≥ 1 year (% of residential properties)	6.5%	2.4%	2.8%	3.9%	-	2	1
Residents							
Population	1,332,650	-	1,385,108	1,418,733	-	4	4
Population density (1,000 persons per square mile)	31.7	-	32.9	33.6	-	3	3
Households with children under 18 years old	43.8%	-	41.3%	38.4%	-	1	1
Population age 65 and older	10.1%	-	10.6%	11.2%	-	5	5
Foreign-born population	29.0%	31.4%	34.0%	33.7%	-	4	3
Population living in racially integrated tracts	12.0%	-	10.9%	-	-	5	5
Racial diversity index	0.65	-	0.61	0.60	-	4	4
Median household income	\$40,594	\$39,166	\$35,187	\$33,446	-	5	5
Income diversity ratio	6.3	5.9	5.8	6.0	-	2	2
Poverty rate	30.7%	27.1%	30.2%	30.9%	-	1	1
Unemployment rate	14.3%	10.1%	15.8%	14.6%	-	1	1
Disconnected youth ⁵	11.5%	9.2%	12.2%	9.1%	-	1	1
Asthma hospitalizations (per 1,000 people)	5.7	5.6	5.9	-	-	1	1
Low birth weight rate (per 1,000 live births)	93	99	98	95	-	1	1
Neighborhood Services and Conditions							
Students performing at grade level in English language arts	-	-	-	14.2%	15.5%	-	5
Students performing at grade level in math	-	-	-	15.8%	19.7%	-	5
Serious crime rate, property crime (per 1,000 residents)	14.0	9.2	7.4	7.6	7.4	2	3
Serious crime rate, violent crime (per 1,000 residents)	9.8	7.1	6.8	7.4	6.9	1	1
Adult incarceration rate (per 100,000 people age 15 or older)	2,239.5	1,588.0	1,005.7	950.3	829.4	2	3
Car-free commute (% of commuters)	61.1%	65.7%	69.4%	70.3%	-	3	3
Mean travel time to work (minutes)	43.0	41.3	42.9	42.2	-	3	1

¹Percentage of all rental housing units. ²Percentage of all rental housing units. Represents 2012 conditions. ³Represents 2014 conditions. ⁴Ranked out of 4 boroughs with the same predominant housing type. ⁵Data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. See the ACS section in the Methods chapter for more information.

BX01

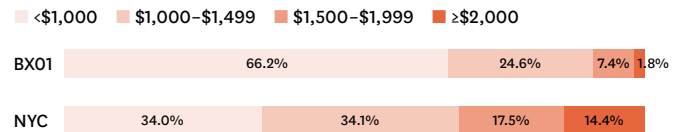
Mott Haven/ Melrose¹



Single-Year Indicators	2013	Rank
Population	157,954	18
Population density (1,000 persons per square mile)	32.2	36
Racial diversity index	0.44	51
Income diversity ratio	5.1	35
Rental vacancy rate	3.3%	30
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	52.0%	1
Median asking rent	\$1,500	38
Housing units in FEMA preliminary flood hazard areas	2.2%	30
Residential units within 1/4 mile of a park ⁴	99.6%	4
Land with unused zoning capacity ⁴	43.5%	14

Median Rent ⁵		2005-07	2011-13	% Change	2011-13 Rank
All renters	BX01	\$672	\$784	16.7%	55
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	BX01	\$884	\$993	12.3%	55
	NYC	\$1,344	\$1,469	9.3%	-

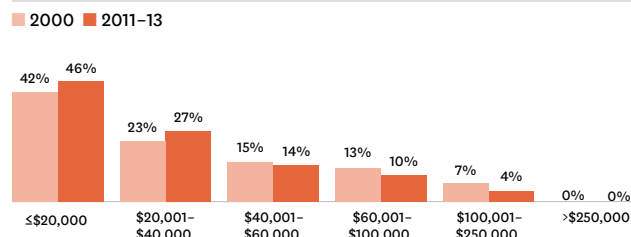
Distribution of Gross Rent, 2011-2013



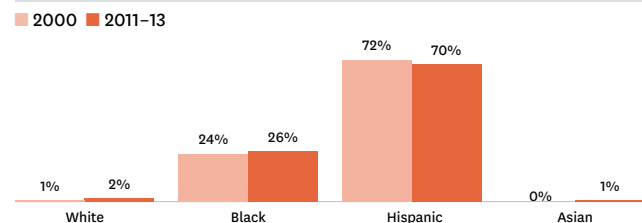
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	240	181	18	130	406	19	13
Units issued new certificates of occupancy	96	390	371	13	261	24	11
Homeownership rate	7.4%	-	7.6%	6.5%	-	49	54
Serious housing code violations (per 1,000 privately owned rental units)	-	102.9	86.1	77.6	85.3	-	13
Severe crowding rate (% of renter households)	-	-	4.7%	4.4%	-	-	21
Sales volume	66	119	58	65	82	55	59
Index of housing price appreciation, all property types	100.0	293.0	187.9	244.5	231.6	-	27
Median sales price per unit, 2-4 family building ⁶	\$106,480	\$252,628	\$132,129	\$136,786	\$110,000	30	30
Median rent burden	-	33.4%	33.7%	34.7%	-	-	16
Severely rent-burdened households	-	32.6%	32.7%	31.5%	-	-	27
Severely rent-burdened households, low income	-	35.1%	36.3%	34.1%	-	-	54
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	16.6%	16.4%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	29.2	9.3	15.5	-	-	42
Refinance loan rate (per 1,000 properties)	-	41.3	6.2	11.8	-	-	47
FHA/VA-backed home purchase loans (% of home purchase loans)	-	3.7%	68.9%	38.0%	-	-	12
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	112.6	59.7	-	23
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.9	18.7	28.8	25.1	20.6	16	20
Tax delinquencies ≥ 1 year (% of residential properties)	-	4.2%	4.6%	4.7%	-	-	11

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.6%	-	50.1%	45.8%	-	5	1
Population age 65 and older	7.5%	-	8.1%	7.7%	-	50	53
Foreign-born population	23.9%	24.9%	26.9%	27.9%	-	41	39
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
Median household income	\$25,729	\$20,497	\$21,648	\$21,600	-	55	55
Poverty rate	45.5%	45.5%	42.4%	43.2%	-	1	2
Unemployment rate	23.6%	15.1%	15.6%	16.0%	-	1	7
Car-free commute (% of commuters)	74.5%	79.0%	79.3%	84.2%	-	16	13
Mean travel time to work (minutes)	41.3	39.0	40.5	40.3	-	30	33
Serious crime rate (per 1,000 residents)	29.8	22.2	18.3	20.8	18.0	9	11
Students performing at grade level in English language arts	-	-	-	9.2%	9.3%	-	59
Students performing at grade level in math	-	-	-	9.6%	12.7%	-	59

Household Income Distribution (2014\$)



Racial and Ethnic Composition



¹ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ²Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough area for these community districts are identical. ³Percentage of all rental housing units. ⁴Percentage of all rental housing units. Represents 2012 conditions. ⁵Represents 2014 conditions. ⁶Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

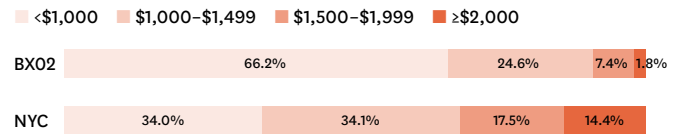
BX02 Hunts Point/Longwood¹



Single-Year Indicators	2013	Rank
Population	157,954	18
Population density (1,000 persons per square mile)	32.2	36
Racial diversity index	0.44	51
Income diversity ratio	5.1	35
Rental vacancy rate	3.3%	30
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	52.0%	1
Median asking rent	\$1,150	55
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	99.6%	4
Land with unused zoning capacity	56.3%	3

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX02 \$672	\$784	16.7%	55
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX02 \$884	\$993	12.3%	55
	NYC \$1,344	\$1,469	9.3%	-

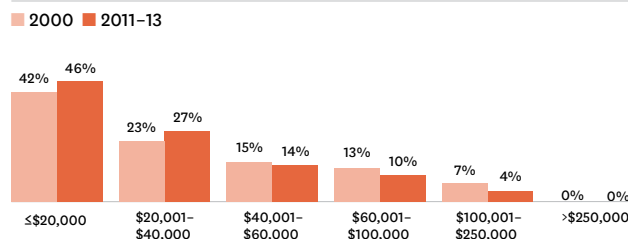
Distribution of Gross Rent, 2011-2013



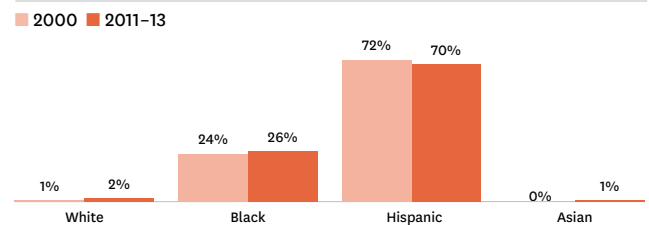
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	136	139	0	0	16	28	54
Units issued new certificates of occupancy	68	114	220	113	0	32	59
Homeownership rate	7.4%	-	7.6%	6.5%	-	49	54
Serious housing code violations (per 1,000 privately owned rental units)	-	163.7	119.8	79.2	81.8	-	15
Severe crowding rate (% of renter households)	-	-	4.7%	4.4%	-	-	21
Sales volume	56	96	49	62	87	56	58
Index of housing price appreciation, all property types	100.0	220.1	146.5	141.8	159.2	-	52
Median sales price per unit, 2-4 family building ⁵	\$111,697	\$220,298	\$143,569	\$123,698	\$149,500	29	27
Median rent burden	-	33.4%	33.7%	34.7%	-	-	16
Severely rent-burdened households	-	32.6%	32.7%	31.5%	-	-	27
Severely rent-burdened households, low income	-	35.1%	36.3%	34.1%	-	-	54
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	16.6%	16.4%	-	-	3
Home purchase loan rate (per 1,000 properties)	-	29.2	9.3	15.5	-	-	42
Refinance loan rate (per 1,000 properties)	-	41.3	6.2	11.8	-	-	47
FHA/VA-backed home purchase loans (% of home purchase loans)	-	3.7%	68.9%	38.0%	-	-	12
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	157.0	90.6	-	10
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.9	29.4	29.4	49.7	34.7	13	7
Tax delinquencies ≥ 1 year (% of residential properties)	-	5.5%	6.2%	6.4%	-	-	5

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.6%	-	50.1%	45.8%	-	5	1
Population age 65 and older	7.5%	-	8.1%	7.7%	-	50	53
Foreign-born population	23.9%	24.9%	26.9%	27.9%	-	41	39
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
Median household income	\$25,729	\$20,497	\$21,648	\$21,600	-	55	55
Poverty rate	45.5%	45.5%	42.4%	43.2%	-	1	2
Unemployment rate	23.6%	15.1%	15.6%	16.0%	-	1	7
Car-free commute (% of commuters)	74.5%	79.0%	79.3%	84.2%	-	16	13
Mean travel time to work (minutes)	41.3	39.0	40.5	40.3	-	30	33
Serious crime rate (per 1,000 residents)	39.2	27.3	24.3	33.7	24.7	5	3
Students performing at grade level in English language arts	-	-	-	14.7%	16.1%	-	51
Students performing at grade level in math	-	-	-	15.8%	19.3%	-	50

Household Income Distribution (2014\$)



Racial and Ethnic Composition



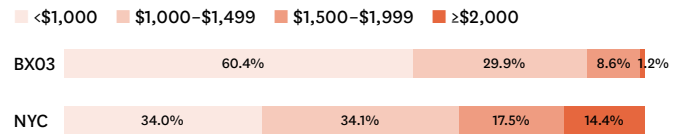
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Single-Year Indicators	2013	Rank
Population	168,329	13
Population density (1,000 persons per square mile)	38.5	28
Racial diversity index	0.52	36
Income diversity ratio	5.5	30
Rental vacancy rate	4.0%	17
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	43.8%	4
Median asking rent	\$1,400	44
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	99.2%	6
Land with unused zoning capacity	49.6%	6

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX03 \$830	\$914	10.1%	50
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX03 \$1,035	\$1,033	-0.2%	54
	NYC \$1,344	\$1,469	9.3%	-

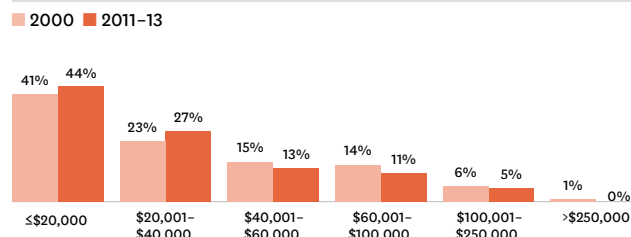
Distribution of Gross Rent, 2011-2013



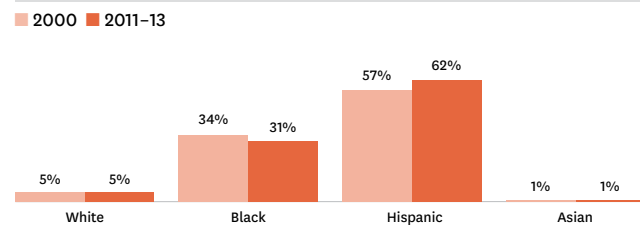
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	11	566	2	539	361	56	155
Units issued new certificates of occupancy	84	344	1,216	419	275	28	10
Homeownership rate	8.5%	-	7.4%	6.9%	-	48	51
Serious housing code violations (per 1,000 privately owned rental units)	-	154.7	140.3	87.1	98.7	-	8
Severe crowding rate (% of renter households)	-	-	5.3%	6.9%	-	-	8
Sales volume	101	186	81	79	91	50	57
Index of housing price appreciation, all property types	100.0	179.7	111.0	135.1	136.6	-	58
Median sales price per unit, 2-4 family building ⁵	\$112,648	\$208,576	\$178,266	\$141,852	\$151,250	28	26
Median rent burden	-	35.3%	36.5%	36.8%	-	-	8
Severely rent-burdened households	-	34.8%	37.2%	37.0%	-	-	5
Severely rent-burdened households, low income	-	40.1%	41.5%	41.3%	-	-	45
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	22.6%	20.6%	-	-	1
Home purchase loan rate (per 1,000 properties)	-	31.1	11.0	8.6	-	-	54
Refinance loan rate (per 1,000 properties)	-	39.6	7.5	8.3	-	-	53
FHA/VA-backed home purchase loans (% of home purchase loans)	-	4.7%	78.2%	79.0%	-	-	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	156.5	87.0	-	12
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	17.8	40.4	45.6	46.2	36.6	17	5
Tax delinquencies ≥ 1 year (% of residential properties)	-	5.1%	5.3%	5.9%	-	-	6

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.7%	-	47.4%	45.6%	-	4	2
Population age 65 and older	7.1%	-	7.2%	7.7%	-	52	53
Foreign-born population	21.5%	25.2%	29.6%	31.4%	-	44	36
Population living in racially integrated tracts	6.0%	-	5.6%	-	-	38	40
Median household income	\$27,199	\$22,766	\$23,355	\$22,639	-	54	54
Poverty rate	45.5%	42.4%	41.8%	43.5%	-	1	1
Unemployment rate	21.2%	14.4%	14.3%	19.8%	-	3	1
Car-free commute (% of commuters)	70.3%	77.4%	75.4%	76.6%	-	27	28
Mean travel time to work (minutes)	45.0	41.7	42.1	42.0	-	14	22
Serious crime rate (per 1,000 residents)	27.0	22.9	14.8	16.7	16.7	16	14
Students performing at grade level in English language arts	-	-	-	11.3%	12.3%	-	57
Students performing at grade level in math	-	-	-	12.7%	15.8%	-	56

Household Income Distribution (2014\$)



Racial and Ethnic Composition



* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

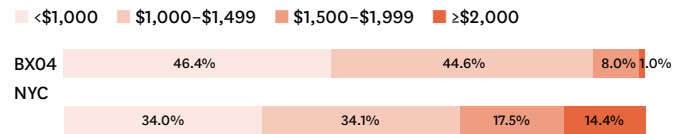
BX04 Highbridge/ Concourse¹



Single-Year Indicators	2013	Rank
Population	139,148	32
Population density (1,000 persons per square mile)	69.8	9
Racial diversity index	0.50	40
Income diversity ratio	5.6	28
Rental vacancy rate	3.5%	27
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	20.9%	14
Median asking rent	\$1,350	48
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	99.0%	8
Land with unused zoning capacity	51.3%	5

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX04 \$945	\$1,045	10.6%	45
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX04 \$1,043	\$1,110	6.4%	52
	NYC \$1,344	\$1,469	9.3%	-

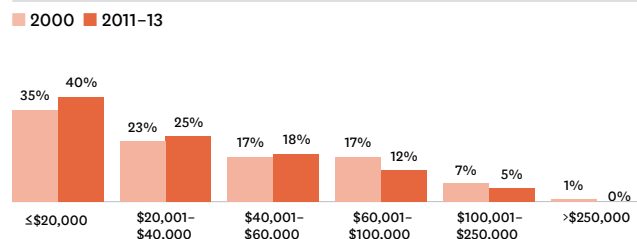
Distribution of Gross Rent, 2011-2013



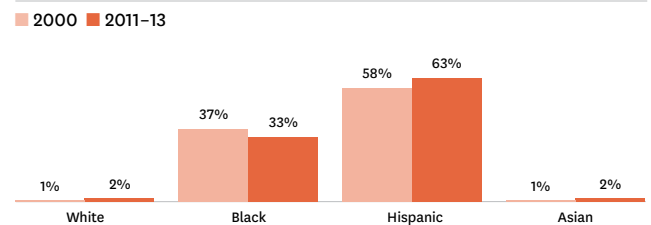
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	94	216	6	117	128	45	35
Units issued new certificates of occupancy	331	757	342	57	230	13	12
Homeownership rate	6.9%	-	6.9%	6.7%	-	51	52
Serious housing code violations (per 1,000 privately owned rental units)	-	153.7	148.6	103.2	118.4	-	5
Severe crowding rate (% of renter households)	-	-	7.7%	8.7%	-	-	4
Sales volume	80	185	89	97	103	53	56
Index of housing price appreciation, all property types	100.0	238.2	186.3	178.2	233.0	-	26
Median sales price per unit, 2-4 family building ⁵	\$120,490	\$220,986	\$199,334	\$135,891	\$141,667	27	28
Median rent burden	-	36.3%	35.6%	39.8%	-	-	4
Severely rent-burdened households	-	37.8%	35.4%	40.9%	-	-	3
Severely rent-burdened households, low income	-	46.0%	41.8%	47.8%	-	-	26
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.9%	13.8%	-	-	7
Home purchase loan rate (per 1,000 properties)	-	28.1	33.5	10.7	-	-	53
Refinance loan rate (per 1,000 properties)	-	18.8	6.1	6.1	-	-	55
FHA/VA-backed home purchase loans (% of home purchase loans)	-	6.1%	8.6%	26.9%	-	-	19
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	192.5	114.4	-	1
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	21.8	38.7	42.7	54.5	53.0	12	1
Tax delinquencies ≥ 1 year (% of residential properties)	-	6.3%	7.0%	7.4%	-	-	3

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.5%	-	42.4%	42.5%	-	6	7
Population age 65 and older	6.9%	-	9.6%	8.6%	-	53	48
Foreign-born population	35.0%	39.9%	40.3%	40.2%	-	27	24
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
Median household income	\$33,668	\$27,228	\$28,888	\$26,086	-	49	52
Poverty rate	40.0%	37.2%	35.6%	38.9%	-	5	4
Unemployment rate	18.1%	12.3%	13.1%	17.5%	-	6	3
Car-free commute (% of commuters)	72.9%	77.5%	78.6%	78.3%	-	21	25
Mean travel time to work (minutes)	43.1	41.2	42.3	39.9	-	23	36
Serious crime rate (per 1,000 residents)	26.3	15.8	13.6	15.0	15.7	17	19
Students performing at grade level in English language arts	-	-	-	10.4%	11.6%	-	58
Students performing at grade level in math	-	-	-	12.2%	15.4%	-	57

Household Income Distribution (2014\$)



Racial and Ethnic Composition



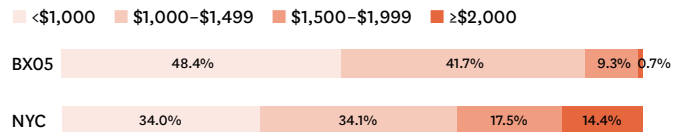
*These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX 04 falls within sub-borough area 103. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	134,207	37
Population density (1,000 persons per square mile)	89.0	5
Racial diversity index	0.46	44
Income diversity ratio	5.5	30
Rental vacancy rate	3.0%	38
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	22.2%	12
Median asking rent	\$1,185	52
Housing units in FEMA preliminary flood hazard areas ⁴	11.8%	16
Residential units within 1/4 mile of a park	98.8%	9
Land with unused zoning capacity	45.6%	11

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX05 \$963	\$1,028	6.8%	47
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX05 \$1,035	\$1,115	7.7%	50
	NYC \$1,344	\$1,469	9.3%	-

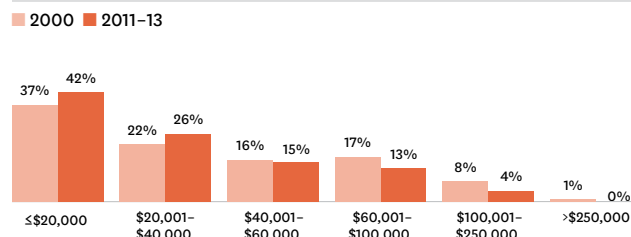
Distribution of Gross Rent, 2011-2013



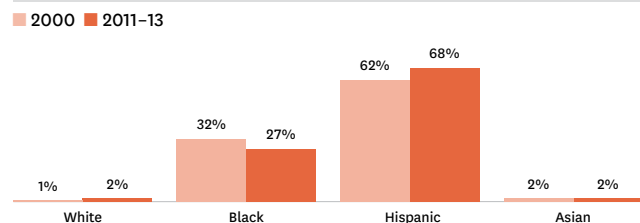
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	130	438	0	383	164	30	32
Units issued new certificates of occupancy	0	198	287	0	312	56	7
Homeownership rate	4.8%	-	3.1%	3.9%	-	55	55
Serious housing code violations (per 1,000 privately owned rental units)	-	195.2	132.7	76.0	79.4	-	17
Severe crowding rate (% of renter households)	-	-	8.3%	6.5%	-	-	11
Sales volume	87	142	82	100	104	52	55
Index of housing price appreciation, all property types	100.0	231.2	154.5	187.8	241.1	-	21
Median sales price per unit, 2-4 family building ⁵	\$131,897	\$234,649	\$189,070	\$147,044	\$183,333	23	20
Median rent burden	-	39.0%	36.9%	41.3%	-	-	2
Severely rent-burdened households	-	38.8%	35.6%	42.2%	-	-	2
Severely rent-burdened households, low income	-	47.2%	42.0%	46.5%	-	-	32
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	19.3%	20.1%	-	-	2
Home purchase loan rate (per 1,000 properties)	-	22.7	10.5	10.9	-	-	52
Refinance loan rate (per 1,000 properties)	-	38.9	7.9	9.3	-	-	52
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.5%	90.6%	72.7%	-	-	3
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	164.3	94.4	-	9
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.6	32.0	39.7	39.0	43.9	14	3
Tax delinquencies ≥ 1 year (% of residential properties)	-	6.9%	8.5%	8.6%	-	-	1

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	55.4%	-	50.1%	43.2%	-	1	4
Population age 65 and older	5.0%	-	5.1%	7.3%	-	55	55
Foreign-born population	34.8%	37.7%	39.5%	42.9%	-	29	18
Population living in racially integrated tracts	0.0%	-	0.0%	-	-	45	47
Median household income	\$31,595	\$25,421	\$28,232	\$24,841	-	51	53
Poverty rate	40.6%	40.0%	38.4%	41.9%	-	4	3
Unemployment rate	19.9%	14.3%	19.4%	18.0%	-	4	2
Car-free commute (% of commuters)	72.9%	75.3%	74.6%	80.7%	-	21	18
Mean travel time to work (minutes)	43.9	42.6	41.3	41.7	-	19	24
Serious crime rate (per 1,000 residents)	23.1	15.7	11.8	13.1	12.8	25	29
Students performing at grade level in English language arts	-	-	-	12.5%	13.7%	-	55
Students performing at grade level in math	-	-	-	14.5%	18.0%	-	53

Household Income Distribution (2014\$)



Racial and Ethnic Composition



* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX 05 falls within sub-borough area 104. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

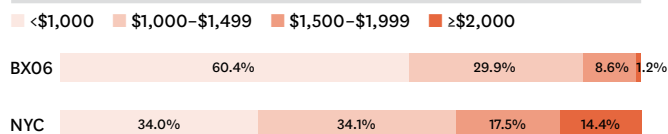
BX06 Belmont/ East Tremont¹



Single-Year Indicators	2013	Rank
Population	168,329	13
Population density (1,000 persons per square mile)	38.5	28
Racial diversity index	0.52	36
Income diversity ratio	5.5	30
Rental vacancy rate	4.0%	17
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	43.8%	4
Median asking rent	\$1,150	55
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	99.7%	3
Land with unused zoning capacity	61.2%	1

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX06 \$830	\$914	10.1%	50
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX06 \$1,035	\$1,033	-0.2%	54
	NYC \$1,344	\$1,469	9.3%	-

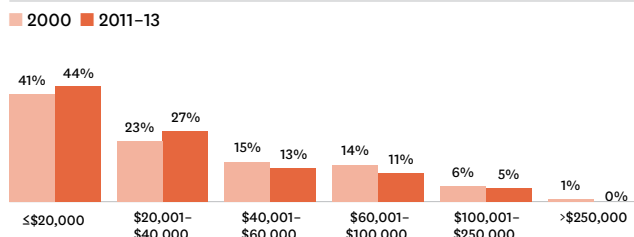
Distribution of Gross Rent, 2011-2013



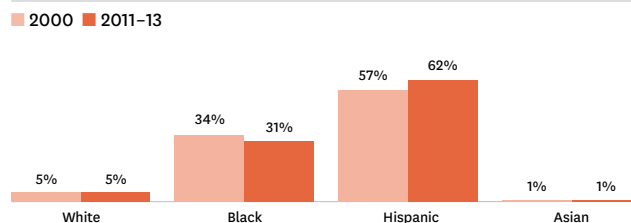
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	103	353	4	261	54	39	48
Units issued new certificates of occupancy	193	280	112	20	95	17	29
Homeownership rate	8.5%	-	7.4%	6.9%	-	48	51
Serious housing code violations (per 1,000 privately owned rental units)	-	158.6	136.6	109.0	122.7	-	3
Severe crowding rate (% of renter households)	-	-	5.3%	6.9%	-	-	8
Sales volume	90	204	108	104	160	51	51
Index of housing price appreciation, all property types	100.0	215.1	163.9	167.9	146.7	-	55
Median sales price per unit, 2-4 family building ⁵	\$131,897	\$258,005	\$171,274	\$141,852	\$135,000	23	29
Median rent burden	-	35.3%	36.5%	36.8%	-	-	8
Severely rent-burdened households	-	34.8%	37.2%	37.0%	-	-	5
Severely rent-burdened households, low income	-	40.1%	41.5%	41.3%	-	-	45
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	22.6%	20.6%	-	-	1
Home purchase loan rate (per 1,000 properties)	-	31.1	11.0	8.6	-	-	54
Refinance loan rate (per 1,000 properties)	-	39.6	7.5	8.3	-	-	53
FHA/VA-backed home purchase loans (% of home purchase loans)	-	4.7%	78.2%	79.0%	-	-	1
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	166.7	96.2	-	7
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	22.5	46.2	39.9	53.5	34.1	11	10
Tax delinquencies ≥ 1 year (% of residential properties)	-	5.7%	5.9%	7.8%	-	-	2

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	50.7%	-	47.4%	45.6%	-	4	2
Population age 65 and older	7.1%	-	7.2%	7.7%	-	52	53
Foreign-born population	21.5%	25.2%	29.6%	31.4%	-	44	36
Population living in racially integrated tracts	6.0%	-	5.6%	-	-	38	40
Median household income	\$27,199	\$22,766	\$23,355	\$22,639	-	54	54
Poverty rate	45.5%	42.4%	41.8%	43.5%	-	1	1
Unemployment rate	21.2%	14.4%	14.3%	19.8%	-	3	1
Car-free commute (% of commuters)	70.3%	77.4%	75.4%	76.6%	-	27	28
Mean travel time to work (minutes)	45.0	41.7	42.1	42.0	-	14	22
Serious crime rate (per 1,000 residents)	29.7	21.5	17.9	21.2	21.3	11	6
Students performing at grade level in English language arts	-	-	-	13.5%	14.1%	-	54
Students performing at grade level in math	-	-	-	15.1%	18.4%	-	52

Household Income Distribution (2014\$)



Racial and Ethnic Composition



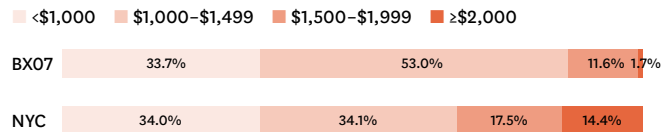
*These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. *Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough area for these community districts are identical. *Percentage of all rental housing units. Represents 2012 conditions. *Represents 2014 conditions. *Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	123,746	46
Population density (1,000 persons per square mile)	78.8	6
Racial diversity index	0.52	36
Income diversity ratio	5.8	25
Rental vacancy rate	2.8%	41
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	5.3%	36
Median asking rent	\$1,175	53
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	88.0%	22
Land with unused zoning capacity	45.6%	11

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX07 \$1,038	\$1,131	9.0%	38
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX07 \$1,108	\$1,207	8.9%	46
	NYC \$1,344	\$1,469	9.3%	-

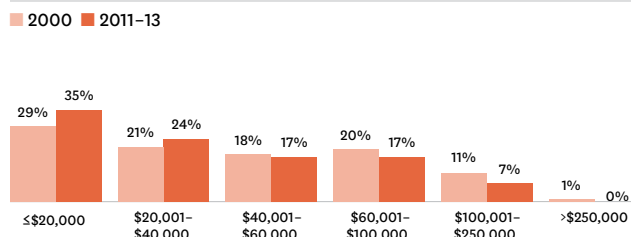
Distribution of Gross Rent, 2011-2013



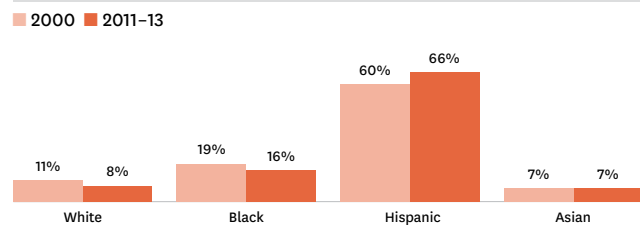
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	3	91	1	340	101	57	39
Units issued new certificates of occupancy	0	149	260	124	82	56	32
Homeownership rate	7.4%	-	6.3%	6.6%	-	49	53
Serious housing code violations (per 1,000 privately owned rental units)	-	144.8	149.0	96.8	107.1	-	7
Severe crowding rate (% of renter households)	-	-	7.2%	6.8%	-	-	9
Sales volume	109	177	82	119	130	48	54
Index of housing price appreciation, all property types	100.0	233.0	161.0	209.0	241.6	-	20
Median sales price per unit, 2-4 family building ⁵	\$134,721	\$259,917	\$203,116	\$164,649	\$152,333	22	25
Median rent burden	-	36.2%	38.8%	40.0%	-	-	3
Severely rent-burdened households	-	36.3%	40.0%	38.8%	-	-	4
Severely rent-burdened households, low income	-	49.3%	49.4%	48.2%	-	-	22
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	18.6%	16.1%	-	-	4
Home purchase loan rate (per 1,000 properties)	-	36.8	12.8	14.1	-	-	46
Refinance loan rate (per 1,000 properties)	-	27.4	9.7	10.6	-	-	49
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.6%	33.3%	27.8%	-	-	17
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	160.9	94.9	-	8
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	20.6	33.5	30.7	40.6	34.2	14	9
Tax delinquencies ≥ 1 year (% of residential properties)	-	6.2%	6.7%	6.9%	-	-	4

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	47.4%	-	44.1%	40.9%	-	8	11
Population age 65 and older	7.6%	-	8.6%	8.9%	-	49	46
Foreign-born population	36.6%	41.1%	40.5%	41.5%	-	23	20
Population living in racially integrated tracts	16.1%	-	0.0%	-	-	33	47
Median household income	\$39,990	\$33,993	\$31,525	\$30,945	-	44	48
Poverty rate	34.3%	30.5%	32.3%	31.9%	-	10	8
Unemployment rate	14.9%	10.9%	13.4%	16.3%	-	12	5
Car-free commute (% of commuters)	70.4%	75.7%	79.4%	78.7%	-	26	24
Mean travel time to work (minutes)	41.9	40.7	43.0	42.6	-	26	20
Serious crime rate (per 1,000 residents)	26.0	17.2	15.7	15.8	15.7	20	19
Students performing at grade level in English language arts	-	-	-	16.1%	16.8%	-	49
Students performing at grade level in math	-	-	-	18.2%	21.9%	-	45

Household Income Distribution (2014\$)



Racial and Ethnic Composition



*These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX 07 falls within sub-borough area 105. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

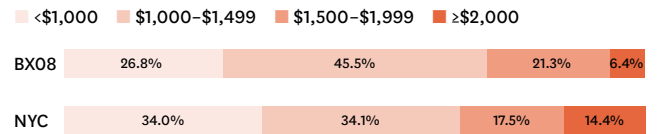
BX08 Riverdale/ Fieldston¹



Single-Year Indicators	2013	Rank
Population	107,360	54
Population density (1,000 persons per square mile)	31.3	37
Racial diversity index	0.65	16
Income diversity ratio	4.6	48
Rental vacancy rate	3.7%	22
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	11.5%	25
Median asking rent	\$1,850	22
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	88.1%	21
Land with unused zoning capacity	48.1%	8

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX08 \$1,108	\$1,233	11.3%	26
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX08 \$1,261	\$1,388	10.0%	24
	NYC \$1,344	\$1,469	9.3%	-

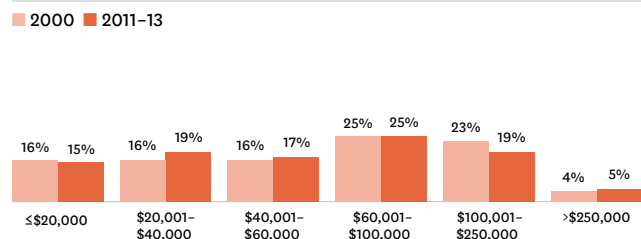
Distribution of Gross Rent, 2011-2013



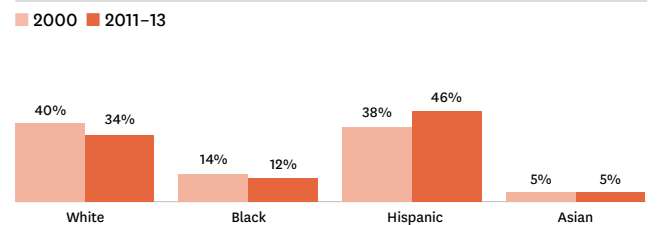
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	97	157	3	129	207	43	27
Units issued new certificates of occupancy	73	89	23	76	6	31	56
Homeownership rate	26.4%	-	30.1%	31.5%	-	27	25
Serious housing code violations (per 1,000 privately owned rental units)	-	52.3	83.6	43.6	48.5	-	25
Severe crowding rate (% of renter households)	-	-	3.1%	3.8%	-	-	25
Sales volume	112	200	136	154	173	47	50
Index of housing price appreciation, all property types	100.0	202.2	191.4	165.2	187.9	-	41
Median sales price per unit, 1 family building ⁵	\$496,219	\$831,351	\$675,251	\$663,663	\$645,000	3	5
Median rent burden	-	28.1%	28.3%	31.2%	-	-	40
Severely rent-burdened households	-	25.9%	25.1%	28.3%	-	-	39
Severely rent-burdened households, low income	-	43.4%	43.4%	48.6%	-	-	19
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.5%	8.8%	-	-	16
Home purchase loan rate (per 1,000 properties)	-	31.9	18.1	21.3	-	-	24
Refinance loan rate (per 1,000 properties)	-	14.6	20.3	21.4	-	-	20
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.2%	5.8%	6.2%	-	-	29
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	61.6	41.7	-	31
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.2	6.7	8.1	12.5	10.8	53	34
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.7%	1.6%	2.8%	-	-	22

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	32.1%	-	28.3%	28.8%	-	36	41
Population age 65 and older	16.6%	-	14.8%	16.2%	-	7	9
Foreign-born population	31.5%	32.5%	31.7%	31.6%	-	34	34
Population living in racially integrated tracts	24.3%	-	31.8%	-	-	23	17
Median household income	\$61,749	\$58,063	\$56,506	\$57,629	-	20	19
Poverty rate	18.7%	15.8%	15.6%	17.3%	-	31	33
Unemployment rate	10.4%	9.3%	9.7%	11.4%	-	23	22
Car-free commute (% of commuters)	55.0%	61.1%	64.1%	67.1%	-	40	36
Mean travel time to work (minutes)	41.0	42.3	42.1	42.0	-	33	22
Serious crime rate (per 1,000 residents)	17.2	10.9	9.5	9.4	9.6	46	40
Students performing at grade level in English language arts	-	-	-	16.1%	16.8%	-	49
Students performing at grade level in math	-	-	-	18.2%	21.9%	-	45

Household Income Distribution (2014\$)



Racial and Ethnic Composition



*These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX 08 falls within sub-borough area 106. ²Percentage of all rental housing units. ³Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.

BX09

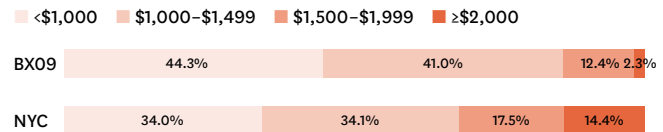
Parkchester/ Soundview¹



Single-Year Indicators	2013	Rank
Population	185,973	9
Population density (1,000 persons per square mile)	41.6	24
Racial diversity index	0.57	26
Income diversity ratio	6.0	21
Rental vacancy rate	1.9%	52
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	22.1%	13
Median asking rent	\$1,325	49
Housing units in FEMA preliminary flood hazard areas ⁴	3.4%	27
Residential units within 1/4 mile of a park	89.0%	18
Land with unused zoning capacity	39.2%	18

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX09 \$984	\$1,069	8.6%	44
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX09 \$1,108	\$1,172	5.7%	49
	NYC \$1,344	\$1,469	9.3%	-

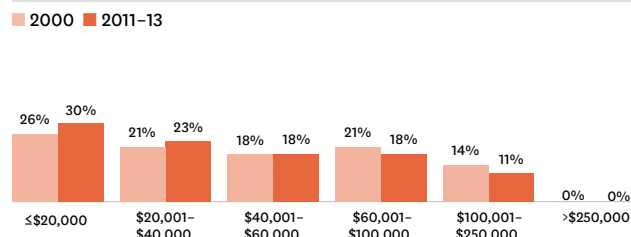
Distribution of Gross Rent, 2011-2013



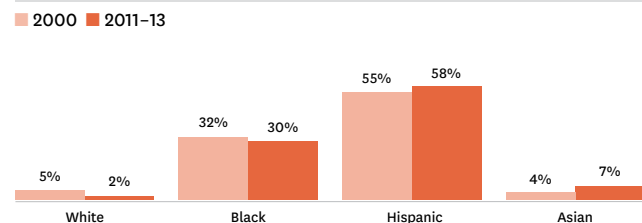
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	212	247	19	266	191	24	30
Units issued new certificates of occupancy	24	152	137	17	3	48	58
Homeownership rate	20.2%	-	19.0%	21.7%	-	37	39
Serious housing code violations (per 1,000 privately owned rental units)	-	87.2	91.1	74.2	82.7	-	14
Severe crowding rate (% of renter households)	-	-	2.4%	5.5%	-	-	14
Sales volume	581	1,088	475	503	507	20	30
Index of housing price appreciation, all property types	100.0	271.3	219.2	200.8	205.6	-	38
Median sales price per unit, condominium ⁵	\$48,481	\$145,630	\$159,900	\$96,257	\$99,500	15	15
Median rent burden	-	30.6%	30.3%	33.5%	-	-	26
Severely rent-burdened households	-	28.2%	26.4%	34.9%	-	-	10
Severely rent-burdened households, low income	-	37.3%	35.8%	44.6%	-	-	40
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.6%	13.7%	-	-	8
Home purchase loan rate (per 1,000 properties)	-	34.0	13.8	8.6	-	-	54
Refinance loan rate (per 1,000 properties)	-	32.7	6.8	8.1	-	-	54
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.4%	51.1%	48.7%	-	-	8
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	69.7	43.1	-	29
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	9.4	13.3	15.8	18.6	14.2	29	28
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.3%	1.6%	2.9%	-	-	21

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	45.5%	-	44.7%	38.6%	-	9	17
Population age 65 and older	9.1%	-	10.1%	11.6%	-	42	29
Foreign-born population	24.6%	29.6%	29.4%	32.2%	-	38	33
Population living in racially integrated tracts	1.0%	-	0.0%	-	-	42	47
Median household income	\$43,078	\$40,131	\$41,568	\$35,239	-	41	46
Poverty rate	28.6%	24.7%	25.0%	29.0%	-	15	13
Unemployment rate	13.8%	9.2%	10.2%	14.2%	-	15	14
Car-free commute (% of commuters)	61.2%	68.1%	67.9%	69.6%	-	36	35
Mean travel time to work (minutes)	45.8	43.3	44.6	44.1	-	11	13
Serious crime rate (per 1,000 residents)	21.3	15.5	13.4	14.4	14.2	35	26
Students performing at grade level in English language arts	-	-	-	13.2%	14.6%	-	53
Students performing at grade level in math	-	-	-	14.3%	17.9%	-	54

Household Income Distribution (2014\$)



Racial and Ethnic Composition



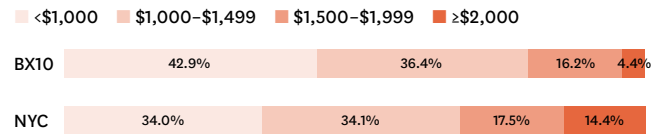
*These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX 09 falls within sub-borough area 107. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	123,140	47
Population density (1,000 persons per square mile)	13.2	49
Racial diversity index	0.69	9
Income diversity ratio	4.8	43
Rental vacancy rate	2.1%	50
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	11.3%	27
Median asking rent	\$1,388	47
Housing units in FEMA preliminary flood hazard areas ⁴	18.2%	11
Residential units within 1/4 mile of a park	63.9%	42
Land with unused zoning capacity	45.2%	13

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	BX10 \$1,005	\$1,090	8.5%	42
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	BX10 \$1,158	\$1,317	13.7%	33
	NYC \$1,344	\$1,469	9.3%	-

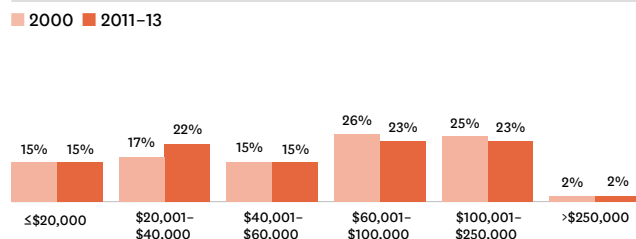
Distribution of Gross Rent, 2011-2013



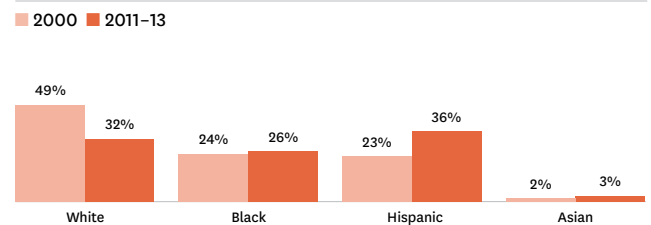
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	236	140	26	43	30	20	52
Units issued new certificates of occupancy	42	247	158	52	21	40	45
Homeownership rate	45.5%	-	41.5%	44.0%	-	10	13
Serious housing code violations (per 1,000 privately owned rental units)	-	18.5	27.5	24.0	26.2	-	34
Severe crowding rate (% of renter households)	-	-	2.0%	0.9%	-	-	55
Sales volume	392	633	336	396	447	35	37
Index of housing price appreciation, all property types	100.0	192.3	168.5	160.6	162.1	-	51
Median sales price per unit, 2-4 family building ⁵	\$171,110	\$303,988	\$224,859	\$202,645	\$200,000	12	17
Median rent burden	-	25.8%	27.5%	29.7%	-	-	46
Severely rent-burdened households	-	23.2%	25.1%	25.1%	-	-	47
Severely rent-burdened households, low income	-	40.4%	41.9%	36.4%	-	-	53
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.8%	3.2%	-	-	33
Home purchase loan rate (per 1,000 properties)	-	26.2	13.0	13.0	-	-	49
Refinance loan rate (per 1,000 properties)	-	21.9	9.4	10.3	-	-	50
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.6%	34.2%	33.8%	-	-	14
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	81.3	54.2	-	25
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.7	10.4	17.4	21.5	15.0	37	26
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.1%	1.7%	1.9%	-	-	32

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	29.4%	-	24.9%	28.9%	-	43	39
Population age 65 and older	18.5%	-	21.3%	18.1%	-	3	3
Foreign-born population	15.8%	17.1%	19.4%	20.2%	-	54	51
Population living in racially integrated tracts	33.1%	-	40.9%	-	-	15	11
Median household income	\$64,690	\$57,916	\$54,985	\$55,408	-	16	21
Poverty rate	10.1%	9.5%	13.2%	12.1%	-	47	45
Unemployment rate	6.4%	7.0%	9.2%	11.2%	-	43	23
Car-free commute (% of commuters)	42.9%	43.6%	45.1%	48.5%	-	49	50
Mean travel time to work (minutes)	41.6	40.0	41.2	42.9	-	29	17
Serious crime rate (per 1,000 residents)	17.6	12.4	11.9	9.2	9.5	43	42
Students performing at grade level in English language arts	-	-	-	16.8%	18.3%	-	46
Students performing at grade level in math	-	-	-	18.1%	22.0%	-	43

Household Income Distribution (2014\$)



Racial and Ethnic Composition



* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX 10 falls within sub-borough area 108. ²Percentage of all rental housing units. ³Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.

BX11

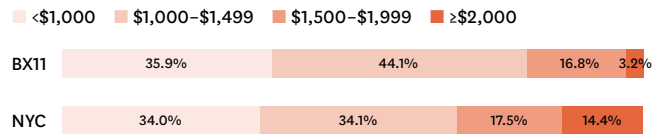
Morris Park/ Bronxdale¹



Single-Year Indicators	2013	Rank
Population	125,712	44
Population density (1,000 persons per square mile)	33.0	34
Racial diversity index	0.69	9
Income diversity ratio	6.0	21
Rental vacancy rate	2.9%	40
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	14.6%	23
Median asking rent	-	-
Housing units in FEMA preliminary flood hazard areas ⁴	0.3%	35
Residential units within 1/4 mile of a park	73.6%	32
Land with unused zoning capacity	31.4%	25

Median Rent*		2005-07	2011-13	% Change	2011-13 Rank
All renters	BX11	\$1,071	\$1,163	8.6%	33
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	BX11	\$1,194	\$1,275	6.8%	38
	NYC	\$1,344	\$1,469	9.3%	-

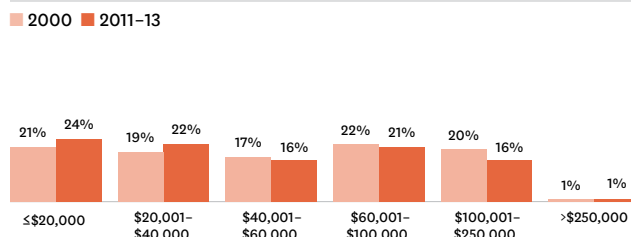
Distribution of Gross Rent, 2011-2013



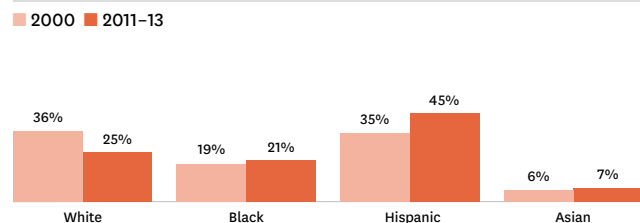
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	64	270	18	21	26	48	53
Units issued new certificates of occupancy	160	130	35	26	16	19	48
Homeownership rate	27.8%	-	31.9%	27.0%	-	26	31
Serious housing code violations (per 1,000 privately owned rental units)	-	58.3	65.1	48.4	58.4	-	22
Severe crowding rate (% of renter households)	-	-	4.4%	4.6%	-	-	18
Sales volume	447	457	286	351	393	28	421
Index of housing price appreciation, all property types	100.0	211.7	159.4	150.8	181.3	-	42
Median sales price per unit, 2-4 family building ⁵	\$170,397	\$286,099	\$205,276	\$187,447	\$200,000	13	17
Median rent burden	-	29.8%	30.5%	33.5%	-	-	26
Severely rent-burdened households	-	30.1%	29.3%	31.6%	-	-	26
Severely rent-burdened households, low income	-	47.2%	43.8%	45.2%	-	-	38
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	10.5%	9.3%	-	-	15
Home purchase loan rate (per 1,000 properties)	-	33.2	15.7	15.0	-	-	43
Refinance loan rate (per 1,000 properties)	-	40.7	15.1	15.2	-	-	39
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.2%	44.2%	43.5%	-	-	10
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	122.7	80.8	-	15
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.8	15.3	18.3	19.5	15.5	31	24
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.3%	1.6%	2.4%	-	-	25

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	35.7%	-	37.1%	35.2%	-	31	23
Population age 65 and older	15.0%	-	13.6%	14.3%	-	10	16
Foreign-born population	30.8%	32.6%	35.0%	34.7%	-	35	31
Population living in racially integrated tracts	53.3%	-	49.0%	-	-	7	8
Median household income	\$51,458	\$49,601	\$48,916	\$44,078	-	30	34
Poverty rate	17.5%	18.5%	19.4%	19.9%	-	32	27
Unemployment rate	8.8%	9.1%	9.5%	14.7%	-	29	12
Car-free commute (% of commuters)	51.9%	54.2%	56.6%	62.3%	-	43	39
Mean travel time to work (minutes)	39.3	37.7	38.1	40.8	-	39	29
Serious crime rate (per 1,000 residents)	23.1	15.7	14.7	10.0	9.4	25	43
Students performing at grade level in English language arts	-	-	-	18.4%	19.5%	-	44
Students performing at grade level in math	-	-	-	20.0%	24.2%	-	39

Household Income Distribution (2014\$)



Racial and Ethnic Composition



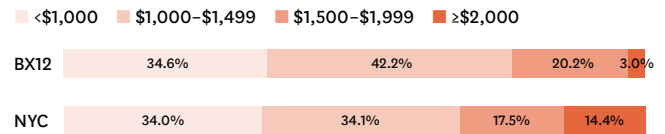
*These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX 11 falls within sub-borough area 109. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	141,966	31
Population density (1,000 persons per square mile)	21.1	46
Racial diversity index	0.49	42
Income diversity ratio	6.3	16
Rental vacancy rate	5.4%	5
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	11.2%	28
Median asking rent	\$1,300	50
Housing units in FEMA preliminary flood hazard areas ⁴	0.6%	32
Residential units within 1/4 mile of a park	44.3%	54
Land with unused zoning capacity	32.1%	24

Median Rent*		2005-07	2011-13	% Change	2011-13 Rank
All renters	BX12	\$1,072	\$1,179	10.0%	30
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	BX12	\$1,147	\$1,343	17.1%	31
	NYC	\$1,344	\$1,469	9.3%	-

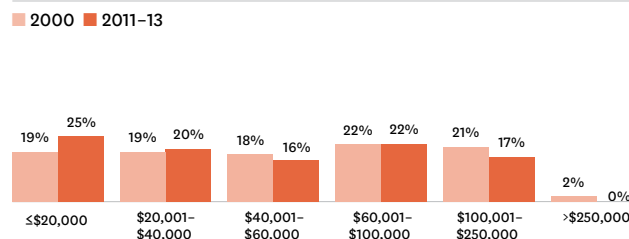
Distribution of Gross Rent, 2011-2013



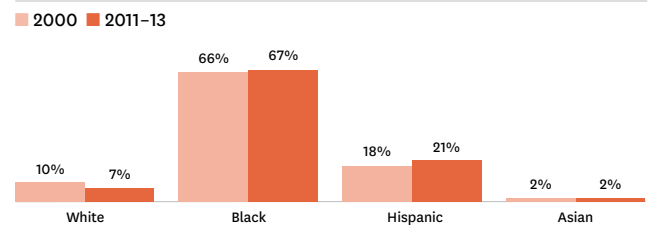
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	285	434	36	246	273	14	19
Units issued new certificates of occupancy	128	271	167	218	172	21	18
Homeownership rate	35.9%	-	35.4%	35.8%	-	16	18
Serious housing code violations (per 1,000 privately owned rental units)	-	79.7	95.0	91.2	108.4	-	6
Severe crowding rate (% of renter households)	-	-	4.5%	2.6%	-	-	41
Sales volume	555	836	483	529	575	23	26
Index of housing price appreciation, all property types	100.0	200.2	144.8	137.6	148.3	-	54
Median sales price per unit, 2-4 family building ⁵	\$167,545	\$278,978	\$194,472	\$174,782	\$180,933	14	221
Median rent burden	-	30.5%	32.8%	35.0%	-	-	15
Severely rent-burdened households	-	25.5%	30.3%	34.6%	-	-	12
Severely rent-burdened households, low income	-	34.4%	44.4%	47.9%	-	-	24
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	11.7%	12.9%	-	-	10
Home purchase loan rate (per 1,000 properties)	-	34.1	14.0	15.0	-	-	43
Refinance loan rate (per 1,000 properties)	-	62.9	14.6	14.6	-	-	41
FHA/VA-backed home purchase loans (% of home purchase loans)	-	2.1%	81.9%	67.3%	-	-	6
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	158.3	105.6	-	4
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	14.3	30.4	32.0	41.4	34.7	20	7
Tax delinquencies ≥ 1 year (% of residential properties)	-	2.2%	2.7%	4.8%	-	-	10

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	42.2%	-	40.9%	40.2%	-	17	12
Population age 65 and older	11.2%	-	11.8%	11.7%	-	26	28
Foreign-born population	38.2%	36.5%	39.0%	39.1%	-	21	25
Population living in racially integrated tracts	0.6%	-	0.0%	-	-	44	47
Median household income	\$54,398	\$51,851	\$49,359	\$44,117	-	27	33
Poverty rate	19.4%	14.7%	17.9%	20.3%	-	27	26
Unemployment rate	10.6%	10.3%	13.1%	15.6%	-	22	8
Car-free commute (% of commuters)	53.2%	54.6%	57.9%	58.4%	-	41	43
Mean travel time to work (minutes)	45.7	42.3	43.8	44.7	-	12	8
Serious crime rate (per 1,000 residents)	19.8	12.8	12.9	14.2	13.4	37	28
Students performing at grade level in English language arts	-	-	-	18.4%	19.4%	-	45
Students performing at grade level in math	-	-	-	20.0%	24.2%	-	39

Household Income Distribution (2014\$)



Racial and Ethnic Composition



* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Community district BX12 falls within sub-borough area 110. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.