

Manhattan



Manhattan

Manhattan saw the greatest changes in population density of any borough between 1970 and 2010, with changes of more than 10,000 persons per square mile in seven of the borough's 10 sub-borough areas. The largest density increase was in the Financial District /Greenwich Village/Soho, which rose from 30,000 persons to 50,000 persons per square mile between 1970 and 2010, while the largest decrease was in Central Harlem, where density decreased from 111,000 to 82,000 persons per square mile.

The racial and ethnic composition in Manhattan remained relatively constant between 2000 and 2013, with a slight growth in the white and Asian populations and a slight decrease in the share of black and Hispanic residents. In 2013, Manhattan remained the borough with the second-highest white population share, after Staten Island.

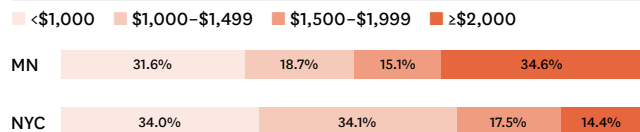
Manhattan had the highest share of households earning high incomes of any borough, with 41 percent of households earning more than \$100,000 in 2013. The share of Manhattan residents earning more than \$100,000 grew by four percentage points between 2000 and 2013. In contrast, the share of Manhattan residents earning from \$40,001 to \$100,000 per year declined from 32 percent in 2000 to 27 percent in 2013.

The gross rent distribution in Manhattan was the most skewed of any borough toward expensive units. Nearly 35 percent of Manhattan renters paid more than \$2,000 per month in rent in 2013, compared to a city-wide average of 14.4 percent. Nearly half of Manhattan renters (49.6%) paid \$1,500 or more per month in 2013.

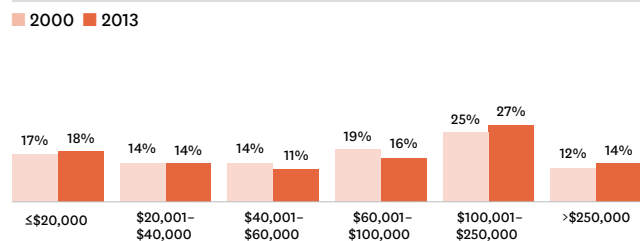
Single-Year Indicators	2013	Rank
Population	1,626,159	3
Population density (1,000 persons per square mile)	71.7	1
Racial diversity index	0.68	3
Income diversity ratio	8.4	1
Rental vacancy rate	4.5%	2
Rent-stabilized or rent-controlled units (forthcoming) ¹	-	-
Public and other income-restricted subsidized rental units ²	20.0%	2
Median asking rent	\$3,100	1
Housing units in FEMA preliminary flood hazard areas	15.1%	1
Housing units within 1/4 mile of a park ²	89.4%	1
Land with unused zoning capacity ³	30.5%	3

Median Rent		2007	2013	% Change	2013 Rank
All renters	MN	\$1,300	\$1,510	16.1%	1
	NYC	\$1,129	\$1,244	10.2%	-
Recent movers	MN	\$2,017	\$2,128	5.5%	1
	NYC	\$1,387	\$1,469	5.9%	-

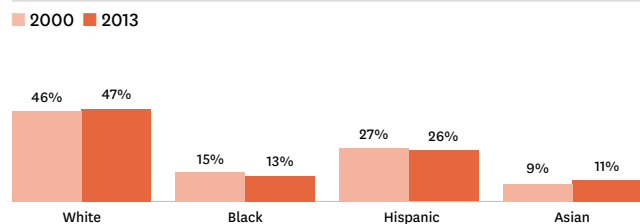
Distribution of Gross Rent, 2013



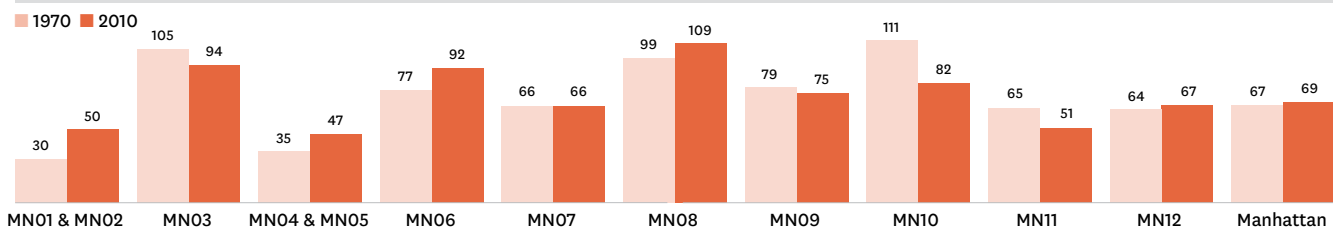
Household Income Distribution (2014\$)



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	4,980	8,653	105	4,224	6,896	1	2
Units issued new certificates of occupancy	4,661	7,578	6,470	2,960	1,854	1	3
Housing: Stock							
Housing units	798,144	-	847,090	852,642	-	3	2
Homeownership rate	20.1%	23.1%	22.3%	23.1%	-	4	4
Rental vacancy rate	3.4%	2.9%	4.0%	4.5%	-	3	2
Serious housing code violations (per 1,000 privately owned rental units)	-	34.8	41.1	33.7	38.0	-	3
Severe crowding rate (% of renter households)	-	-	3.1%	2.9%	-	-	5
Housing: Market and Finance							
Sales volume, 5+ family building	282	661	346	589	608	-	-
Sales volume, condominium	2,517	9,069	5,845	6,001	5,747	-	-
Index of housing price appreciation, all property types	100.0	224.8	208.5	251.2	285.2	-	1
Index of housing price appreciation, 5+ family building	100.0	318.0	235.8	365.1	453.6	-	-
Index of housing price appreciation, condominium	100.0	217.9	205.6	244.0	273.5	-	-
Median sales price per unit, 5+ family building	\$86,439	\$250,839	\$183,423	\$253,307	\$318,125	-	-
Median sales price per unit, condominium	\$715,711	\$1,135,224	\$1,079,322	\$1,114,549	\$1,277,903	-	-
Median monthly rent, all renters	-	\$1,300	\$1,410	\$1,510	-	-	1
Median monthly rent, recent movers	-	\$2,017	\$1,956	\$2,128	-	-	1
Median rent burden	-	26.4%	28.2%	28.7%	-	-	5
Moderately rent-burdened households	-	20.1%	23.4%	22.3%	-	-	4
Severely rent-burdened households	-	22.0%	22.7%	24.9%	-	-	5
Moderately rent-burdened households, low income	-	26.8%	27.7%	25.9%	-	-	5
Severely rent-burdened households, low income	-	43.6%	45.2%	47.1%	-	-	3
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	4.1%	4.0%	-	-	4
Home purchase loan rate (per 1,000 properties)	-	42.3	21.2	24.6	-	-	1
Higher-cost home purchase loans (% of home purchase loans)	-	2.2%	0.8%	0.2%	-	-	5
Refinance loan rate (per 1,000 properties)	-	12.9	30.9	29.8	-	-	1
Higher-cost refinance loans (% of refinance loans)	-	7.7%	0.3%	0.3%	-	-	5
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	1.5%	0.3%	-	-	5
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	24.1	12.1	-	5
Notices of foreclosure, all residential properties	356	259	842	479	379	5	5
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	4.9	2.2	6.8	4.1	3.2	1	5
Properties that entered REO	6	2	5	3	6	4	5
Tax delinquencies ≥ 1 year (% of residential properties)	6.6%	1.4%	1.4%	1.6%	-	1	4
Residents							
Population	1,537,195	-	1,585,873	1,626,159	-	3	3
Population density (1,000 persons per square mile)	67.1	-	69.5	71.7	-	1	1
Households with children under 18 years old	19.7%	-	18.2%	18.0%	-	5	5
Population age 65 and older	12.2%	-	13.5%	14.2%	-	2	1
Foreign-born population	29.4%	29.1%	28.5%	28.4%	-	3	4
Population living in racially integrated tracts	13.9%	-	17.5%	-	-	4	4
Racial diversity index	0.68	-	0.68	0.68	-	3	3
Median household income	\$69,145	\$73,637	\$68,964	\$73,145	-	2	2
Income diversity ratio	7.5	8.4	8.0	8.4	-	1	1
Poverty rate	20.0%	17.6%	16.4%	18.9%	-	3	3
Unemployment rate	8.5%	6.8%	9.2%	7.5%	-	3	4
Disconnected youth ⁴	7.7%	5.3%	8.2%	5.5%	-	4	4
Asthma hospitalizations (per 1,000 people)	3.1	2.1	2.3	-	-	3	3
Low birth weight rate (per 1,000 live births)	78	82	87	84	-	4	3
Neighborhood Services and Conditions							
Students performing at grade level in English language arts	-	-	-	32.4%	34.8%	-	1
Students performing at grade level in math	-	-	-	35.3%	39.8%	-	2
Serious crime rate, property crime (per 1,000 residents)	23.8	15.8	12.5	13.1	12.4	1	1
Serious crime rate, violent crime (per 1,000 residents)	8.4	5.5	4.6	4.5	4.2	3	3
Adult incarceration rate (per 100,000 people age 15 or older)	2,751.5	2,007.2	1,887.0	1,968.4	1,952.8	1	1
Car-free commute (% of commuters)	82.5%	84.7%	86.9%	88.0%	-	1	1
Mean travel time to work (minutes)	30.5	30.3	30.1	30.8	-	5	5

¹Percentage of all rental housing units. ²Percentage of all rental housing units. Represents 2012 conditions. ³Represents 2014 conditions. ⁴Data 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.

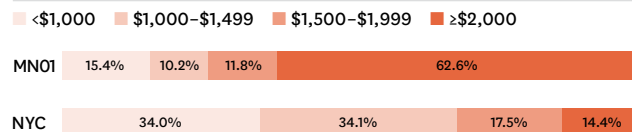
MINO1 Financial District¹



Single-Year Indicators	2013	Rank
Population	151,858	24
Population density (1,000 persons per square mile)	52.2	16
Racial diversity index	0.45	47
Income diversity ratio	6.4	15
Rental vacancy rate	3.9%	19
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	7.6%	32
Median asking rent	\$3,750	1
Housing units in FEMA preliminary flood hazard areas ⁴	56.3%	4
Residential units within 1/4 mile of a park	98.3%	11
Land with unused zoning capacity	32.7%	22

Median Rent ⁵	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN01 \$2,092	\$2,375	13.5%	1
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN01 \$2,706	\$2,770	2.4%	1
	NYC \$1,344	\$1,469	9.3%	-

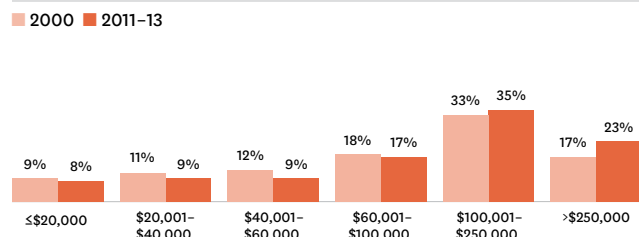
Distribution of Gross Rent, 2011-2013



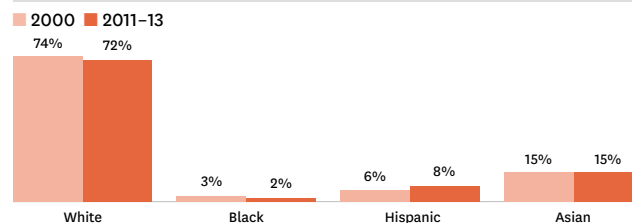
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	491	1,510	0	154	0	10	58
Units issued new certificates of occupancy	580	694	78	66	33	7	42
Homeownership rate	25.9%	-	25.3%	28.0%	-	30	30
Serious housing code violations (per 1,000 privately owned rental units)	-	1.0	1.5	1.1	2.1	-	59
Severe crowding rate (% of renter households)	-	-	4.4%	2.7%	-	-	39
Sales volume	404	1,580	818	1,125	934	33	9
Index of housing price appreciation, all property types	100.0	210.0	200.4	233.5	259.1	-	18
Median sales price per unit, condominium ⁶	\$862,680	\$1,078,586	\$1,064,196	\$1,114,402	\$1,190,677	4	7
Median rent burden	-	25.8%	25.6%	24.9%	-	-	55
Severely rent-burdened households	-	20.2%	21.5%	20.2%	-	-	54
Severely rent-burdened households, low income	-	62.1%	58.5%	65.9%	-	-	1
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.0%	0.9%	-	-	51
Home purchase loan rate (per 1,000 properties)	-	67.2	26.3	31.1	-	-	5
Refinance loan rate (per 1,000 properties)	-	17.5	35.1	33.9	-	-	4
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.3%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	19.8	9.1	-	57
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.9	2.4	5.6	4.8	3.4	45	52
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.5%	1.0%	0.9%	-	-	57

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	11.4%	-	12.7%	15.1%	-	53	53
Population age 65 and older	10.5%	-	11.2%	10.3%	-	32	40
Foreign-born population	23.3%	23.9%	23.7%	23.8%	-	43	45
Population living in racially integrated tracts	10.5%	-	26.5%	-	-	36	21
Median household income	\$101,593	\$115,545	\$108,892	\$121,178	-	2	1
Poverty rate	9.9%	9.7%	9.1%	7.5%	-	49	53
Unemployment rate	5.8%	4.3%	5.7%	4.5%	-	46	55
Car-free commute (% of commuters)	85.9%	84.8%	88.6%	88.4%	-	3	7
Mean travel time to work (minutes)	24.4	24.9	24.1	24.5	-	55	55
Serious crime rate (per 1,000 residents)	83.0	46.5	21.6	21.2	18.1	3	10
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

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 MN 01 and MN 02 both fall within sub-borough area 301. 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 15 community districts where this property type was the predominant type sold in 2000-2014.

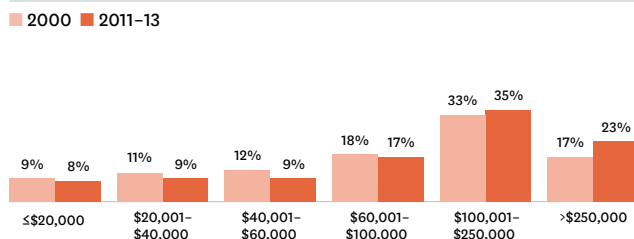


Single-Year Indicators	2013	Rank
Population	151,858	24
Population density (1,000 persons per square mile)	52.2	16
Racial diversity index	0.45	47
Income diversity ratio	6.4	15
Rental vacancy rate	3.9%	19
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	7.6%	32
Median asking rent	\$3,400	4
Housing units in FEMA preliminary flood hazard areas ⁴	10.9%	19
Residential units within 1/4 mile of a park	99.2%	6
Land with unused zoning capacity	14.8%	57

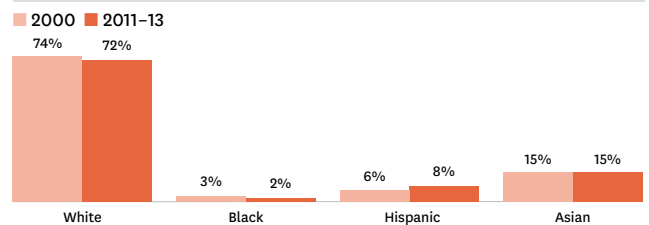
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	31	219	0	268	224	53	21
Units issued new certificates of occupancy	19	237	237	26	7	50	55
Homeownership rate	25.9%	-	25.3%	28.0%	-	30	30
Serious housing code violations (per 1,000 privately owned rental units)	-	15.4	13.9	15.5	14.2	-	48
Severe crowding rate (% of renter households)	-	-	4.4%	2.7%	-	-	39
Sales volume	271	741	536	458	416	41	40
Index of housing price appreciation, all property types	100.0	211.7	207.3	260.6	303.4	-	11
Median sales price per unit, condominium ⁵	\$962,495	\$1,868,647	\$1,890,704	\$2,127,776	\$2,194,619	1	1
Median rent burden	-	25.8%	25.6%	24.9%	-	-	55
Severely rent-burdened households	-	20.2%	21.5%	20.2%	-	-	54
Severely rent-burdened households, low income	-	62.1%	58.5%	65.9%	-	-	1
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.0%	0.9%	-	-	51
Home purchase loan rate (per 1,000 properties)	-	67.2	26.3	31.1	-	-	5
Refinance loan rate (per 1,000 properties)	-	17.5	35.1	33.9	-	-	4
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.3%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	21.8	9.8	-	55
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.1	0.8	2.4	2.2	2.0	57	57
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.9%	0.9%	1.4%	-	-	40

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	11.4%	-	12.7%	15.1%	-	53	53
Population age 65 and older	10.5%	-	11.2%	10.3%	-	32	40
Foreign-born population	23.3%	23.9%	23.7%	23.8%	-	43	45
Population living in racially integrated tracts	10.5%	-	26.5%	-	-	36	21
Median household income	\$101,593	\$115,545	\$108,892	\$121,178	-	2	1
Poverty rate	9.9%	9.7%	9.1%	7.5%	-	49	53
Unemployment rate	5.8%	4.3%	5.7%	4.5%	-	46	55
Car-free commute (% of commuters)	85.9%	84.8%	88.6%	88.4%	-	3	7
Mean travel time to work (minutes)	24.4	24.9	24.1	24.5	-	55	55
Serious crime rate (per 1,000 residents)	40.8	29.0	23.2	25.2	23.0	4	4
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

Household Income Distribution (2014\$)



Racial and Ethnic Composition

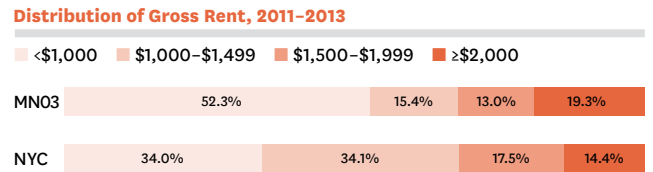


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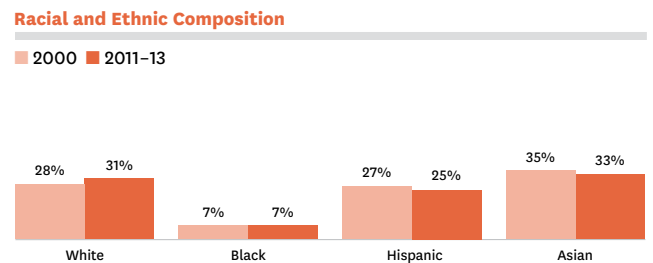
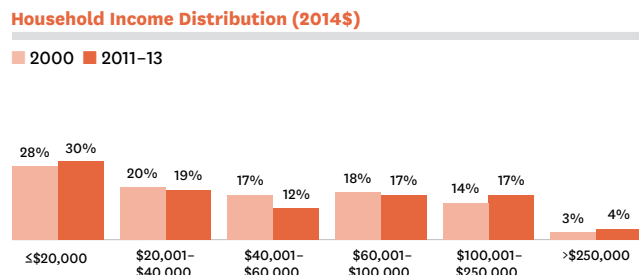
Single-Year Indicators	2013	Rank
Population	166,335	14
Population density (1,000 persons per square mile)	95.2	3
Racial diversity index	0.73	3
Income diversity ratio	8.0	4
Rental vacancy rate	4.0%	17
RRent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	30.1%	8
Median asking rent	\$3,000	8
Housing units in FEMA preliminary flood hazard areas ⁴	31.6%	7
Residential units within 1/4 mile of a park	96.6%	13
Land with unused zoning capacity	24.9%	42

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank	
All renters	MN03	\$854	\$977	14.3%	49
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	MN03	\$1,604	\$1,809	12.8%	8
	NYC	\$1,344	\$1,469	9.3%	-



Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	229	517	0	256	236	21	20
Units issued new certificates of occupancy	493	704	402	66	302	10	8
Homeownership rate	12.0%	-	13.6%	12.0%	-	46	48
Serious housing code violations (per 1,000 privately owned rental units)	-	28.1	24.2	24.4	21.4	-	38
Severe crowding rate (% of renter households)	-	-	3.7%	3.6%	-	-	27
Sales volume	107	340	234	297	307	49	46
Index of housing price appreciation, all property types	100.0	269.4	242.5	319.6	343.8	-	8
Median sales price per unit, condominium ⁵	\$265,822	\$1,084,164	\$950,754	\$954,459	\$1,373,773	12	4
Median rent burden	-	28.5%	30.3%	30.1%	-	-	45
Severely rent-burdened households	-	24.0%	24.4%	25.2%	-	-	46
Severely rent-burdened households, low income	-	36.4%	35.7%	37.9%	-	-	51
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.4%	2.8%	-	-	36
Home purchase loan rate (per 1,000 properties)	-	26.0	15.7	19.6	-	-	29
Refinance loan rate (per 1,000 properties)	-	9.1	19.6	23.0	-	-	14
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.0%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	25.3	10.0	-	54
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.5	1.9	3.9	3.4	1.8	56	59
Tax delinquencies ≥ 1 year (% of residential properties)	-	2.4%	2.2%	2.3%	-	-	27

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	22.1%	-	16.3%	18.4%	-	49	50
Population age 65 and older	13.4%	-	14.3%	14.9%	-	17	12
Foreign-born population	40.3%	38.9%	35.7%	35.9%	-	17	29
Population living in racially integrated tracts	17.9%	-	31.1%	-	-	32	18
Median household income	\$42,637	\$40,011	\$43,226	\$41,460	-	42	40
Poverty rate	28.4%	26.6%	25.2%	27.7%	-	18	16
Unemployment rate	9.4%	8.3%	9.1%	8.9%	-	27	37
Car-free commute (% of commuters)	86.0%	86.2%	89.6%	89.9%	-	2	2
Mean travel time to work (minutes)	30.9	30.7	30.1	31.3	-	50	50
Serious crime rate (per 1,000 residents)	22.4	18.5	16.2	16.6	15.8	30	18
Students performing at grade level in English language arts	-	-	-	34.7%	38.9%	-	17
Students performing at grade level in math	-	-	-	39.3%	43.8%	-	17



* 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 MN 03 falls within sub-borough area 302. 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	143,909	28
♦ Population density (1,000 persons per square mile)	46.8	21
♦ Racial diversity index	0.55	32
♦ Income diversity ratio	8.2	3
♦ Rental vacancy rate	5.4%	5
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	29.2%	9
Median asking rent	\$3,468	3
Housing units in FEMA preliminary flood hazard areas ⁴	15.3%	14
Residential units within 1/4 mile of a park	76.4%	31
Land with unused zoning capacity	30.8%	29

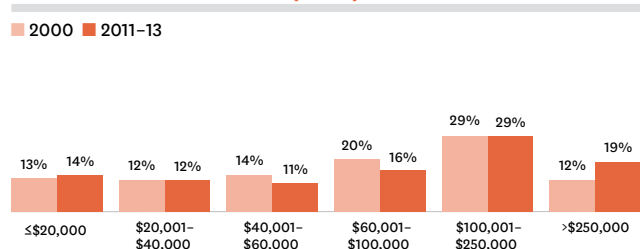
Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,151	2,449	0	978	2,845	3	1
Units issued new certificates of occupancy	1,021	1,187	2,169	1,983	159	2	22
♦ Homeownership rate	20.2%	-	24.9%	23.6%	-	37	34
Serious housing code violations (per 1,000 privately owned rental units)	-	13.7	16.5	11.0	11.4	-	54
♦ Severe crowding rate (% of renter households)	-	-	3.1%	2.2%	-	-	48
Sales volume	561	1,193	731	729	710	22	18
Index of housing price appreciation, all property types	100.0	235.6	217.7	270.7	306.5	-	10
Median sales price per unit, condominium ⁵	\$892,944	\$1,089,356	\$1,188,129	\$1,205,381	\$1,300,000	3	6
♦ Median rent burden	-	25.7%	26.2%	27.8%	-	-	48
♦ Severely rent-burdened households	-	19.3%	20.3%	21.2%	-	-	51
♦ Severely rent-burdened households, low income	-	47.0%	46.7%	46.8%	-	-	30
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.3%	2.2%	-	-	39
Home purchase loan rate (per 1,000 properties)	-	59.3	23.4	24.4	-	-	16
Refinance loan rate (per 1,000 properties)	-	13.0	29.7	27.0	-	-	10
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.2%	0.1%	-	-	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	22.8	12.3	-	52
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.7	2.8	17.7	4.7	4.6	46	49
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	0.9%	1.4%	-	-	40

Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
♦ Households with children under 18 years old	8.4%	-	9.2%	8.9%	-	54	54
♦ Population age 65 and older	11.4%	-	11.9%	11.5%	-	23	32
♦ Foreign-born population	25.3%	24.9%	26.1%	25.6%	-	37	43
Population living in racially integrated tracts	34.1%	-	29.2%	-	-	14	19
♦ Median household income	\$80,862	\$87,143	\$84,942	\$93,808	-	9	6
♦ Poverty rate	14.4%	13.5%	13.3%	12.7%	-	38	43
♦ Unemployment rate	7.3%	5.6%	8.2%	7.3%	-	37	43
♦ Car-free commute (% of commuters)	86.7%	87.8%	88.8%	87.6%	-	1	8
♦ Mean travel time to work (minutes)	24.8	25.8	24.6	25.1	-	54	54
Serious crime rate (per 1,000 residents)	89.2	54.5	38.8	38.3	37.6	2	2
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

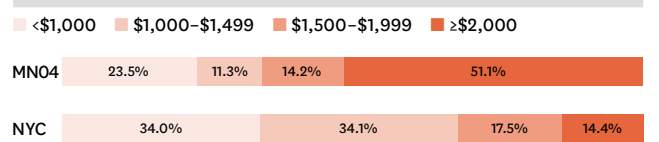
Household Income Distribution (2014\$)



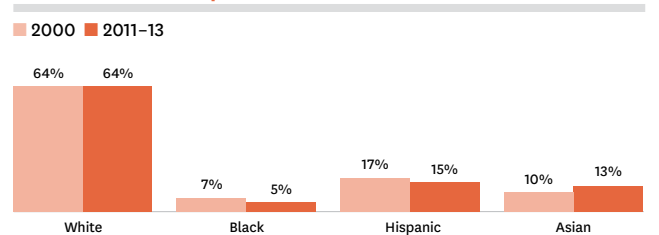
Median Rent*

	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN04 \$1,696	\$2,067	21.9%	3
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN04 \$2,277	\$2,625	15.3%	3
	NYC \$1,344	\$1,469	9.3%	-

Distribution of Gross Rent, 2011-2013



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 MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough area for these community districts are identical. *Percentage of all rental housing units. *Percentage of all rental housing units. Represents 2012 conditions. *Represents 2014 conditions. *Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



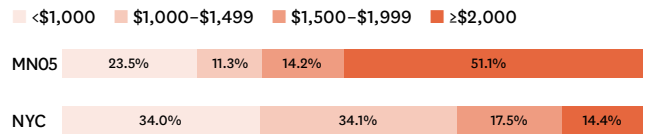
Single-Year Indicators

	2013	Rank
Population	143,909	28
Population density (1,000 persons per square mile)	46.8	21
Racial diversity index	0.55	32
Income diversity ratio	8.2	3
Rental vacancy rate	5.4%	5
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	29.2%	9
Median asking rent	\$3,655	2
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	68.5%	38
Land with unused zoning capacity	24.9%	42

Median Rent*

	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN05 \$1,696	\$2,067	21.9%	3
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN05 \$2,277	\$2,625	15.3%	3
	NYC \$1,344	\$1,469	9.3%	-

Distribution of Gross Rent, 2011-2013



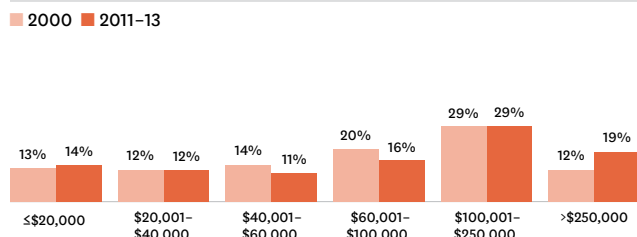
Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	1,174	280	17	606	974	2	6
Units issued new certificates of occupancy	594	1,982	549	324	180	6	16
Homeownership rate	20.2%	-	24.9%	23.6%	-	37	34
Serious housing code violations (per 1,000 privately owned rental units)	-	6.7	7.1	5.7	5.6	-	57
Severe crowding rate (% of renter households)	-	-	3.1%	2.2%	-	-	48
Sales volume	344	1,274	636	663	681	36	20
Index of housing price appreciation, all property types	100.0	219.2	208.3	257.8	284.9	-	13
Median sales price per unit, condominium ⁵	\$663,052	\$1,500,389	\$1,392,783	\$1,343,032	\$1,790,000	6	2
Median rent burden	-	25.7%	26.2%	27.8%	-	-	48
Severely rent-burdened households	-	19.3%	20.3%	21.2%	-	-	51
Severely rent-burdened households, low income	-	47.0%	46.7%	46.8%	-	-	30
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.3%	2.2%	-	-	39
Home purchase loan rate (per 1,000 properties)	-	59.3	23.4	24.4	-	-	16
Refinance loan rate (per 1,000 properties)	-	13.0	29.7	27.0	-	-	10
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.2%	0.1%	-	-	50
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	11.1	5.2	-	59
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	0.9	1.6	4.0	2.4	2.8	59	54
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.9%	1.2%	1.7%	-	-	35

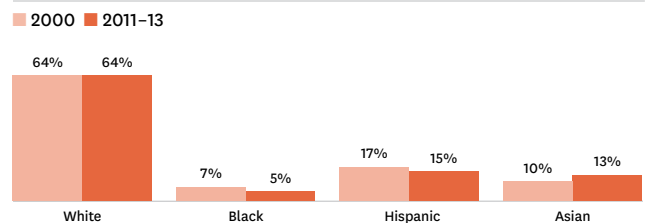
Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	8.4%	-	9.2%	8.9%	-	54	54
Population age 65 and older	11.4%	-	11.9%	11.5%	-	23	32
Foreign-born population	25.3%	24.9%	26.1%	25.6%	-	37	43
Population living in racially integrated tracts	34.1%	-	29.2%	-	-	14	19
Median household income	\$80,862	\$87,143	\$84,942	\$93,808	-	9	6
Poverty rate	14.4%	13.5%	13.3%	12.7%	-	38	43
Unemployment rate	7.3%	5.6%	8.2%	7.3%	-	37	43
Car-free commute (% of commuters)	86.7%	87.8%	88.8%	87.6%	-	1	8
Mean travel time to work (minutes)	24.8	25.8	24.6	25.1	-	54	54
Serious crime rate (per 1,000 residents)	168.4	90.4	59.7	60.0	59.4	1	1
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

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 MN 04 and MN 05 both fall within sub-borough area 303. 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 15 community districts where this property type was the predominant type sold in 2000-2014.

MIN06

Stuyvesant Town/ Turtle Bay¹

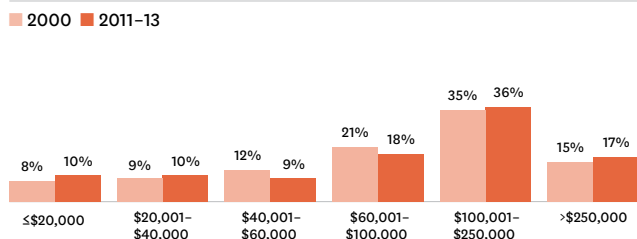


Single-Year Indicators	2013	Rank
Population	146,337	27
Population density (1,000 persons per square mile)	89.9	4
Racial diversity index	0.45	47
Income diversity ratio	6.2	19
Rental vacancy rate	3.1%	36
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	3.6%	39
Median asking rent	\$3,195	5
Housing units in FEMA preliminary flood hazard areas ⁴	17.3%	13
Residential units within 1/4 mile of a park	90.8%	17
Land with unused zoning capacity	26.7%	38

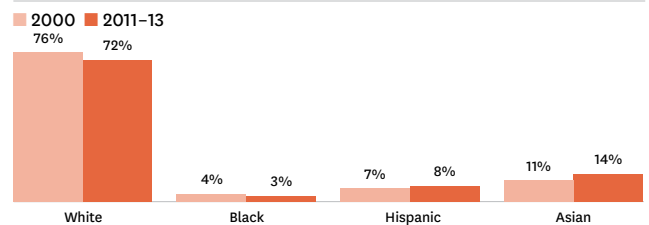
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	495	284	0	200	1,325	9	5
Units issued new certificates of occupancy	399	584	214	28	207	12	14
Homeownership rate	26.3%	-	28.2%	30.5%	-	28	27
Serious housing code violations (per 1,000 privately owned rental units)	-	4.3	5.5	5.8	6.3	-	56
Severe crowding rate (% of renter households)	-	-	2.6%	1.9%	-	-	50
Sales volume	598	992	630	718	721	17	16
Index of housing price appreciation, all property types	100.0	210.2	198.0	220.1	248.9	-	19
Median sales price per unit, condominium ⁵	\$539,313	\$1,030,875	\$874,595	\$953,699	\$1,140,000	8	8
Median rent burden	-	24.6%	26.9%	26.2%	-	-	53
Severely rent-burdened households	-	18.1%	19.2%	20.9%	-	-	52
Severely rent-burdened households, low income	-	61.2%	57.4%	58.8%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.6%	-	-	43
Home purchase loan rate (per 1,000 properties)	-	38.2	19.0	25.9	-	-	14
Refinance loan rate (per 1,000 properties)	-	11.4	29.3	25.8	-	-	11
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.6%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	21.1	11.4	-	53
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	1.5	1.3	2.7	2.6	2.1	55	56
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.0%	0.9%	1.5%	-	-	38

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	8.4%	-	10.8%	8.0%	-	54	55
Population age 65 and older	14.6%	-	14.4%	15.6%	-	11	11
Foreign-born population	24.0%	24.4%	22.0%	21.7%	-	40	50
Population living in racially integrated tracts	1.5%	-	11.4%	-	-	41	37
Median household income	\$99,975	\$107,140	\$104,366	\$103,115	-	3	3
Poverty rate	7.9%	7.7%	7.2%	10.3%	-	51	48
Unemployment rate	4.2%	4.7%	6.4%	5.2%	-	52	53
Car-free commute (% of commuters)	83.2%	84.8%	86.9%	87.3%	-	7	9
Mean travel time to work (minutes)	25.6	25.7	26.2	26.3	-	53	53
Serious crime rate (per 1,000 residents)	31.8	22.3	16.7	16.8	15.6	7	22
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

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 MN 06 falls within sub-borough area 304. 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.



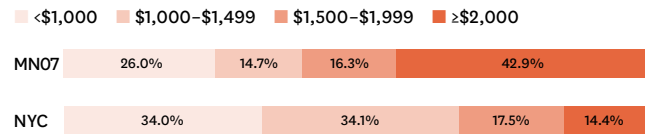
Single-Year Indicators

	2013	Rank
Population	191,437	7
Population density (1,000 persons per square mile)	64.6	10
Racial diversity index	0.50	40
Income diversity ratio	7.3	9
Rental vacancy rate	4.4%	14
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	13.3%	24
Median asking rent	\$3,100	6
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	98.7%	10
Land with unused zoning capacity	29.1%	34

Median Rent*

	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN07 \$1,563	\$1,808	15.7%	5
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN07 \$2,241	\$2,330	4.0%	4
	NYC \$1,344	\$1,469	9.3%	-

Distribution of Gross Rent, 2011-2013



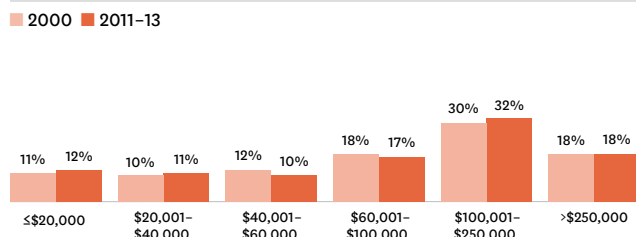
Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	441	1,187	0	1,098	0	11	58
Units issued new certificates of occupancy	788	1,060	1,113	101	15	4	50
Homeownership rate	29.2%	-	32.0%	30.6%	-	24	26
Serious housing code violations (per 1,000 privately owned rental units)	-	14.4	14.8	14.7	19.8	-	39
Severe crowding rate (% of renter households)	-	-	1.5%	1.6%	-	-	51
Sales volume	79	1,529	1,135	1,093	956	54	8
Index of housing price appreciation, all property types	100.0	226.6	219.5	258.8	296.2	-	12
Median sales price per unit, condominium ⁵	\$802,079	\$1,235,423	\$1,161,432	\$1,165,210	\$1,325,000	5	5
Median rent burden	-	24.5%	25.0%	26.7%	-	-	50
Severely rent-burdened households	-	20.9%	19.2%	21.6%	-	-	49
Severely rent-burdened households, low income	-	51.7%	48.1%	49.2%	-	-	16
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.2%	2.1%	-	-	41
Home purchase loan rate (per 1,000 properties)	-	42.5	23.4	23.6	-	-	17
Refinance loan rate (per 1,000 properties)	-	14.3	43.7	40.5	-	-	2
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.0%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	15.6	6.9	-	58
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	0.9	1.6	3.8	2.9	2.0	58	57
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.9%	0.8%	1.0%	-	-	54

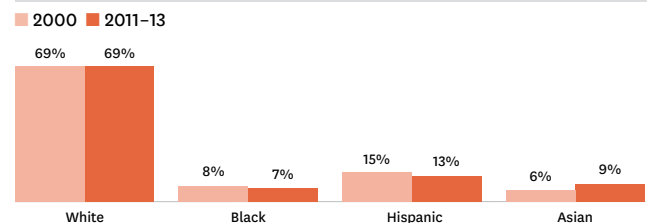
Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	14.6%	-	18.9%	17.8%	-	51	51
Population age 65 and older	13.4%	-	16.7%	18.1%	-	17	3
Foreign-born population	21.3%	19.3%	21.3%	21.9%	-	46	49
Population living in racially integrated tracts	22.7%	-	16.4%	-	-	26	34
Median household income	\$97,035	\$101,851	\$104,893	\$97,279	-	4	4
Poverty rate	10.0%	9.4%	10.2%	11.2%	-	48	46
Unemployment rate	4.8%	4.9%	6.2%	6.6%	-	51	50
Car-free commute (% of commuters)	83.3%	84.0%	85.9%	88.7%	-	6	5
Mean travel time to work (minutes)	30.3	29.8	29.5	30.1	-	52	52
Serious crime rate (per 1,000 residents)	16.0	11.9	9.4	9.5	9.1	50	49
Students performing at grade level in English language arts	-	-	-	41.7%	45.2%	-	8
Students performing at grade level in math	-	-	-	42.8%	47.8%	-	15

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 MN 07 falls within sub-borough area 305. 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.

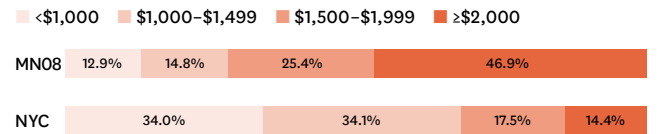
MIN08 Upper East Side¹



Single-Year Indicators	2013	Rank
Population	217,691	3
Population density (1,000 persons per square mile)	109.6	1
Racial diversity index	0.36	53
Income diversity ratio	6.3	16
Rental vacancy rate	3.9%	19
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	6.1%	34
Median asking rent	\$2,650	12
Housing units in FEMA preliminary flood hazard areas ⁴	11.7%	17
Residential units within 1/4 mile of a park	69.3%	37
Land with unused zoning capacity	35.7%	20

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN08 \$1,910	\$1,965	2.8%	4
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN08 \$2,133	\$2,077	-2.6%	6
	NYC \$1,344	\$1,469	9.3%	-

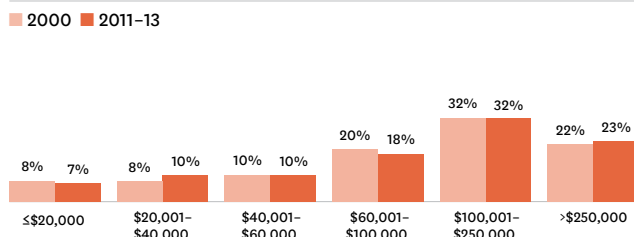
Distribution of Gross Rent, 2011-2013



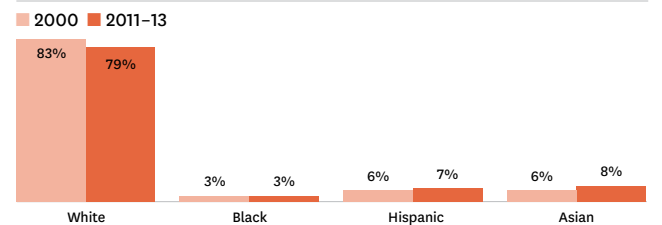
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	241	1,004	0	340	464	18	10
Units issued new certificates of occupancy	554	377	165	61	8	8	54
Homeownership rate	30.7%	-	32.7%	33.5%	-	22	22
Serious housing code violations (per 1,000 privately owned rental units)	-	10.7	12.1	10.9	14.2	-	48
Severe crowding rate (% of renter households)	-	-	1.7%	2.0%	-	-	49
Sales volume	396	1,233	992	936	932	34	10
Index of housing price appreciation, all property types	100.0	192.7	175.1	205.4	235.1	-	25
Median sales price per unit, condominium ⁵	\$929,698	\$1,185,131	\$1,279,736	\$1,196,793	\$1,449,500	2	3
Median rent burden	-	25.3%	26.3%	26.4%	-	-	52
Severely rent-burdened households	-	17.4%	20.1%	20.3%	-	-	53
Severely rent-burdened households, low income	-	57.1%	63.9%	56.7%	-	-	5
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.6%	1.3%	-	-	47
Home purchase loan rate (per 1,000 properties)	-	28.6	17.2	21.4	-	-	23
Refinance loan rate (per 1,000 properties)	-	10.2	30.7	27.9	-	-	8
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.2%	0.0%	-	-	51
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	19.2	9.5	-	56
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	2.4	1.4	7.8	2.9	2.5	51	55
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.8%	0.8%	1.2%	-	-	47

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	13.3%	-	16.2%	16.6%	-	52	52
Population age 65 and older	14.2%	-	17.6%	19.5%	-	12	2
Foreign-born population	21.5%	20.2%	21.0%	22.6%	-	44	48
Population living in racially integrated tracts	4.4%	-	5.3%	-	-	39	41
Median household income	\$110,267	\$110,234	\$108,158	\$105,986	-	1	2
Poverty rate	6.5%	5.2%	6.6%	7.0%	-	53	54
Unemployment rate	3.7%	4.0%	5.2%	5.1%	-	55	54
Car-free commute (% of commuters)	78.4%	79.0%	82.6%	81.4%	-	12	17
Mean travel time to work (minutes)	30.7	30.3	29.7	30.3	-	51	51
Serious crime rate (per 1,000 residents)	20.0	12.3	9.1	9.9	9.2	36	47
Students performing at grade level in English language arts	-	-	-	54.0%	55.5%	-	2
Students performing at grade level in math	-	-	-	60.2%	65.5%	-	2

Household Income Distribution (2014\$)



Racial and Ethnic Composition

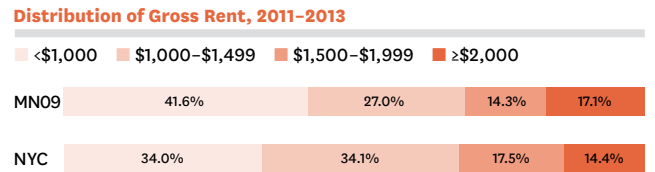


*These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 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 MN 08 falls within sub-borough area 306. 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	132,269	38
Population density (1,000 persons per square mile)	78.5	7
Racial diversity index	0.71	5
Income diversity ratio	9.3	1
Rental vacancy rate	3.6%	25
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	17.4%	19
Median asking rent	\$2,200	16
Housing units in FEMA preliminary flood hazard areas ⁴	0.0%	37
Residential units within 1/4 mile of a park	100.0%	1
Land with unused zoning capacity	29.3%	33

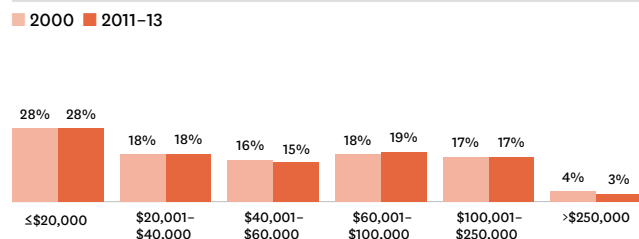
Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN09 \$968	\$1,161	20.0%	35
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN09 \$1,340	\$1,560	16.5%	13
	NYC \$1,344	\$1,469	9.3%	-



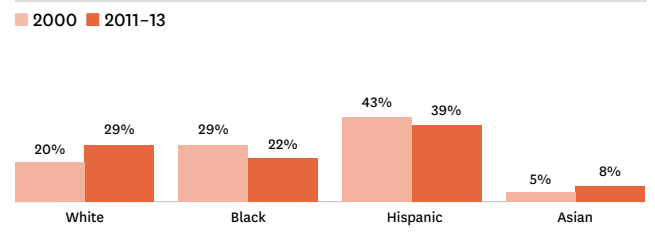
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	2	24	0	57	463	58	11
Units issued new certificates of occupancy	0	99	162	0	144	56	23
Homeownership rate	10.9%	-	14.3%	12.8%	-	47	47
Serious housing code violations (per 1,000 privately owned rental units)	-	113.1	120.1	92.7	119.0	-	4
Severe crowding rate (% of renter households)	-	-	3.5%	2.8%	-	-	36
Sales volume	32	178	95	133	139	59	53
Index of housing price appreciation, all property types	100.0	408.4	295.6	366.2	456.3	-	1
Median sales price per unit, 5+ family building ⁵	\$50,589	\$169,273	\$96,006	\$170,556	\$202,381	1	1
Median rent burden	-	30.0%	32.8%	31.7%	-	-	38
Severely rent-burdened households	-	28.3%	29.9%	31.4%	-	-	28
Severely rent-burdened households, low income	-	42.1%	43.1%	46.9%	-	-	28
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.7%	7.9%	-	-	20
Home purchase loan rate (per 1,000 properties)	-	37.0	18.0	19.2	-	-	31
Refinance loan rate (per 1,000 properties)	-	18.4	26.5	27.9	-	-	8
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.3%	3.0%	1.4%	-	-	45
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	71.0	35.2	-	34
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	52.6	7.8	20.4	18.1	11.1	2	31
Tax delinquencies ≥ 1 year (% of residential properties)	-	5.1%	6.1%	4.1%	-	-	14

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	30.9%	-	25.3%	24.6%	-	40	44
Population age 65 and older	10.0%	-	10.9%	11.3%	-	34	33
Foreign-born population	35.0%	33.4%	34.2%	33.7%	-	27	32
Population living in racially integrated tracts	23.5%	-	19.4%	-	-	25	32
Median household income	\$44,107	\$38,267	\$39,976	\$42,288	-	38	36
Poverty rate	30.1%	27.5%	28.5%	27.6%	-	13	17
Unemployment rate	16.5%	7.8%	8.0%	10.2%	-	10	28
Car-free commute (% of commuters)	84.3%	89.5%	89.4%	89.3%	-	5	3
Mean travel time to work (minutes)	33.8	33.4	33.7	35.3	-	49	46
Serious crime rate (per 1,000 residents)	23.0	15.7	12.9	13.8	12.4	27	31
Students performing at grade level in English language arts	-	-	-	17.0%	19.6%	-	43
Students performing at grade level in math	-	-	-	18.6%	22.7%	-	41

Household Income Distribution (2014\$)



Racial and Ethnic Composition



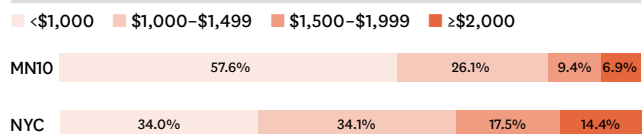
* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 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 MN 09 falls within sub-borough area 307. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 2 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	136,557	34
Population density (1,000 persons per square mile)	95.6	2
Racial diversity index	0.57	26
Income diversity ratio	7.4	6
Rental vacancy rate	4.9%	9
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	40.6%	6
Median asking rent	\$2,025	19
Housing units in FEMA preliminary flood hazard areas ⁴	11.3%	18
Residential units within 1/4 mile of a park	96.6%	13
Land with unused zoning capacity	32.6%	23

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN10 \$787	\$898	14.1%	53
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN10 \$998	\$1,234	23.6%	43
	NYC \$1,344	\$1,469	9.3%	-

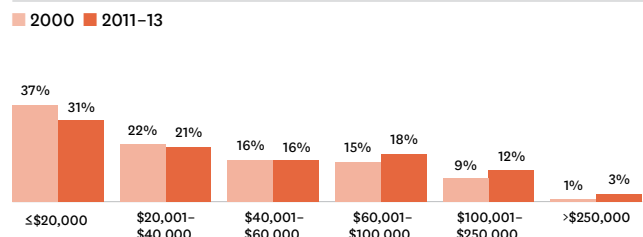
Distribution of Gross Rent, 2011-2013



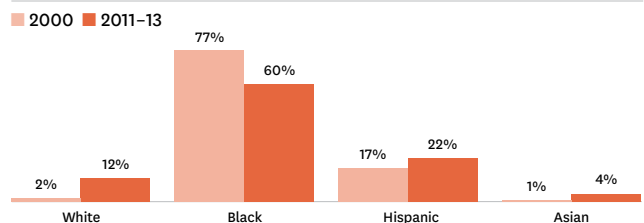
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	261	546	4	169	135	15	34
Units issued new certificates of occupancy	3	433	435	20	195	55	15
Homeownership rate	6.6%	-	13.4%	14.0%	-	52	45
Serious housing code violations (per 1,000 privately owned rental units)	-	54.1	50.5	55.8	61.3	-	20
Severe crowding rate (% of renter households)	-	-	2.9%	2.3%	-	-	46
Sales volume	118	640	427	396	472	46	34
Index of housing price appreciation, all property types	100.0	366.2	278.4	400.3	450.0	-	2
Median sales price per unit, condominium ⁵	\$237,080	\$674,299	\$665,528	\$608,291	\$744,912	13	12
Median rent burden	-	30.0%	29.6%	30.9%	-	-	42
Severely rent-burdened households	-	25.5%	24.1%	27.3%	-	-	42
Severely rent-burdened households, low income	-	34.0%	33.7%	36.6%	-	-	52
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.6%	7.7%	-	-	21
Home purchase loan rate (per 1,000 properties)	-	91.7	47.7	26.7	-	-	11
Refinance loan rate (per 1,000 properties)	-	23.2	10.9	24.1	-	-	12
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	14.7%	2.9%	-	-	38
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	77.3	37.6	-	32
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	70.0	9.7	13.2	12.7	7.6	1	37
Tax delinquencies ≥ 1 year (% of residential properties)	-	3.8%	3.8%	3.1%	-	-	19

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	34.0%	-	27.8%	29.5%	-	35	35
Population age 65 and older	11.3%	-	10.5%	9.6%	-	24	42
Foreign-born population	17.8%	20.0%	20.9%	23.7%	-	51	46
Population living in racially integrated tracts	0.0%	-	7.2%	-	-	45	39
Median household income	\$31,463	\$33,488	\$35,198	\$36,950	-	52	45
Poverty rate	36.4%	31.5%	28.4%	28.9%	-	8	14
Unemployment rate	18.6%	13.8%	12.3%	13.1%	-	5	16
Car-free commute (% of commuters)	81.7%	84.5%	85.3%	88.5%	-	8	6
Mean travel time to work (minutes)	37.3	34.9	35.3	36.1	-	42	45
Serious crime rate (per 1,000 residents)	27.1	20.3	17.3	16.6	15.7	15	19
Students performing at grade level in English language arts	-	-	-	19.6%	22.1%	-	38
Students performing at grade level in math	-	-	-	19.6%	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 MN 10 falls within sub-borough area 308. 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.



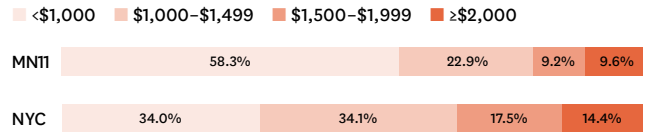
Single-Year Indicators

	2013	Rank
Population	119,618	49
Population density (1,000 persons per square mile)	51.7	18
Racial diversity index	0.68	13
Income diversity ratio	8.0	4
Rental vacancy rate	3.5%	27
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	51.0%	2
Median asking rent	\$2,000	20
Housing units in FEMA preliminary flood hazard areas ⁴	49.6%	5
Residential units within 1/4 mile of a park	99.9%	2
Land with unused zoning capacity	46.2%	10

Median Rent*

		2005-07	2011-13	% Change	2011-13 Rank
All renters	MN11	\$706	\$886	25.4%	54
	NYC	\$1,116	\$1,226	9.9%	-
Recent movers	MN11	\$932	\$1,264	35.7%	39
	NYC	\$1,344	\$1,469	9.3%	-

Distribution of Gross Rent, 2011-2013



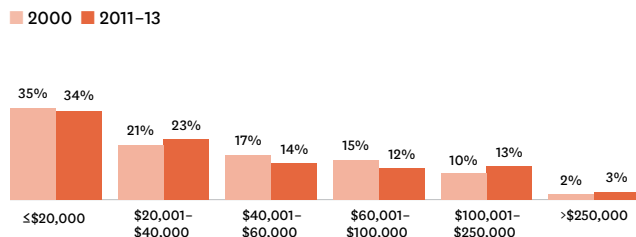
Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	334	589	84	55	168	13	31
Units issued new certificates of occupancy	210	113	906	269	527	16	4
Homeownership rate	6.3%	-	6.6%	7.6%	-	54	50
Serious housing code violations (per 1,000 privately owned rental units)	-	50.3	51.0	41.9	49.7	-	24
Severe crowding rate (% of renter households)	-	-	3.0%	3.5%	-	-	28
Sales volume	50	183	109	199	156	58	52
Index of housing price appreciation, all property types	100.0	319.0	310.8	309.9	384.2	-	5
Median sales price per unit, condominium ⁵	\$570,367	\$569,745	\$471,055	\$840,849	\$718,000	7	13
Median rent burden	-	27.9%	28.7%	30.4%	-	-	43
Severely rent-burdened households	-	20.2%	20.2%	23.9%	-	-	48
Severely rent-burdened households, low income	-	28.3%	28.9%	30.7%	-	-	55
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	10.7%	11.6%	-	-	11
Home purchase loan rate (per 1,000 properties)	-	22.9	10.2	38.6	-	-	2
Refinance loan rate (per 1,000 properties)	-	9.2	16.9	19.0	-	-	27
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	12.7%	2.1%	-	-	41
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	37.6	22.8	-	45
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	33.5	4.9	16.0	11.6	5.3	4	46
Tax delinquencies ≥ 1 year (% of residential properties)	-	3.7%	3.3%	3.1%	-	-	19

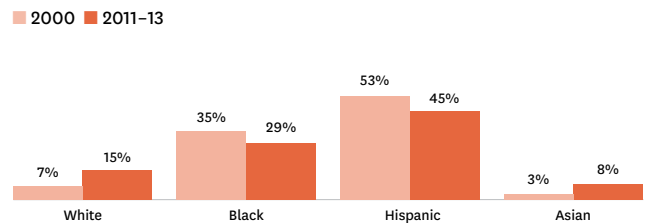
Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	38.1%	-	26.9%	29.3%	-	29	37
Population age 65 and older	11.5%	-	12.5%	11.6%	-	22	29
Foreign-born population	21.1%	23.1%	24.9%	26.3%	-	47	42
Population living in racially integrated tracts	0.0%	-	2.0%	-	-	45	45
Median household income	\$33,815	\$33,651	\$32,769	\$30,736	-	47	49
Poverty rate	37.1%	32.7%	31.0%	31.0%	-	7	10
Unemployment rate	16.8%	11.9%	14.6%	11.5%	-	9	21
Car-free commute (% of commuters)	85.2%	90.1%	87.9%	90.4%	-	4	1
Mean travel time to work (minutes)	35.5	33.9	34.6	33.4	-	47	48
Serious crime rate (per 1,000 residents)	22.7	17.3	14.9	18.0	17.1	29	13
Students performing at grade level in English language arts	-	-	-	20.2%	22.0%	-	39
Students performing at grade level in math	-	-	-	20.6%	25.6%	-	37

Household Income Distribution (2014\$)



Racial and Ethnic Composition



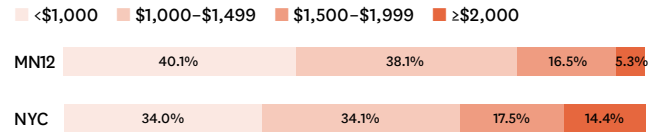
* These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 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 MN 11 falls within sub-borough area 309. ²Percentage of all rental housing units. Represents 2012 conditions. ³Represents 2014 conditions. ⁴Ranked out of 15 community districts where this property type was the predominant type sold in 2000-2014.



Single-Year Indicators	2013	Rank
Population	212,255	4
Population density (1,000 persons per square mile)	72.4	8
Racial diversity index	0.45	47
Income diversity ratio	5.9	24
Rental vacancy rate	1.4%	55
Rent-stabilized or rent-controlled units (forthcoming) ²	-	-
Public and other income-restricted subsidized rental units ³	5.7%	35
Median asking rent	\$1,750	28
Housing units in FEMA preliminary flood hazard areas ⁴	3.2%	28
Residential units within 1/4 mile of a park	98.0%	12
Land with unused zoning capacity	28.7%	36

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	MN12 \$1,000	\$1,126	12.6%	39
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	MN12 \$1,254	\$1,354	7.9%	28
	NYC \$1,344	\$1,469	9.3%	-

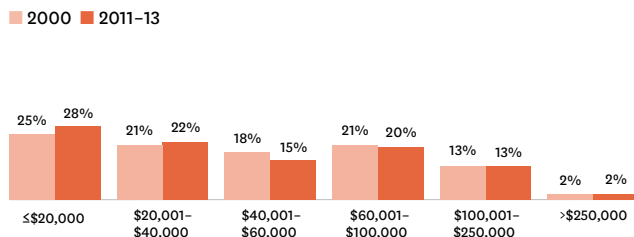
Distribution of Gross Rent, 2011-2013



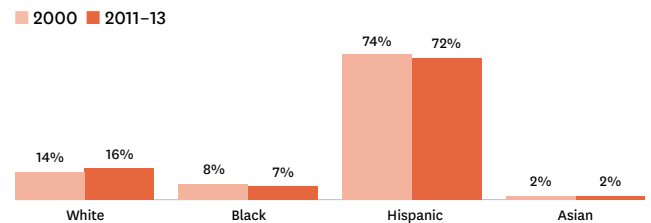
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	127	44	0	43	62	32	45
Units issued new certificates of occupancy	0	108	40	16	77	56	33
Homeownership rate	6.5%	-	10.3%	8.8%	-	53	49
Serious housing code violations (per 1,000 privately owned rental units)	-	108.6	153.9	115.7	123.9	-	2
Severe crowding rate (% of renter households)	-	-	5.3%	4.6%	-	-	18
Sales volume	53	139	72	115	205	57	49
Index of housing price appreciation, all property types	100.0	340.8	199.4	320.3	395.1	-	3
Median sales price per unit, 5+ family building ⁵	\$50,034	\$143,079	\$111,157	\$140,151	\$167,679	2	2
Median rent burden	-	31.8%	31.4%	33.8%	-	-	23
Severely rent-burdened households	-	30.7%	29.6%	33.6%	-	-	16
Severely rent-burdened households, low income	-	44.5%	42.6%	47.2%	-	-	27
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.7%	8.3%	-	-	18
Home purchase loan rate (per 1,000 properties)	-	38.9	18.5	26.8	-	-	10
Refinance loan rate (per 1,000 properties)	-	13.2	23.3	31.1	-	-	5
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	0.0%	0.6%	-	-	48
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	64.5	41.9	-	30
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	26.3	9.8	9.9	11.5	13.4	6	29
Tax delinquencies ≥ 1 year (% of residential properties)	-	7.2%	5.7%	4.0%	-	-	15

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	40.8%	-	28.7%	29.4%	-	24	36
Population age 65 and older	9.9%	-	12.0%	12.6%	-	35	23
Foreign-born population	53.3%	49.9%	49.2%	48.0%	-	5	10
Population living in racially integrated tracts	20.3%	-	24.0%	-	-	30	27
Median household income	\$44,107	\$38,955	\$41,399	\$38,183	-	38	43
Poverty rate	29.8%	26.6%	24.1%	26.7%	-	14	19
Unemployment rate	14.5%	12.1%	14.1%	15.6%	-	14	8
Car-free commute (% of commuters)	75.0%	79.9%	83.9%	82.9%	-	15	15
Mean travel time to work (minutes)	40.4	39.8	38.5	39.7	-	36	38
Serious crime rate (per 1,000 residents)	15.8	10.9	10.9	10.9	10.3	51	39
Students performing at grade level in English language arts	-	-	-	14.3%	16.9%	-	48
Students performing at grade level in math	-	-	-	17.0%	22.3%	-	42

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 district MN 12 falls within sub-borough area 310. ²Percentage of all rental housing units. ³Percentage of all rental housing units. Represents 2012 conditions. ⁴Represents 2014 conditions. ⁵Ranked out of 2 community districts where this property type was the predominant type sold in 2000-2014.