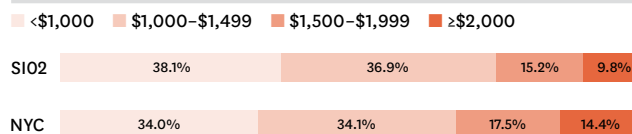




Single-Year Indicators	2013	Rank
Population	131,007	39
Population density (1,000 persons per square mile)	6.6	55
Racial diversity index	0.46	44
Income diversity ratio	4.6	48
Rental vacancy rate	7.9%	2
Rent-stabilized or rent-controlled units (forthcoming) ¹	-	-
Public and other income-restricted subsidized rental units ²	15.2%	21
Median asking rent	\$1,175	53
Housing units in FEMA preliminary flood hazard areas ³	22.2%	9
Residential units within 1/4 mile of a park	52.6%	50
Land with unused zoning capacity	51.9%	4

Median Rent*	2005-07	2011-13	% Change	2011-13 Rank
All renters	SIO2 \$1,256	\$1,178	-6.2%	32
	NYC \$1,116	\$1,226	9.9%	-
Recent movers	SIO2 \$1,235	\$1,182	-4.3%	48
	NYC \$1,344	\$1,469	9.3%	-

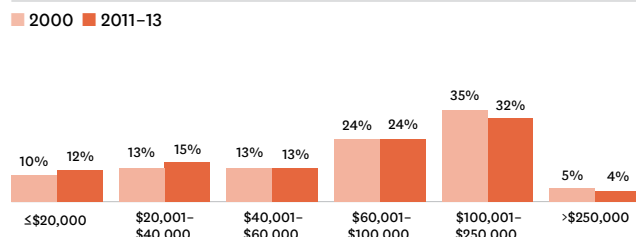
Distribution of Gross Rent, 2011-2013



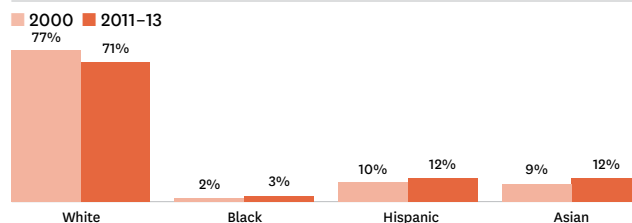
Housing	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	784	184	85	129	194	5	28
Units issued new certificates of occupancy	663	383	138	97	106	5	28
Homeownership rate	64.5%	-	71.8%	70.7%	-	4	3
Serious housing code violations (per 1,000 privately owned rental units)	-	9.5	10.0	16.2	17.7	-	43
Severe crowding rate (% of renter households)	-	-	1.9%	1.6%	-	-	51
Sales volume	1,621	1,532	991	1,056	1,295	4	4
Index of housing price appreciation, all property types	100.0	194.1	169.4	172.6	173.3	-	46
Median sales price per unit, 1 family building ⁴	\$320,322	\$498,237	\$432,161	\$410,357	\$405,000	8	8
Median rent burden	-	32.2%	33.1%	32.5%	-	-	30
Severely rent-burdened households	-	28.0%	33.5%	29.7%	-	-	34
Severely rent-burdened households, low income	-	42.3%	48.1%	46.6%	-	-	31
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.9%	1.3%	-	-	47
Home purchase loan rate (per 1,000 properties)	-	35.1	20.0	20.1	-	-	28
Refinance loan rate (per 1,000 properties)	-	35.7	24.3	21.6	-	-	19
FHA/VA-backed home purchase loans (% of home purchase loans)	-	1.5%	22.8%	13.2%	-	-	25
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	73.5	47.1	-	28
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	5.7	7.8	11.4	12.1	11.4	34	30
Tax delinquencies ≥ 1 year (% of residential properties)	-	0.8%	0.7%	1.0%	-	-	54

Population	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	36.2%	-	34.5%	32.5%	-	30	29
Population age 65 and older	13.5%	-	15.4%	15.7%	-	16	10
Foreign-born population	18.4%	24.6%	25.6%	26.4%	-	49	41
Population living in racially integrated tracts	0.8%	-	11.9%	-	-	43	36
Median household income	\$82,039	\$76,086	\$75,937	\$72,876	-	8	11
Poverty rate	9.1%	9.5%	9.7%	9.2%	-	50	51
Unemployment rate	5.1%	5.8%	6.6%	6.7%	-	50	49
Car-free commute (% of commuters)	29.5%	34.5%	33.2%	32.0%	-	54	54
Mean travel time to work (minutes)	41.7	39.9	39.2	40.2	-	27	35
Serious crime rate (per 1,000 residents)	8.9	6.6	5.2	6.7	6.5	58	57
Students performing at grade level in English language arts	-	-	-	31.7%	34.2%	-	19
Students performing at grade level in math	-	-	-	33.7%	39.2%	-	25

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. ¹Percentage of all rental housing units. ²Represents 2012 conditions. ³Represents 2014 conditions. ⁴Ranked out of 12 community districts where this property type was the predominant type sold in 2000-2014.