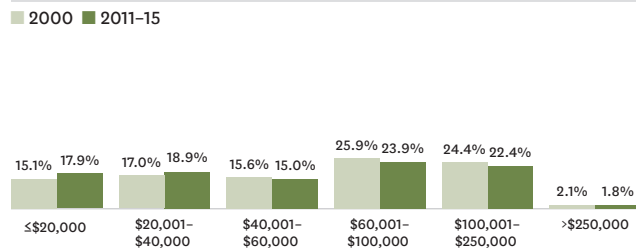


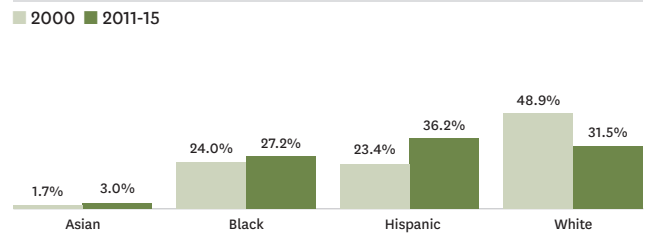


Additional neighborhood information, including expanded indicators and historical data, is available on [CoreData.nyc](http://CoreData.nyc).

### Household Income Distribution (\$2016)



### Race and Ethnicity



## Demographics

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population	111,661	114,081	109,482	116,042	-	-	-
Population aged 65+	18.5%	19.9%	21.3%	20.5%	-	3	1
Foreign-born population	15.8%	16.7%	20.8%	20.5%	-	54	51
Households with children under 18 years old	29.4%	24.8%	24.9%	24.0%	-	43	45
Racial diversity index	0.65	0.66	-	-	-	17	-
Income diversity ratio	-	4.7	4.8	5.7	-	-	21
Median household income (\$2016)	\$64,770	\$61,790	\$51,640	\$51,410	-	16	28
Poverty rate	10.1%	9.9%	16.4%	11.8%	-	47	44
Unemployment rate	6.4%	9.2%	10.8%	7.2%	-	43	28
Population aged 25+ with a bachelor's degree or higher	19.1%	19.5%	21.1%	24.9%	-	32	40
Population aged 25+ without a high school diploma	-	18.7%	19.6%	15.2%	-	-	39

## Housing Market and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Homeownership rate	45.5%	57.3%	41.5%	44.2%	-	10	12
♦ Rental vacancy rate	-	-	1.8%	1.9%	-	-	53
♦ Severe crowding rate (% of renter households)	-	-	1.2%	1.1%	-	-	54
Serious housing code violations (per 1,000 privately owned rental units)	-	18.0	27.5	25.0	30.1	-	31
Median rent (\$2016)	\$950	\$1,050	\$1,130	\$1,070	-	37	49
Median asking rent	-	-	-	\$1,400	\$1,500	-	52
Index of housing price appreciation, all property types	100.0	201.2	165.0	165.4	187.6	-	52
♦ Index of housing price appreciation, 2-4 unit building	100.0	199.0	157.0	157.3	181.8	-	-
♦ Median sales price per unit, 2-4 unit building (\$2016)	\$173,170	\$313,250	\$227,570	\$219,840	\$240,000	-	-
Sales volume, all property types	392	750	336	483	416	35	28
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	4.7	8.4	17.4	17.0	14.6	37	24
Home purchase loan rate (per 1,000 properties)	-	30.5	13.0	11.6	-	-	51

## Land Use and Development

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population density (1,000 persons per square mile)	-	12.2	11.7	12.4	-	-	49
Units authorized by new residential building permits	236	209	26	88	55	20	48
Units issued new certificates of occupancy	85	318	158	69	47	34	49

## Neighborhood Services and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Car-free commute (% of commuters)	42.9%	43.6%	45.8%	50.4%	-	49	47
Mean travel time to work (minutes)	41.6	40.4	41.4	46.6	-	29	9
Serious crime rate (per 1,000 residents)	-	11.1	11.0	10.1	8.9	-	40
Students performing at grade level in ELA, 4th grade	-	-	-	30.4%	43.2%	-	32
Students performing at grade level in math, 4th grade	-	-	-	38.5%	39.4%	-	32
Residential units within ½ mile of a subway station	-	-	-	-	30.8%	-	56
Residential units within ¼ mile of a park	-	-	-	-	46.9%	-	57

## Renters

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Median rent burden	21.5%	24.4%	27.2%	31.9%	-	55	30
♦ Severely rent-burdened households	18.8%	-	23.7%	25.9%	-	48	45
♦ Severely rent-burdened households, low-income households	-	-	38.0%	38.9%	-	-	50
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.7%	3.4%	-	-	32

♦ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006-2010 ACS and data under the 2015 heading comes from the 2011-2015 ACS.  
♦ For information on additional property types, see [CoreData.nyc](http://CoreData.nyc).