MN03

Lower East Side/Chinatown

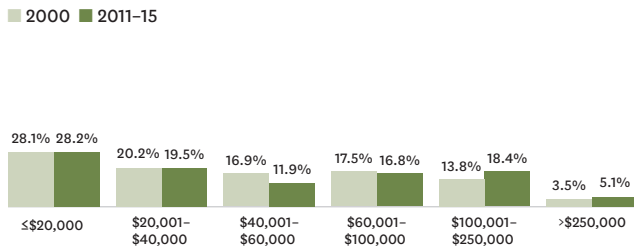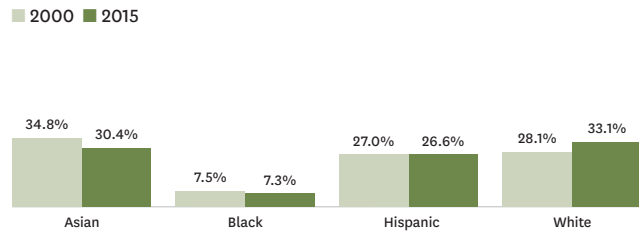*Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc.*

Household Income Distribution ($2016)

■ 2000 ■ 2011–15

	≤$20,000	$20,001–$40,000	$40,001–$60,000	$60,001–$100,000	$100,001–$250,000	>$250,000
2000	28.1%	20.2%	16.9%	17.5%	13.8%	3.5%
2011–15	28.2%	19.5%	11.9%	16.8%	18.4%	5.1%

Race and Ethnicity

■ 2000 ■ 2015

	Asian	Black	Hispanic	White
2000	34.8%	7.5%	27.0%	28.1%
2015	30.4%	7.3%	26.6%	33.1%

Demographics

	2000	2006	2010	2015	2016	2000 Rank	2015–16 Rank
Population	166,379	178,669	159,009	164,036	–	–	–
Population aged 65+	13.4%	13.7%	14.3%	15.9%	–	17	13
Foreign-born population	40.3%	39.3%	35.2%	35.7%	–	17	29
Households with children under 18 years old	22.1%	18.3%	16.3%	14.5%	–	49	51
Racial diversity index	0.72	0.72	0.71	0.72	–	4	4
Income diversity ratio	–	6.9	6.9	8.1	–	–	3
Median household income ($2016)	$42,690	$44,030	$46,270	$42,720	–	42	44
Poverty rate	28.4%	25.1%	22.2%	29.4%	–	18	12
Unemployment rate	9.4%	7.5%	10.1%	6.5%	–	27	32
Population aged 25+ with a bachelor's degree or higher	28.0%	36.3%	41.4%	44.7%	–	16	12
Population aged 25+ without a high school diploma	–	28.9%	26.6%	23.0%	–	–	18

Housing Market and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015–16 Rank
Homeownership rate	12.0%	10.8%	13.6%	11.0%	–	46	48
◆Rental vacancy rate	–	–	2.4%	3.4%	–	–	26
◆Severe crowding rate (% of renter households)	–	–	4.0%	3.3%	–	–	35
Serious housing code violations (per 1,000 privately owned rental units)	–	23.4	24.2	35.4	29.3	–	32
Median rent ($2016)	$780	$920	$1,010	$1,090	–	49	48
Median asking rent	–	–	$2,500	$3,000	$3,150	–	7
Index of housing price appreciation, all property types	100.0	236.6	244.7	368.0	417.5	–	7
◆Index of housing price appreciation, condominium	100.0	237.3	238.7	364.0	375.5	–	–
◆Median sales price per unit, condominium ($2016)	$269,020	$910,610	$962,210	$1,384,760	$1,130,000	–	–
Sales volume, all property types	107	372	236	228	137	49	49
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	1.5	0.8	3.9	3.0	2.1	55	55
Home purchase loan rate (per 1,000 properties)	–	29.0	15.7	16.7	–	–	38

Land Use and Development

	2000	2006	2010	2015	2016	2000 Rank	2015–16 Rank
Population density (1,000 persons per square mile)	–	102.3	91.0	93.9	–	–	4
Units authorized by new residential building permits	229	1,002	0	1,363	98	21	40
Units issued new certificates of occupancy	493	640	402	6	258	10	24

Neighborhood Services and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015–16 Rank
Car-free commute (% of commuters)	86.0%	86.1%	90.7%	91.3%	–	2	3
Mean travel time to work (minutes)	30.9	30.3	29.3	31.9	–	50	50
Serious crime rate (per 1,000 residents)	–	15.1	13.8	13.8	14.7	–	16
Students performing at grade level in ELA, 4th grade	–	–	–	42.0%	49.2%	–	22
Students performing at grade level in math, 4th grade	–	–	–	56.5%	59.6%	–	14
Residential units within ½ mile of a subway station	–	–	–	–	89.0%	–	35
Residential units within ¼ mile of a park	–	–	–	–	95.2%	–	12

Renters

	2000	2006	2010	2015	2016	2000 Rank	2015–16 Rank
Median rent burden	26.6%	28.5%	30.0%	31.1%	–	27	34
◆Severely rent-burdened households	19.9%	–	24.3%	23.9%	–	44	48
◆Severely rent-burdened households, low-income households	–	–	35.3%	36.0%	–	–	53
Housing choice vouchers (% of occupied, privately owned rental units)	–	–	3.3%	2.6%	–	–	36

◆ 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.