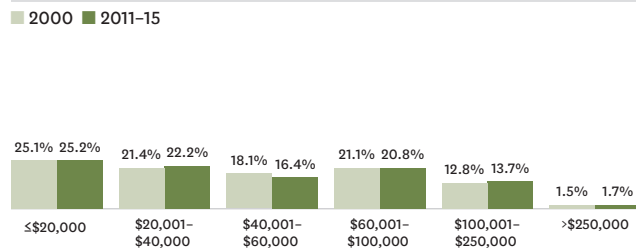


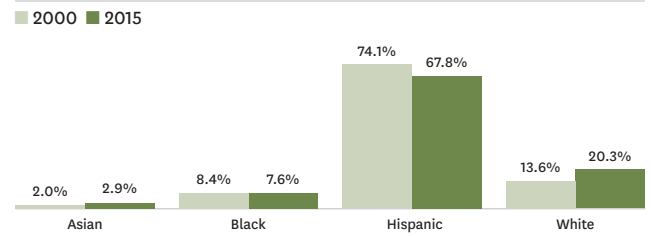


Additional neighborhood information, including expanded indicators and historical data, is available on [CoreData.nyc](#).

Household Income Distribution (\$2016)



Race and Ethnicity



Demographics

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population	208,414	208,867	205,414	227,328	-	-	-
Population aged 65+	9.9%	12.5%	12.0%	12.7%	-	35	25
Foreign-born population	53.3%	50.3%	50.1%	46.5%	-	5	14
Households with children under 18 years old	40.8%	34.0%	28.7%	26.1%	-	24	43
Racial diversity index	0.43	0.42	0.47	0.49	-	42	44
Income diversity ratio	-	5.5	4.7	5.6	-	-	22
Median household income (\$2016)	\$44,160	\$38,770	\$45,020	\$45,800	-	38	38
Poverty rate	29.8%	28.1%	19.5%	21.7%	-	14	22
Unemployment rate	14.5%	11.4%	13.7%	8.9%	-	14	16
Population aged 25+ with a bachelor's degree or higher	19.0%	25.6%	29.7%	32.8%	-	33	24
Population aged 25+ without a high school diploma	-	32.4%	33.3%	29.4%	-	-	9

Housing Market and Conditions

Homeownership rate	6.5%	8.3%	10.3%	9.4%	-	53	49
♦ Rental vacancy rate	-	-	1.2%	1.5%	-	-	55
♦ Severe crowding rate (% of renter households)	-	-	3.9%	5.2%	-	-	16
Serious housing code violations (per 1,000 privately owned rental units)	-	122.1	153.9	118.0	103.7	-	4
Median rent (\$2016)	\$920	\$1,000	\$1,140	\$1,260	-	38	33
Median asking rent	-	-	\$1,600	\$1,950	\$2,050	-	24
Index of housing price appreciation, all property types	100.0	307.1	215.8	463.2	617.2	-	2
♦ Index of housing price appreciation, 5+ unit building	100.0	289.8	221.7	489.4	624.6	-	-
♦ Median sales price per unit, 5+ unit building (\$2016)	\$50,640	\$127,150	\$112,500	\$212,080	\$300,000	-	-
Sales volume, all property types	53	112	72	144	111	57	52
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	26.3	13.9	9.9	4.9	4.9	6	42
Home purchase loan rate (per 1,000 properties)	-	34.6	18.5	27.7	-	-	6

Land Use and Development

Population density (1,000 persons per square mile)	-	70.0	68.9	76.2	-	-	9
Units authorized by new residential building permits	127	162	0	83	24	32	56
Units issued new certificates of occupancy	0	0	40	52	62	57	46

Neighborhood Services and Conditions

Car-free commute (% of commuters)	75.0%	78.8%	83.9%	84.7%	-	15	15
Mean travel time to work (minutes)	40.4	38.3	39.0	39.9	-	36	37
Serious crime rate (per 1,000 residents)	-	11.7	10.6	10.9	10.3	-	35
Students performing at grade level in ELA, 4th grade	-	-	-	19.7%	28.7%	-	47
Students performing at grade level in math, 4th grade	-	-	-	28.1%	28.3%	-	44
Residential units within ½ mile of a subway station	-	-	-	-	100.0%	-	1
Residential units within ¼ mile of a park	-	-	-	-	95.4%	-	10

Renters

Median rent burden	26.1%	32.4%	30.1%	32.5%	-	31	26
♦ Severely rent-burdened households	25.7%	-	30.2%	31.8%	-	17	24
♦ Severely rent-burdened households, low-income households	-	-	41.6%	45.7%	-	-	34
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	9.0%	7.2%	-	-	21

♦ 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](#).