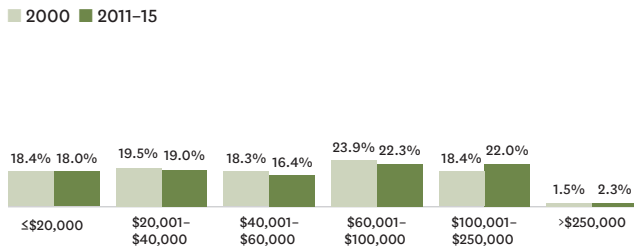


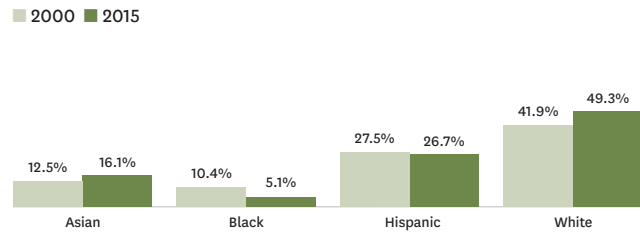


Additional neighborhood information, including expanded indicators and historical data, is available on [CoreData.nyc](http://CoreData.nyc).

## Household Income Distribution (\$2016)



## Race and Ethnicity



## Demographics

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population	205,469	190,247	166,666	175,460	-	-	-
Population aged 65+	10.9%	11.9%	11.7%	12.6%	-	30	28
Foreign-born population	46.0%	46.2%	44.9%	41.4%	-	14	22
Households with children under 18 years old	28.5%	25.3%	23.9%	19.7%	-	45	49
Racial diversity index	0.72	0.67	0.67	0.66	-	4	14
Income diversity ratio	-	4.4	4.7	4.6	-	-	43
Median household income (\$2016)	\$53,950	\$50,250	\$50,870	\$58,300	-	28	23
Poverty rate	20.3%	17.2%	19.0%	16.7%	-	25	32
Unemployment rate	7.8%	10.1%	13.0%	6.1%	-	34	37
Population aged 25+ with a bachelor's degree or higher	24.6%	30.5%	35.2%	46.2%	-	20	10
Population aged 25+ without a high school diploma	-	22.2%	19.4%	15.7%	-	-	35

## Housing Market and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Homeownership rate	20.0%	20.3%	18.1%	19.0%	-	39	40
* Rental vacancy rate	-	-	2.2%	3.1%	-	-	32
* Severe crowding rate (% of renter households)	-	-	3.3%	2.5%	-	-	44
Serious housing code violations (per 1,000 privately owned rental units)	-	16.0	10.7	15.8	13.7	-	51
Median rent (\$2016)	\$1,080	\$1,220	\$1,400	\$1,540	-	21	12
Median asking rent	-	-	\$1,700	\$2,200	\$2,250	-	17
Index of housing price appreciation, all property types	100.0	238.7	209.6	296.8	320.3	-	15
* Index of housing price appreciation, 2-4 unit building	100.0	229.1	185.9	265.4	305.3	-	-
* Median sales price per unit, 2-4 unit building (\$2016)	\$200,590	\$389,820	\$295,220	\$395,460	\$445,830	-	-
Sales volume, all property types	497	666	400	439	329	27	36
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.6	4.4	14.4	5.8	4.7	47	44
Home purchase loan rate (per 1,000 properties)	-	30.4	17.7	18.0	-	-	36

## Land Use and Development

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population density (1,000 persons per square mile)	-	37.3	32.6	34.4	-	-	33
Units authorized by new residential building permits	242	823	20	4,500	405	17	16
Units issued new certificates of occupancy	184	397	744	649	511	16	12

## Neighborhood Services and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Car-free commute (% of commuters)	70.9%	77.5%	75.3%	82.1%	-	24	20
Mean travel time to work (minutes)	36.2	36.3	36.1	39.3	-	45	41
Serious crime rate (per 1,000 residents)	-	12.1	10.2	11.0	11.3	-	28
Students performing at grade level in ELA, 4th grade	-	-	-	34.4%	46.9%	-	26
Students performing at grade level in math, 4th grade	-	-	-	45.8%	46.1%	-	26
Residential units within ½ mile of a subway station	-	-	-	-	85.6%	-	38
Residential units within ¼ mile of a park	-	-	-	-	54.2%	-	48

## Renters

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Median rent burden	25.3%	29.6%	31.5%	29.5%	-	35	41
* Severely rent-burdened households	20.7%	-	23.0%	25.9%	-	42	45
* Severely rent-burdened households, low-income households	-	-	39.6%	46.1%	-	-	32
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.8%	0.6%	-	-	54

\* 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).