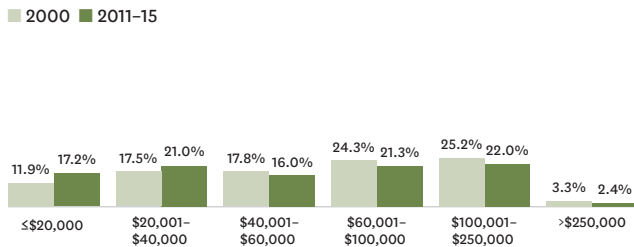


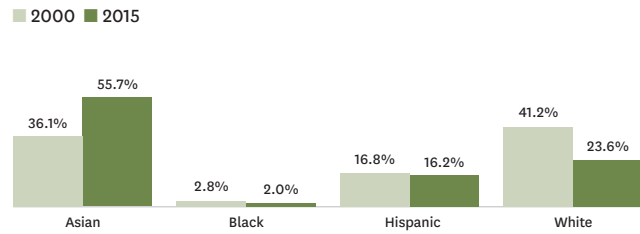


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc.

Household Income Distribution (\$2016)



Race and Ethnicity



Demographics

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population	243,690	246,542	257,327	247,398	-	-	-
Population aged 65+	15.8%	17.8%	16.0%	18.6%	-	9	6
Foreign-born population	50.3%	58.2%	53.0%	59.0%	-	8	2
Households with children under 18 years old	31.5%	28.6%	29.9%	26.4%	-	38	42
Racial diversity index	0.67	0.65	0.64	0.61	-	11	26
Income diversity ratio	-	4.5	4.8	5.5	-	-	25
Median household income (\$2016)	\$64,770	\$60,430	\$56,970	\$51,250	-	16	29
Poverty rate	13.2%	10.6%	14.3%	15.4%	-	42	35
Unemployment rate	5.5%	7.8%	11.6%	4.7%	-	47	49
Population aged 25+ with a bachelor's degree or higher	28.1%	30.8%	31.5%	27.4%	-	15	35
Population aged 25+ without a high school diploma	-	16.5%	19.9%	22.3%	-	-	20

Housing Market and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Homeownership rate	47.3%	50.2%	49.0%	46.2%	-	9	10
♦ Rental vacancy rate	-	-	2.9%	3.5%	-	-	24
♦ Severe crowding rate (% of renter households)	-	-	4.9%	5.5%	-	-	12
Serious housing code violations (per 1,000 privately owned rental units)	-	16.8	9.4	12.0	15.3	-	46
Median rent (\$2016)	\$1,200	\$1,380	\$1,450	\$1,440	-	10	17
Median asking rent	-	-	\$1,550	\$1,850	\$1,950	-	29
Index of housing price appreciation, all property types	100.0	203.0	184.0	243.3	263.5	-	28
♦ Index of housing price appreciation, 1 unit building	100.0	200.8	173.7	236.8	264.1	-	-
♦ Median sales price per unit, 1 unit building (\$2016)	\$432,930	\$731,320	\$634,180	\$732,810	\$785,000	-	-
Sales volume, all property types	1,593	1,758	1,254	1,326	1,160	5	4
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	3.4	3.7	7.5	6.6	5.2	43	41
Home purchase loan rate (per 1,000 properties)	-	38.9	21.1	14.2	-	-	46

Land Use and Development

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population density (1,000 persons per square mile)	-	21.0	21.9	21.1	-	-	47
Units authorized by new residential building permits	529	692	183	1,016	217	7	28
Units issued new certificates of occupancy	589	709	414	228	207	7	28

Neighborhood Services and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Car-free commute (% of commuters)	42.4%	46.3%	47.4%	48.3%	-	50	49
Mean travel time to work (minutes)	40.5	41.1	40.1	39.7	-	35	40
Serious crime rate (per 1,000 residents)	-	9.4	7.5	7.5	7.4	-	50
Students performing at grade level in ELA, 4th grade	-	-	-	46.7%	57.2%	-	12
Students performing at grade level in math, 4th grade	-	-	-	66.7%	66.4%	-	9
Residential units within ½ mile of a subway station	-	-	-	-	46.1%	-	52
Residential units within ¼ mile of a park	-	-	-	-	59.6%	-	40

Renters

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Median rent burden	26.6%	34.1%	34.3%	42.7%	-	27	2
♦ Severely rent-burdened households	23.7%	-	31.3%	37.3%	-	26	5
♦ Severely rent-burdened households, low-income households	-	-	48.2%	51.9%	-	-	12
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.9%	0.8%	-	-	51

♦ 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.