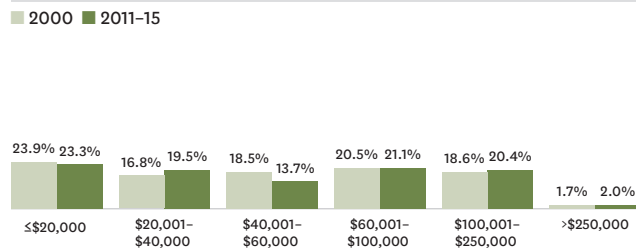


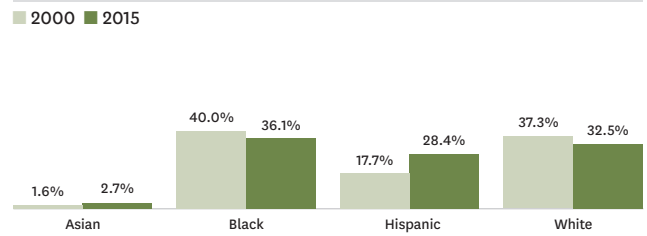


Additional neighborhood information, including expanded indicators and historical data, is available on [CoreData.nyc](http://CoreData.nyc).

### Household Income Distribution (\$2016)



### Race and Ethnicity



## Demographics

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population	106,738	120,268	124,031	121,595	-	-	-
Population aged 65+	14.2%	13.9%	13.6%	13.4%	-	12	20
Foreign-born population	24.4%	24.3%	25.7%	26.8%	-	39	41
Households with children under 18 years old	40.1%	41.9%	38.8%	39.3%	-	25	9
Racial diversity index	0.67	0.67	0.67	0.68	-	11	10
Income diversity ratio	-	6.0	6.7	6.5	-	-	13
Median household income (\$2016)	\$51,380	\$51,990	\$52,400	\$52,900	-	33	27
Poverty rate	22.4%	20.3%	22.4%	19.9%	-	24	27
Unemployment rate	12.8%	9.1%	14.2%	9.8%	-	17	13
Population aged 25+ with a bachelor's degree or higher	20.4%	26.3%	25.1%	28.6%	-	29	32
Population aged 25+ without a high school diploma	-	25.5%	21.9%	22.2%	-	-	21

## Housing Market and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Homeownership rate	35.1%	41.1%	37.8%	37.4%	-	17	18
♦ Rental vacancy rate	-	-	5.1%	4.8%	-	-	8
♦ Severe crowding rate (% of renter households)	-	-	3.4%	3.2%	-	-	36
Serious housing code violations (per 1,000 privately owned rental units)	-	34.3	39.6	44.2	35.5	-	28
Median rent (\$2016)	\$830	\$970	\$1,000	\$1,130	-	47	43
Median asking rent	-	-	\$1,510	\$1,500	\$1,850	-	33
Index of housing price appreciation, all property types	100.0	231.9	139.7	159.8	177.7	-	56
♦ Index of housing price appreciation, 2-4 unit building	100.0	236.1	132.2	153.1	168.7	-	-
♦ Median sales price per unit, 2-4 unit building (\$2016)	\$152,250	\$292,360	\$150,340	\$202,150	\$213,500	-	-
Sales volume, all property types	544	1,107	552	550	452	24	27
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	17.2	23.4	32.2	27.9	25.1	18	12
Home purchase loan rate (per 1,000 properties)	-	59.5	19.4	20.7	-	-	25

## Land Use and Development

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population density (1,000 persons per square mile)	-	10.6	11.0	10.7	-	-	52
Units authorized by new residential building permits	1,070	742	25	368	418	4	15
Units issued new certificates of occupancy	266	989	235	204	132	13	36

## Neighborhood Services and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Car-free commute (% of commuters)	44.2%	49.8%	49.5%	43.7%	-	47	51
Mean travel time to work (minutes)	45.6	41.7	44.7	50.3	-	13	1
Serious crime rate (per 1,000 residents)	-	7.5	7.8	12.0	11.9	-	27
Students performing at grade level in ELA, 4th grade	-	-	-	21.8%	29.5%	-	43
Students performing at grade level in math, 4th grade	-	-	-	26.8%	24.6%	-	48
Residential units within ½ mile of a subway station	-	-	-	-	78.7%	-	42
Residential units within ¼ mile of a park	-	-	-	-	77.6%	-	23

## Renters

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Median rent burden	25.4%	29.7%	32.5%	31.5%	-	34	31
♦ Severely rent-burdened households	24.9%	-	29.8%	26.7%	-	21	42
♦ Severely rent-burdened households, low-income households	-	-	41.6%	40.5%	-	-	48
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	17.8%	15.9%	-	-	3

♦ 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).