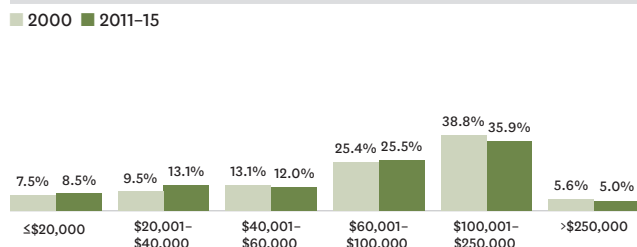


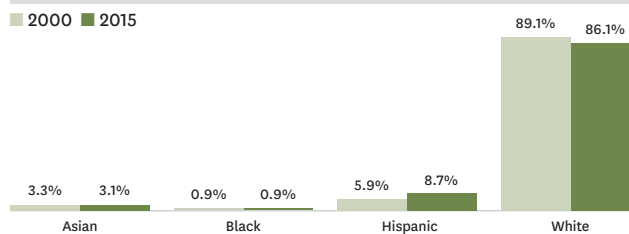


Additional neighborhood information, including expanded indicators and historical data, is available on [CoreData.nyc](http://CoreData.nyc).

## Household Income Distribution (\$2016)



## Race and Ethnicity



## Demographics

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population	152,942	175,246	164,809	167,640	-	-	-
Population aged 65+	10.5%	11.3%	12.5%	16.9%	-	32	11
Foreign-born population	11.7%	13.3%	14.5%	15.0%	-	55	55
Households with children under 18 years old	39.7%	40.4%	35.3%	35.5%	-	26	22
Racial diversity index	0.20	0.28	0.29	0.25	-	55	53
Income diversity ratio	-	3.6	4.0	3.6	-	-	55
Median household income (\$2016)	\$92,740	\$97,770	\$89,300	\$82,080	-	5	8
Poverty rate	4.9%	4.1%	7.0%	7.3%	-	55	53
Unemployment rate	4.2%	3.7%	8.7%	5.6%	-	52	41
Population aged 25+ with a bachelor's degree or higher	22.2%	27.2%	31.1%	31.5%	-	25	26
Population aged 25+ without a high school diploma	-	9.2%	9.1%	6.8%	-	-	51

## Housing Market and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Homeownership rate	75.9%	84.9%	79.5%	82.7%	-	1	1
Rental vacancy rate	-	-	7.5%	3.8%	-	-	20
Severe crowding rate (% of renter households)	-	-	0.4%	2.4%	-	-	45
Serious housing code violations (per 1,000 privately owned rental units)	-	2.6	6.2	8.5	3.5	-	59
Median rent (\$2016)	\$1,130	\$1,240	\$1,350	\$1,190	-	13	41
Median asking rent	-	-	-	\$1,630	\$1,830	-	37
Index of housing price appreciation, all property types	100.0	182.8	166.5	175.8	184.8	-	53
Index of housing price appreciation, 1 unit building	100.0	180.4	165.9	173.8	185.2	-	-
Median sales price per unit, 1 unit building (\$2016)	\$329,240	\$525,060	\$448,300	\$424,520	\$460,000	-	-
Sales volume, all property types	2,206	2,091	1,355	1,712	1,636	1	1
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	4.7	6.6	12.5	10.2	11.0	37	29
Home purchase loan rate (per 1,000 properties)	-	34.7	22.0	26.7	-	-	7

## Land Use and Development

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Population density (1,000 persons per square mile)	-	7.2	6.7	6.8	-	-	55
Units authorized by new residential building permits	1,291	370	142	219	220	1	27
Units issued new certificates of occupancy	1,805	735	300	171	237	1	26

## Neighborhood Services and Conditions

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Car-free commute (% of commuters)	25.6%	28.4%	23.0%	26.5%	-	55	55
Mean travel time to work (minutes)	46.1	45.8	42.9	45.5	-	9	17
Serious crime rate (per 1,000 residents)	-	4.4	3.8	3.6	3.1	-	59
Students performing at grade level in ELA, 4th grade	-	-	-	50.3%	60.3%	-	10
Students performing at grade level in math, 4th grade	-	-	-	57.8%	58.3%	-	15
Residential units within 1/2 mile of a subway station	-	-	-	-	47.9%	-	51
Residential units within 1/4 mile of a park	-	-	-	-	56.0%	-	45

## Renters

	2000	2006	2010	2015	2016	2000 Rank	2015-16 Rank
Median rent burden	24.2%	30.0%	32.8%	26.2%	-	42	51
Severely rent-burdened households	21.5%	-	27.8%	29.8%	-	38	33
Severely rent-burdened households, low-income households	-	-	40.8%	47.8%	-	-	22
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.8%	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](http://CoreData.nyc).