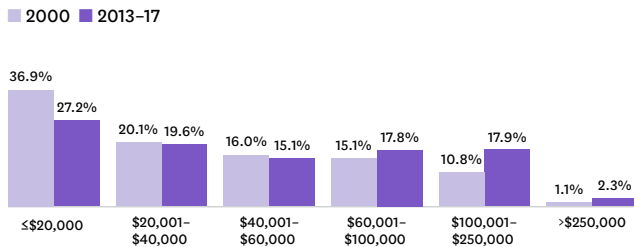


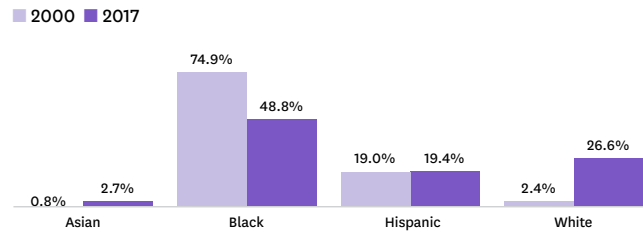


Additional neighborhood information, including expanded indicators and historical data, is available on [CoreData.nyc](http://CoreData.nyc). See Part 3 of this report for indicator definitions.

## Household Income Distribution (2018\$)



## Race and Ethnicity



## Demographics

|  | 2000     | 2006     | 2010     | 2017     | 2018 | 2000 Rank | 2017-18 Rank |
|--|----------|----------|----------|----------|------|-----------|--------------|
| Population   | 121,054  | 132,087  | 133,302  | 142,027  | —    | —         | —            |
| Population aged 65+                                    | 8.8%     | 9.4%     | 10.7%    | 10.3%    | —    | 45        | 48           |
| Foreign-born population                                | 18.4%    | 19.6%    | 22.2%    | 18.4%    | —    | 49        | 52           |
| Households with children under 18 years old            | 45.0%    | 40.5%    | 36.1%    | 29.2%    | —    | 10        | 29           |
| Racial diversity index                                 | 0.40     | 0.51     | 0.58     | 0.65     | —    | 46        | 17           |
| Income diversity ratio                                 | —        | 8.1      | 7.1      | 6.8      | —    | —         | 11           |
| Median household income (2018\$)                       | \$35,250 | \$34,220 | \$42,020 | \$52,900 | —    | 50        | 36           |
| Poverty rate   | 35.9%    | 37.7%    | 30.7%    | 24.4%    | —    | 9         | 14           |
| Unemployment rate                                      | 17.9%    | 12.8%    | 12.9%    | 4.7%     | —    | 7         | 42           |
| Population aged 25+ with a bachelor's degree or higher | 10.6%    | 16.9%    | 23.0%    | 35.8%    | —    | 48        | 23           |
| Population aged 25+ without a high school diploma      | —        | 29.4%    | 23.6%    | 16.3%    | —    | —         | 30           |

## Housing Market and Conditions

|  | 2000      | 2006      | 2010      | 2017      | 2018      | 2000 Rank | 2017-18 Rank |
|--|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
| Homeownership rate   | 19.2%     | 26.1%     | 20.4%     | 23.8%     | —         | 40        | 35           |
| Rental vacancy rate  | —         | —         | 6.1%      | 5.4%      | —         | —         | 6            |
| Severe crowding rate (% of renter households)                            | —         | —         | 3.2%      | 3.6%      | —         | —         | 31           |
| Serious housing code violations (per 1,000 privately owned rental units) | —         | 130.9     | 103.5     | 70.9      | 76.2      | —         | 19           |
| Median rent, all (2018\$)  | \$800     | \$900     | \$1,080   | \$1,240   | —         | 50        | 42           |
| Median rent, asking  | —         | —         | \$1,900   | \$2,400   | \$2,500   | —         | 15           |
| Index of housing price appreciation, all property types                  | 100.0     | 252.9     | 153.7     | 409.6     | 466.0     | —         | 9            |
| Index of housing price appreciation, 2-4 unit building                   | 100.0     | 251.9     | 144.2     | 430.6     | 471.6     | —         | —            |
| Median sales price per unit, 2-4 unit building (2018\$)                  | \$149,940 | \$316,170 | \$184,320 | \$547,750 | \$500,000 | —         | —            |
| Sales volume, all property types   | 583       | 1,498     | 634       | 654       | 741       | 19        | 11           |
| Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)    | 34.6      | 46.6      | 52.5      | 20.5      | 16.0      | 2         | 11           |
| Home purchase loan rate (per 1,000 properties)                           | —         | 79.9      | 17.8      | 22.2      | —         | —         | 19           |

## Land Use and Development

|  | 2000 | 2006 | 2010 | 2017 | 2018 | 2000 Rank | 2017-18 Rank |
|--|------|------|------|------|------|-----------|--------------|
| Population density (1,000 persons per square mile)   | —    | 57.5 | 58.0 | 61.8 | —    | —         | 13           |
| Units authorized by new residential building permits | 125  | 778  | 251  | 597  | 619  | 33        | 12           |
| Units issued new certificates of occupancy           | 94   | 816  | 344  | 807  | 856  | 27        | 10           |

## Neighborhood Services and Conditions

|   | 2000  | 2006  | 2010  | 2017  | 2018  | 2000 Rank | 2017-18 Rank |
|---|-------|-------|-------|-------|-------|-----------|--------------|
| Car-free commute (% of commuters)                     | 73.4% | 74.8% | 80.6% | 78.2% | —     | 19        | 22           |
| Mean travel time to work (minutes)                    | 44.7  | 40.0  | 39.6  | 42.0  | —     | 17        | 37           |
| Serious crime rate (per 1,000 residents)              | —     | 22.6  | 21.1  | 17.5  | 17.5  | —         | 8            |
| Students performing at grade level in ELA, 4th grade  | —     | —     | —     | 31.3% | 44.3% | —         | 36           |
| Students performing at grade level in math, 4th grade | —     | —     | —     | 23.1% | 37.3% | —         | 37           |
| Residential units within ½ mile of a subway station   | —     | —     | —     | 87.7% | —     | —         | 29           |
| Residential units within ¼ mile of a park             | —     | —     | —     | 94.2% | —     | —         | 17           |

## Renters

|   | 2000  | 2006 | 2010  | 2017  | 2018 | 2000 Rank | 2017-18 Rank |
|---|-------|------|-------|-------|------|-----------|--------------|
| Rental units affordable at 80% AMI (% of recently available units)    | —     | —    | 63.9% | 47.8% | —    | —         | 31           |
| Severely rent-burdened households                                     | 28.8% | —    | 32.4% | 30.2% | —    | 10        | 29           |
| Severely rent-burdened households, low-income households              | —     | —    | 43.8% | 42.1% | —    | —         | 46           |
| Housing choice vouchers (% of occupied, privately owned rental units) | —     | —    | 12.6% | 8.7%  | —    | —         | 16           |

• 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 2017 heading comes from the 2013-2017 ACS.  
 • For information on additional property types, see [CoreData.nyc](http://CoreData.nyc).