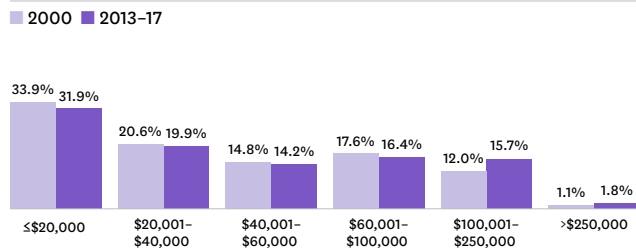


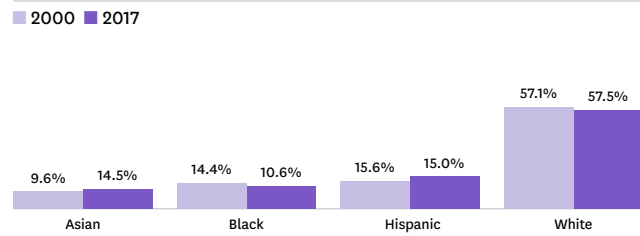


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	116,138	103,687	103,112	122,009	—	—	—
Population aged 65+	20.7%	26.1%	22.4%	23.7%	—	1	1
Foreign-born population	47.6%	54.0%	53.1%	52.5%	—	12	7
Households with children under 18 years old	29.3%	21.8%	24.2%	27.9%	—	44	34
Racial diversity index	0.62	0.55	0.60	0.63	—	20	22
Income diversity ratio	—	8.5	5.6	8.2	—	—	5
Median household income (2018\$)	\$37,880	\$34,700	\$33,080	\$36,810	—	46	49
Poverty rate	28.5%	22.0%	28.0%	24.8%	—	16	11
Unemployment rate	10.4%	4.9%	14.4%	6.1%	—	23	24
Population aged 25+ with a bachelor's degree or higher	23.5%	33.4%	27.6%	38.8%	—	22	19
Population aged 25+ without a high school diploma	—	17.1%	17.7%	19.3%	—	—	23

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	23.3%	28.5%	30.2%	27.8%	—	34	33
Rental vacancy rate	—	—	3.0%	1.9%	—	—	48
Severe crowding rate (% of renter households)	—	—	3.0%	4.5%	—	—	21
Serious housing code violations (per 1,000 privately owned rental units)	—	25.9	31.9	31.6	39.7	—	29
Median rent, all (2018\$)	\$850	\$870	\$990	\$1,040	—	48	51
Median rent, asking	—	—	\$1,340	\$2,000	\$2,050	—	26
Index of housing price appreciation, all property types	100.0	263.8	223.2	289.5	302.2	—	32
Index of housing price appreciation, 2-4 unit building	100.0	178.6	181.5	299.5	319.3	—	—
Median sales price per unit, 2-4 unit building (2018\$)	\$202,420	\$675,440	\$566,900	\$560,490	\$529,500	—	—
Sales volume, all property types	289	409	167	246	252	38	46
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	7.5	6.8	14.0	9.3	8.0	31	29
Home purchase loan rate (per 1,000 properties)	—	22.1	12.7	15.7	—	—	43

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	—	30.2	30.0	35.5	—	—	32
Units authorized by new residential building permits	250	326	67	71	929	16	6
Units issued new certificates of occupancy	39	161	172	99	104	50	43

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	64.1%	71.4%	67.0%	71.2%	—	32	32
Mean travel time to work (minutes)	46.3	44.7	44.4	45.7	—	8	20
Serious crime rate (per 1,000 residents)	—	14.7	12.6	8.4	8.8	—	36
Students performing at grade level in ELA, 4th grade	—	—	—	41.7%	49.1%	—	33
Students performing at grade level in math, 4th grade	—	—	—	40.4%	45.1%	—	32
Residential units within ½ mile of a subway station	—	—	—	72.9%	—	—	36
Residential units within ¼ mile of a park	—	—	—	85.0%	—	—	25

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Rental units affordable at 80% AMI (% of recently available units)	—	—	—	76.3%	—	—	12
Severely rent-burdened households	29.6%	—	27.0%	31.3%	—	8	23
Severely rent-burdened households, low-income households	—	—	34.5%	38.2%	—	—	50
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	14.1%	15.5%	—	—	5

• 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.