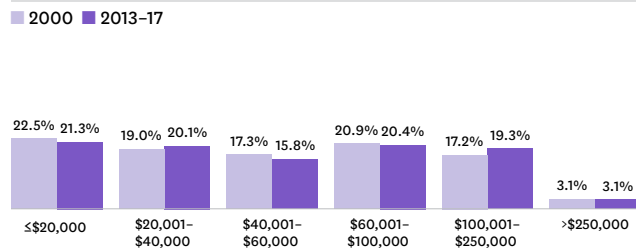


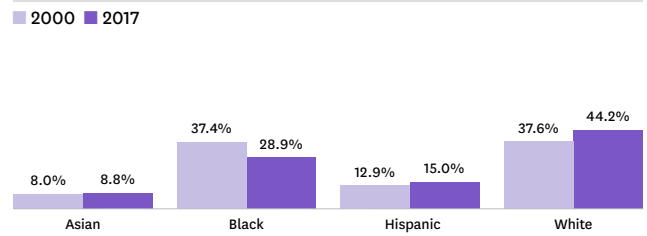


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	166,315	163,099	162,715	150,707	—	—	—
Population aged 65+	10.8%	12.2%	9.8%	13.5%	—	31	29
Foreign-born population	49.4%	45.6%	46.6%	39.5%	—	9	24
Households with children under 18 years old	41.8%	35.2%	37.1%	29.2%	—	19	29
Racial diversity index	0.70	0.67	0.68	0.69	—	7	8
Income diversity ratio	—	4.6	5.3	5.6	—	—	30
Median household income (2018\$)	\$54,110	\$49,740	\$48,930	\$57,680	—	30	29
Poverty rate	22.8%	18.1%	22.4%	16.8%	—	23	26
Unemployment rate	10.7%	7.4%	11.1%	6.2%	—	20	23
Population aged 25+ with a bachelor's degree or higher	24.7%	31.9%	29.8%	41.4%	—	19	15
Population aged 25+ without a high school diploma	—	17.7%	17.3%	11.5%	—	—	44

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	20.4%	22.8%	24.3%	23.9%	—	36	34
♦ Rental vacancy rate	—	—	3.2%	2.2%	—	—	46
♦ Severe crowding rate (% of renter households)	—	—	5.7%	7.4%	—	—	8
Serious housing code violations (per 1,000 privately owned rental units)	—	103.6	109.7	72.0	98.5	—	12
Median rent, all (2018\$)	\$1,040	\$1,150	\$1,240	\$1,420	—	30	27
Median rent, asking	—	—	\$1,750	\$1,930	\$2,000	—	29
Index of housing price appreciation, all property types	100.0	218.6	178.2	328.4	332.0	—	21
♦ Index of housing price appreciation, 1 unit building	100.0	218.8	175.4	318.0	306.5	—	—
♦ Median sales price per unit, 1 unit building (2018\$)	\$554,780	\$902,010	\$852,060	\$1,222,890	\$1,242,750	—	—
Sales volume, all property types	335	395	217	281	363	37	42
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	7.8	9.4	20.6	10.7	9.9	30	26
Home purchase loan rate (per 1,000 properties)	—	34.0	16.2	19.6	—	—	31

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	—	56.1	56.0	51.8	—	—	17
Units authorized by new residential building permits	—	218	9	454	157	—	33
Units issued new certificates of occupancy	24	74	297	652	347	53	23

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	68.1%	70.6%	73.8%	70.3%	—	28	33
Mean travel time to work (minutes)	46.0	44.4	41.7	43.7	—	10	27
Serious crime rate (per 1,000 residents)	—	15.1	12.3	8.0	7.4	—	47
Students performing at grade level in ELA, 4th grade	—	—	—	41.3%	49.7%	—	32
Students performing at grade level in math, 4th grade	—	—	—	39.5%	46.5%	—	30
Residential units within ½ mile of a subway station	—	—	—	94.7%	—	—	18
Residential units within ¼ mile of a park	—	—	—	29.7%	—	—	59

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	—	—	70.3%	48.7%	—	—	30
♦ Severely rent-burdened households	28.2%	—	29.7%	34.9%	—	12	11
♦ Severely rent-burdened households, low-income households	—	—	44.2%	50.2%	—	—	16
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	7.8%	6.4%	—	—	22

♦ 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.