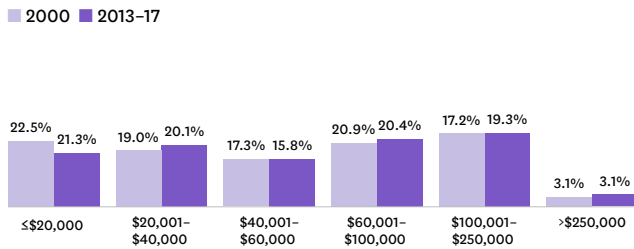


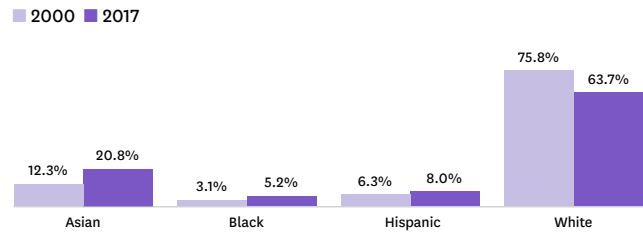


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	149,351	148,784	133,282	171,030	—	—	—
Population aged 65+	17.9%	19.1%	18.3%	18.0%	—	4	11
Foreign-born population	44.8%	45.0%	46.0%	51.0%	—	15	8
Households with children under 18 years old	31.0%	26.4%	24.1%	31.7%	—	39	26
Racial diversity index	0.41	0.40	0.39	0.54	—	44	39
Income diversity ratio	—	6.2	5.9	5.3	—	—	33
Median household income (2018\$)	\$58,750	\$52,580	\$53,340	\$62,440	—	26	24
Poverty rate	16.8%	17.7%	13.7%	14.0%	—	34	33
Unemployment rate	6.6%	5.1%	9.0%	5.2%	—	42	34
Population aged 25+ with a bachelor's degree or higher	28.8%	37.6%	35.5%	39.0%	—	14	18
Population aged 25+ without a high school diploma	—	15.1%	13.2%	14.3%	—	—	37

Housing Market and Conditions

Homeownership rate	41.6%	48.3%	46.5%	46.7%	—	12	11
• Rental vacancy rate	—	—	3.8%	2.7%	—	—	31
• Severe crowding rate (% of renter households)	—	—	3.7%	4.6%	—	—	20
Serious housing code violations (per 1,000 privately owned rental units)	—	19.9	28.2	27.8	25.9	—	39
Median rent, all (2018\$)	\$1,060	\$1,100	\$1,190	\$1,410	—	26	28
Median rent, asking	—	—	\$1,650	\$1,800	\$1,800	—	47
Index of housing price appreciation, all property types	100.0	207.1	183.1	262.2	284.9	—	35
• Index of housing price appreciation, 2-4 unit building	100.0	206.7	183.3	275.7	304.7	—	—
• Median sales price per unit, 2-4 unit building (2018\$)	\$224,910	\$373,510	\$321,510	\$438,200	\$440,000	—	—
Sales volume, all property types	912	815	464	663	740	12	12
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	3.7	4.2	11.5	7.7	5.9	42	34
Home purchase loan rate (per 1,000 properties)	—	30.6	17.6	22.0	—	—	21

Land Use and Development

Population density (1,000 persons per square mile)	—	34.4	30.8	39.5	—	—	29
Units authorized by new residential building permits	134	322	27	200	268	29	26
Units issued new certificates of occupancy	88	209	120	527	229	32	28

Neighborhood Services and Conditions

Car-free commute (% of commuters)	55.5%	57.9%	62.5%	58.1%	—	39	42
Mean travel time to work (minutes)	43.5	42.1	43.1	49.0	—	20	3
Serious crime rate (per 1,000 residents)	—	10.5	7.0	7.8	6.8	—	49
Students performing at grade level in ELA, 4th grade	—	—	—	54.1%	60.3%	—	18
Students performing at grade level in math, 4th grade	—	—	—	57.2%	57.6%	—	20
Residential units within ½ mile of a subway station	—	—	—	58.1%	—	—	45
Residential units within ¼ mile of a park	—	—	—	65.6%	—	—	42
	—	—	—	59.5%	—	—	21

Renters

• Rental units affordable at 80% AMI (% of recently available units)	—	—	—	—	—	—	—
• Severely rent-burdened households	28.3%	—	29.5%	31.7%	—	11	22
• Severely rent-burdened households, low-income households	—	—	42.7%	46.3%	—	—	32
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	13.3%	5.7%	—	—	23

• 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.