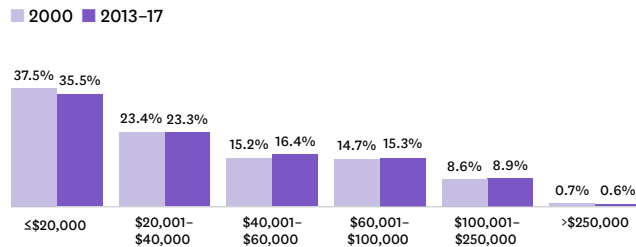


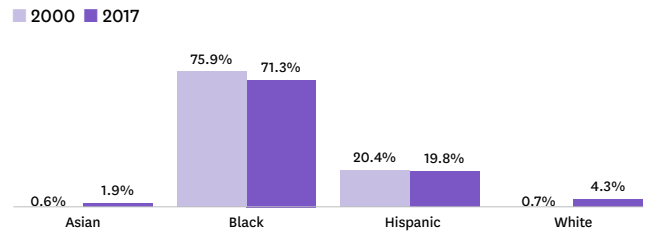


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	116,790	116,936	115,433	111,511	—	—	—
Population aged 65+	7.2%	9.1%	9.4%	12.2%	—	51	39
Foreign-born population	23.6%	28.3%	28.8%	26.2%	—	42	41
Households with children under 18 years old	51.7%	45.1%	45.1%	25.2%	—	3	39
Racial diversity index	0.38	0.36	0.39	0.45	—	49	48
Income diversity ratio	—	6.8	6.0	9.7	—	—	1
Median household income (2018\$)	\$32,930	\$28,490	\$29,810	\$20,640	—	53	55
Poverty rate	42.6%	38.7%	39.8%	39.9%	—	3	2
Unemployment rate	22.3%	13.1%	15.6%	20.7%	—	2	1
Population aged 25+ with a bachelor's degree or higher	7.6%	8.6%	10.2%	12.7%	—	52	52
Population aged 25+ without a high school diploma	—	33.0%	27.7%	19.4%	—	—	22

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	16.8%	21.6%	17.5%	15.7%	—	41	45
♦ Rental vacancy rate	—	—	5.3%	4.9%	—	—	10
♦ Severe crowding rate (% of renter households)	—	—	2.0%	2.5%	—	—	47
Serious housing code violations (per 1,000 privately owned rental units)	—	136.4	143.7	115.0	106.8	—	7
Median rent, all (2018\$)	\$750	\$770	\$950	\$900	—	51	55
Median rent, asking	—	—	—	\$2,150	\$2,200	—	22
Index of housing price appreciation, all property types	100.0	214.5	130.9	263.5	272.9	—	39
• Index of housing price appreciation, 2-4 unit building	100.0	213.2	130.5	249.2	259.3	—	—
• Median sales price per unit, 2-4 unit building (2018\$)	\$142,440	\$264,510	\$145,420	\$281,940	\$332,500	—	—
Sales volume, all property types	284	567	153	186	225	39	47
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	21.4	41.0	59.7	35.3	30.7	12	1
Home purchase loan rate (per 1,000 properties)	—	74.6	13.5	13.6	—	—	46

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	—	45.1	44.6	43.0	—	—	23
Units authorized by new residential building permits	34	232	288	206	774	52	9
Units issued new certificates of occupancy	92	313	310	542	218	29	32

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	73.1%	—	76.7%	79.5%	—	20	21
Mean travel time to work (minutes)	48.1	—	43.4	45.8	—	4	18
Serious crime rate (per 1,000 residents)	—	23.9	23.3	18.4	18.1	—	6
Students performing at grade level in ELA, 4th grade	—	—	—	19.3%	31.3%	—	55
Students performing at grade level in math, 4th grade	—	—	—	13.1%	23.7%	—	56
Residential units within ½ mile of a subway station	—	—	—	89.4%	—	—	27
Residential units within ¼ mile of a park	—	—	—	88.7%	—	—	22

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	—	—	86.4%	86.2%	—	—	5
♦ Severely rent-burdened households	29.6%	—	32.2%	38.8%	—	8	5
♦ Severely rent-burdened households, low-income households	—	—	39.0%	43.8%	—	—	42
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	12.3%	11.1%	—	—	12

♦ 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.