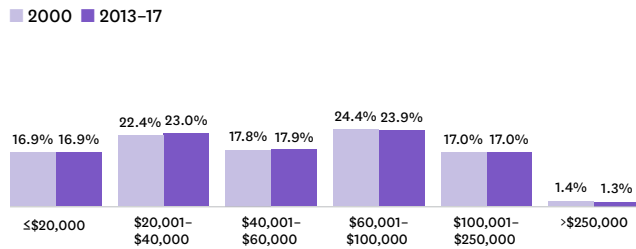


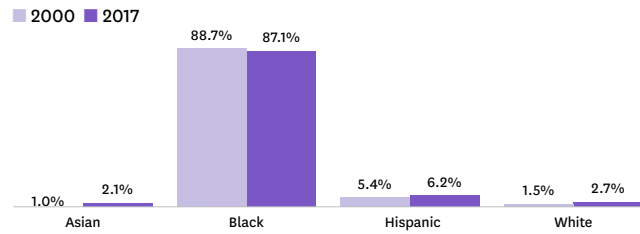


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	145,263	147,390	140,285	140,087	—	—	—
Population aged 65+	9.1%	11.2%	11.7%	16.0%	—	42	16
Foreign-born population	54.5%	53.5%	52.6%	51.0%	—	4	8
Households with children under 18 years old	45.0%	42.9%	40.7%	28.7%	—	10	31
Racial diversity index	0.21	0.19	0.20	0.24	—	54	55
Income diversity ratio	—	3.9	5.0	5.2	—	—	36
Median household income (2018\$)	\$54,110	\$51,460	\$49,230	\$50,290	—	30	41
Poverty rate	19.4%	19.1%	15.4%	13.7%	—	27	35
Unemployment rate	12.5%	8.4%	12.8%	5.9%	—	18	26
Population aged 25+ with a bachelor's degree or higher	15.1%	18.6%	17.6%	25.1%	—	40	40
Population aged 25+ without a high school diploma	—	17.9%	15.1%	11.9%	—	—	40

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	32.1%	38.2%	36.0%	34.7%	—	20	25
Rental vacancy rate	—	—	5.1%	3.9%	—	—	16
Severe crowding rate (% of renter households)	—	—	3.4%	3.0%	—	—	41
Serious housing code violations (per 1,000 privately owned rental units)	—	103.8	123.6	103.8	113.0	—	4
Median rent, all (2018\$)	\$1,030	\$1,140	\$1,230	\$1,310	—	32	34
Median rent, asking	—	—	\$1,630	\$1,900	\$2,050	—	26
Index of housing price appreciation, all property types	100.0	223.7	162.1	260.1	267.0	—	43
Index of housing price appreciation, 2-4 unit building	100.0	225.9	161.8	232.3	254.0	—	—
Median sales price per unit, 2-4 unit building (2018\$)	\$144,940	\$286,410	\$201,650	\$275,150	\$287,500	—	—
Sales volume, all property types	517	962	241	374	538	25	28
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	16.1	22.8	33.3	26.6	23.8	19	4
Home purchase loan rate (per 1,000 properties)	—	48.9	11.7	16.9	—	—	41

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	—	47.9	45.6	45.5	—	—	21
Units authorized by new residential building permits	26	214	7	461	277	54	25
Units issued new certificates of occupancy	82	176	80	213	408	37	20

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	67.7%	72.2%	69.9%	72.1%	—	29	31
Mean travel time to work (minutes)	50.1	45.6	46.6	48.4	—	1	6
Serious crime rate (per 1,000 residents)	—	14.7	13.5	12.4	10.9	—	27
Students performing at grade level in ELA, 4th grade	—	—	—	36.4%	42.0%	—	40
Students performing at grade level in math, 4th grade	—	—	—	26.7%	33.2%	—	47
Residential units within ½ mile of a subway station	—	—	—	58.1%	—	—	45
Residential units within ¼ mile of a park	—	—	—	38.3%	—	—	58

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Rental units affordable at 80% AMI (% of recently available units)	—	—	85.6%	81.7%	—	—	7
Severely rent-burdened households	26.1%	—	30.7%	34.7%	—	15	13
Severely rent-burdened households, low-income households	—	—	43.2%	47.6%	—	—	23
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	5.4%	4.3%	—	—	27

• 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.