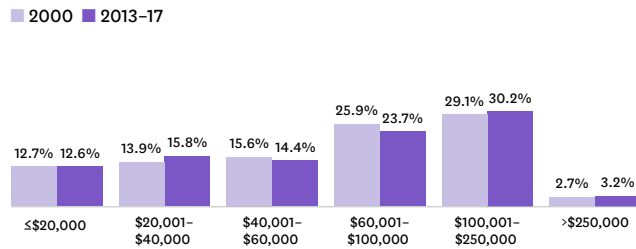


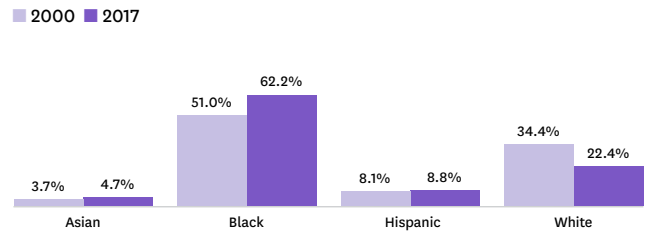


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	194,836	204,600	202,929	215,637	—	—	—
Population aged 65+	11.2%	10.8%	11.1%	15.3%	—	26	18
Foreign-born population	37.3%	39.2%	41.4%	40.0%	—	22	23
Households with children under 18 years old	43.0%	40.6%	38.4%	34.7%	—	14	19
Racial diversity index	0.61	0.55	0.55	0.55	—	21	36
Income diversity ratio	—	3.5	4.0	4.5	—	—	45
Median household income (2018\$)	\$77,300	\$73,300	\$66,830	\$78,110	—	11	11
Poverty rate	12.2%	10.8%	11.4%	8.9%	—	43	47
Unemployment rate	8.0%	5.5%	8.3%	5.3%	—	33	33
Population aged 25+ with a bachelor's degree or higher	22.5%	27.9%	28.6%	31.3%	—	24	30
Population aged 25+ without a high school diploma	—	13.2%	12.6%	10.4%	—	—	46

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	54.7%	62.4%	57.8%	56.9%	—	6	6
♦ Rental vacancy rate	—	—	3.4%	3.4%	—	—	21
♦ Severe crowding rate (% of renter households)	—	—	2.4%	4.2%	—	—	25
Serious housing code violations (per 1,000 privately owned rental units)	—	18.0	37.8	37.9	41.0	—	28
Median rent, all (2018\$)	\$1,170	\$1,220	\$1,290	\$1,430	—	13	26
Median rent, asking	—	—	—	\$1,850	\$2,000	—	29
Index of housing price appreciation, all property types	100.0	213.2	175.8	230.9	231.6	—	54
• Index of housing price appreciation, 2-4 unit building	100.0	216.4	168.9	210.9	214.7	—	—
• Median sales price per unit, 2-4 unit building (2018\$)	\$190,120	\$340,970	\$269,820	\$310,820	\$312,500	—	—
Sales volume, all property types	1,792	1,798	677	947	1,088	2	7
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	10.7	15.1	26.0	21.0	17.6	26	8
Home purchase loan rate (per 1,000 properties)	—	47.6	16.8	21.1	—	—	23

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	—	16.1	16.0	17.0	—	—	48
Units authorized by new residential building permits	129	121	21	9	54	31	51
Units issued new certificates of occupancy	134	238	55	10	21	24	56

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	46.6%	52.4%	50.2%	56.1%	—	46	43
Mean travel time to work (minutes)	46.7	43.9	41.3	49.0	—	6	3
Serious crime rate (per 1,000 residents)	—	15.2	12.2	9.3	8.2	—	42
Students performing at grade level in ELA, 4th grade	—	—	—	45.6%	53.8%	—	28
Students performing at grade level in math, 4th grade	—	—	—	42.3%	48.6%	—	29
Residential units within ½ mile of a subway station	—	—	—	12.7%	—	—	57
Residential units within ¼ mile of a park	—	—	—	72.5%	—	—	35

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	—	—	60.5%	68.2%	—	—	16
♦ Severely rent-burdened households	22.9%	—	24.3%	28.6%	—	31	38
♦ Severely rent-burdened households, low-income households	—	—	39.6%	46.8%	—	—	27
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	4.4%	2.5%	—	—	35

♦ 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.