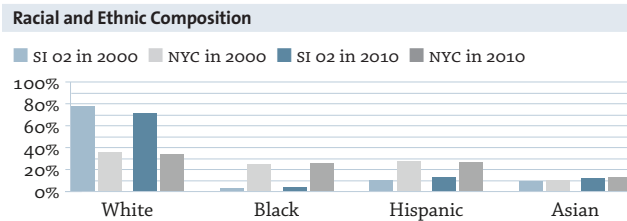
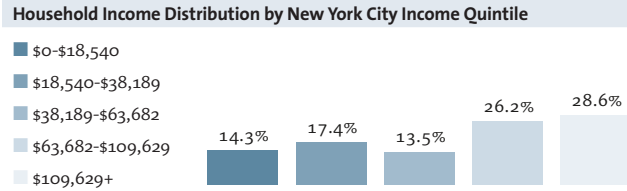


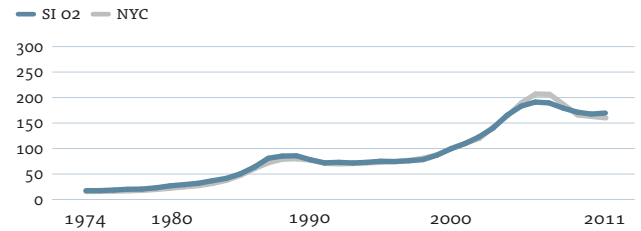


South Beach / Willowbrook – SI 02

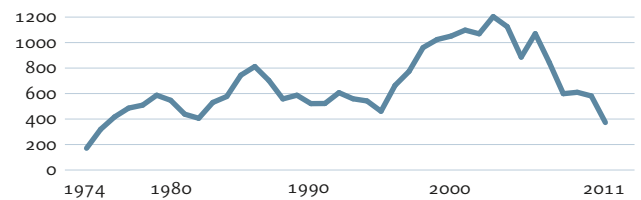
	2010	Rank
Population	132,502	39
Population Density (1,000 persons per square mile)	6.1	55
Median Household Income	\$70,692	11
Income Diversity Ratio	5.6	20
Public and Subsidized Rental Housing Units (% of rental units)	15.0%	27
Rent-Regulated Units (% of rental units) ¹	6.6%	54
Residential Units within 1/2 Mile of a Subway/Rail Entrance	23.1%	55
Unused Capacity Rate (% of land area)	49.8%	6
Racial Diversity Index	0.47	45
Rental Vacancy Rate ²	6.1%	5



Index of Housing Price Appreciation (1 family buildings), 1974–2011



Sales Volume (1 family buildings), 1974–2011



Prices for single family buildings in SI 02 did not increase as much as they did in the rest of the city during the real estate boom but also did not fall as much during the bust. Prices are down by 23 percent since the peak for the city as a whole but only 11 percent in SI 02.

	2000	2005	2009	2010	2011	Rank ('00)	Rank ('10/'11)
Housing							
Units Issued New Certificates of Occupancy	682	472	217	146	87	7	28
Units Authorized by New Residential Building Permits	784	397	111	80	89	5	6
Homeownership Rate	64.5%	–	72.1%	71.8%	–	4	3
Index of Housing Price Appreciation (1 family buildings) ³	100.0	183.5	171.8	168.0	170.1	–	8
Median Sales Price per Unit (1 family buildings) ³	\$304,921	\$477,501	\$397,478	\$411,382	\$375,475	9	9
Sales Volume	1,621	1,379	1,028	984	655	4	15
Median Monthly Rent (all renters)	–	\$1,106	\$1,203	\$1,131	–	–	25
Median Monthly Rent (recent movers)	–	\$1,188	\$1,381	\$1,306	–	–	30
Median Rent Burden	–	31.9%	37.1%	30.9%	–	–	39
Home Purchase Loan Rate (per 1,000 properties)	–	49.2	22.3	20.0	–	–	24
Refinance Loan Rate (per 1,000 properties)	–	56.7	30.9	24.3	–	–	10
FHA/VA-Backed Home Purchase Loans (% of home purchase loans)	–	0.4%	24.1%	22.8%	–	–	25
Notices of Foreclosure Rate (per 1,000 1–4 family properties)	5.4	5.2	14.9	11.8	7.7	34	38
Tax Delinquencies (% of residential properties delinquent ≥ 1 year)	3.6%	0.6%	1.3%	–	–	42	43
Serious Housing Code Violations (per 1,000 rental units)	–	8.8	8.3	8.9	14.4	–	46
Severe Crowding Rate (% of renter households)	–	2.4%	–	1.9%	–	–	47
Property Tax Liability (\$ millions)	–	\$173.0	\$187.3	\$195.7	\$202.8	–	17
Population							
Foreign-Born Population	18.4%	–	25.2%	25.7%	–	49	43
Households with Children under 18 Years Old	36.2%	–	37.8%	34.5%	–	30	28
Share of Population Living in Integrated Tracts	0.8%	–	–	11.9%	–	43	36
Population Aged 65 and Older	13.5%	13.6%	14.3%	15.4%	–	16	11
Poverty Rate	9.1%	–	11.3%	9.7%	–	50	49
Unemployment Rate	5.1%	–	7.3%	8.2%	–	50	46
Public Transportation Rate	26.9%	–	32.2%	30.7%	–	54	53
Mean Travel Time to Work (minutes)	41.7	–	39.7	38.3	–	27	38
Serious Crime Rate (per 1,000 residents)	18.8	14.7	–	–	14.5	57	56
Students Performing at Grade Level in Reading	55.1%	–	–	49.3%	51.6%	11	18
Students Performing at Grade Level in Math	48.5%	–	–	61.0%	65.3%	14	21
Asthma Hospitalizations (per 1,000 people)	1.7	1.5	1.8	1.8	–	41	39
Elevated Blood Lead Levels (incidence per 1,000 children) ⁴	8.1	–	3.2	0.9	–	56	59
Children's Obesity Rate	–	–	20.5%	20.7%	21.0%	–	30

1. Data on rent-regulated units are from 2011. 2. Rental vacancy rate is an average rate for 2008–2010. 3. Ranked out of 14 community districts with the same predominant housing type. 4. For at least one of the years for which data are presented, the sample size was less than 20 newly identified cases.