Although the area has undergone a moderate residential resurgence in recent years, Bedford Stuyvesant continues to exhibit signs of housing and neighborhood distress. CD 203 led the City in the rates of home purchase and refinance loans, but this promising sign was countered by the prevalence of subprime loans, a potential sign of predatory lending. The rate of foreclosure notices, at 43.1 per 1,000 one to four family properties in 2004, was the highest in New York City that year. Real incomes fell significantly between 2002 and 2004. The area has also witnessed consistently high poverty rates and serious housing code violations rates in recent years.

Numbers in italics are based on a small number of observations and should be treated with caution.

1 Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).