



SUNSET PARK

		Rank (2002)	Rank (2004/5)
Population (2000):	120,063	34	-
Racial Diversity Index:	0.89	10	9
Median Household Income:	\$40,000	30	24
Income Diversity Ratio:	4.8	48	43
Median Monthly Rent:	\$892	22	29
Median Price/Unit (2-4 fam.):	\$258,333	22	18

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$39,406	-	-	\$40,000	30	24
Poverty Rate	18.2%	-	-	14.6%	23	33
% Immigrant Households	49.5%	-	-	36.9%	9	25
Rental Vacancy Rate	2.1%	-	-	2.3%	35	35
Number of Housing Units	46,978	-	-	48,032	41	40
% Public Housing	0.0%	-	-	0.0%	38	38
% Rent-Regulated/Other subsidized	40.5%	-	-	43.1%	41	39
Certificates of Occupancy	13	95	76	124	57	39
Units Authorized by New Residential Building Permits	170	75	173	-	38	42
Homeownership Rate	27.3%	-	-	28.0%	32	32
Index of Housing Price Appreciation (2-4 family building)	169.9	213.8	252.5	-	8	5 ¹
Home Purchase Loans (per 1,000 properties)	42.7	50.7	53.0	-	37	32
% Subprime Home Purchase Loans	7.3%	8.9%	7.1%	-	27	33
Refinance Loan Rate (per 1,000 properties)	62.3	92.4	51.5	-	31	27
% Subprime Refinance Loans	19.7%	17.4%	24.9%	-	27	31
Notices of Foreclosure (per 1,000 1-4 family properties)	6.1	5.9	7.0	-	35	35
% Tax Delinquencies (delinquent ≥ 1 year)	2.5%	1.9%	1.4%	-	31	26
% Vacant Land Area	-	0.8%	0.8%	0.8%	53	54
Serious Housing Code Violations (per 1,000 rental units)	32.2	32.6	30.7	-	24	28
% Students Performing at Grade Level - Reading	47.1%	48.1%	48.9%	-	21	21
% Students Performing at Grade Level - Math	43.8%	48.2%	54.0%	-	23	21
Felony Crime Rate (per 1,000 residents)	23.3	25.2	22.1	-	48	40

The rate of home purchase lending has increased steadily in recent years, along with home prices. Sunset Park has one of the lowest amounts of vacant land in the City – only 0.8% of land was unused in 2005. Sunset Park is one of the most racially diverse community districts in New York City. The poverty rate fell substantially between 2002 and 2005.

Sunset Park is one of the few neighborhoods in the City in which percentage of rental units that are rent-regulated or subsidized rose. Education performance has risen in recent years, particularly, student's math performance. Housing prices have appreciated dramatically, rising 48% in a two year period.

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).