



MIDTOWN¹

		Rank (2002)	Rank (2004/5)
Population (2000):	44,028	58	-
Racial Diversity Index:	0.55	40	41
Median Household Income:	\$54,752	9	10
Income Diversity Ratio:	7.4	3	3
Median Monthly Rent:	\$1,475	3	3
Median Price/Unit (2-4 fam.):	N/A	-	-
Median Price/Unit (condo.):	\$725,000	6 ²	4 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$54,730	-	-	\$54,752	9	10
Poverty Rate	10.9%	-	-	9.9%	45	43
% Immigrant Households	15.7%	-	-	14.3%	50	51
Rental Vacancy Rate	6.3%	-	-	1.2%	1	51
Number of Housing Units	76,626	-	-	81,627	6	5
% Public Housing	4.1%	-	-	3.7%	29	29
% Rent-Regulated/Other subsidized	70.6%	-	-	65.5%	15	16
Certificates of Occupancy	887	384	679	594	3	6
Units Authorized by New Residential Building Permits	1,025	331	334	-	2	25
Homeownership Rate	24.5%	-	-	24.4%	35	33
Index of Housing Price Appreciation (condominium)	184.0	189.1	220.2	-	7	74
Home Purchase Loans (per 1,000 properties)	93.6	70.2	65.6	-	1	21
% Subprime Home Purchase Loans	1.6%	2.3%	0.5%	-	48	51
Refinance Loan Rate (per 1,000 properties)	108.7	103.6	34.9	-	5	40
% Subprime Refinance Loans	1.2%	1.6%	1.0%	-	53	54
Notices of Foreclosure (per 1,000 1-4 family properties)	0	0	0	-	54	53
% Tax Delinquencies (delinquent ≥ 1 year)	0.0%	2.8%	0.0%	-	58	58
% Vacant Land Area	-	0.5%	0.5%	1.0%	56	52
Serious Housing Code Violations (per 1,000 rental units)	7.1	6.2	6.5	-	54	57
% Students Performing at Grade Level - Reading	67.9%	67.6%	69.2%	-	2	2
% Students Performing at Grade Level - Math	63.1%	68.9%	74.0%	-	2	2
Felony Crime Rate (per 1,000 residents)	226.9	207.8	199.6	-	1	1

CD 305 is the site of the East Side Access (ESA) project, which will connect the Long Island Rail Road's (LIRR) Main and Port Washington lines in Queens to a new LIRR terminal beneath Grand Central Station in Manhattan. When completed in 2012, the ESA project will be the largest construction project ever undertaken by the Metropolitan Transit Authority.

Midtown has the highest crime rate in the City, though it also has experienced the largest decrease in crime rate (in raw numbers) since 2002. This high rate is partially because crime rates are calculated using the resident population, not including tourists or workers. Midtown has seen a sharp decrease in units authorized by new residential building permits, and its rental vacancy rate has fallen in recent years.

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

¹ Community districts 304 and 305 both fall within sub-borough area 303. Data at the sub-borough area level for these two CDs will be identical.

² Ranked out of 44 community districts with sufficient condominium sales.

³ Ranked out of 47 community districts with sufficient condominium sales.

⁴ Ranked out of 7 community districts with the same predominant housing type (condominiums).