



UPPER WEST SIDE¹

		Rank (2002)	Rank (2004/5)
Population (2000):	207,699	6	-
Racial Diversity Index:	0.58	38	38
Median Household Income:	\$70,000	4	4
Income Diversity Ratio:	7.3	6	6
Median Monthly Rent:	\$1,200	5	5
Median Price/Unit (2-4 fam.):	\$1,445,833	4	4
Median Price/Unit (condo.):	\$770,000	4 ²	3 ³

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$77,936	-	-	\$70,000	4	4
Poverty Rate	11.9%	-	-	9.1%	38	45
% Immigrant Households	16.2%	-	-	14.8%	49	50
Rental Vacancy Rate	4.4%	-	-	4.3%	8	12
Number of Housing Units	119,679	-	-	119,220	2	2
% Public Housing	5.8%	-	-	7.9%	26	25
% Rent-Regulated/Other subsidized	71.0%	-	-	69.8%	14	12
Certificates of Occupancy	772	538	597	482	4	11
Units Authorized by New Residential Building Permits	174	315	163	-	37	43
Homeownership Rate	29.1%	-	-	30.2%	27	25
Index of Housing Price Appreciation (condominium)	220.4	211.9	263.4	-	2	2 ⁴
Home Purchase Loans (per 1,000 properties)	73.1	66.1	61.2	-	8	25
% Subprime Home Purchase Loans	0.9%	1.6%	0.2%	-	53	54
Refinance Loan Rate (per 1,000 properties)	122.2	142.5	40.6	-	2	33
% Subprime Refinance Loans	0.8%	0.6%	0.9%	-	54	55
Notices of Foreclosure (per 1,000 1-4 family properties)	3.8	5.8	1.9	-	43	52
% Tax Delinquencies (delinquent ≥ 1 year)	3.1%	1.5%	0.7%	-	26	46
% Vacant Land Area	-	5.9%	5.7%	7.2%	17	10
Serious Housing Code Violations (per 1,000 rental units)	10.5	12.9	16.3	-	48	42
% Students Performing at Grade Level - Reading	46.5%	44.9%	45.0%	-	23	31
% Students Performing at Grade Level - Math	38.4%	44.4%	51.4%	-	31	28
Felony Crime Rate (per 1,000 residents)	25.4	24.7	24.3	-	38	35

The homeownership rate in CD 307 has increased slightly since 2002, but the rate of home purchase loans dropped to 61.2 per 1,000 properties in 2004. The Upper West Side has a low subprime rate for both home purchase loans and refinance loans. Additionally, CD 307 had a very low rate of foreclosure and tax delinquency in 2004.

While school performance in math improved significantly, as it did across the City, CD 307 was one of four neighborhoods in which school performance in reading dropped since 2002. CD 307 has one of the highest median incomes citywide.

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

1 Community district 307 matches sub-borough area 305.

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).