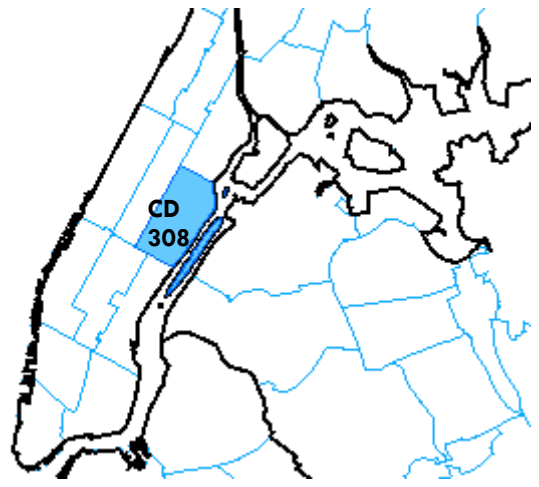


# UPPER EAST SIDE<sup>1</sup>



		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>217,063</b>	3	-
<b>Racial Diversity Index:</b>	<b>0.36</b>	52	53
<b>Median Household Income:</b>	<b>\$74,700</b>	1	3
<b>Income Diversity Ratio:</b>	<b>5.2</b>	26	33
<b>Median Monthly Rent:</b>	<b>\$1,600</b>	1	2
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$2,137,500</b>	1	1
<b>Median Price/Unit (condo):</b>	<b>\$717,500</b>	5 <sup>2</sup>	6 <sup>3</sup>

2002	2003	2004	2005	Rank (2002)	Rank (2004/5)	
\$87,240	-	-	\$74,700	1	3	<b>Median Household Income (in 2004 dollars)</b>
5.1%	-	-	6.5%	53	55	<b>Poverty Rate</b>
12.2%	-	-	11.7%	54	53	<b>% Immigrant Households</b>
4.8%	-	-	6.0%	6	4	<b>Rental Vacancy Rate</b>
135,015	-	-	136,583	1	1	<b>Number of Housing Units</b>
3.6%	-	-	2.8%	30	31	<b>% Public Housing</b>
72.1%	-	-	60.1%	13	20	<b>% Rent-Regulated/Other subsidized</b>
673	605	585	752	6	4	<b>Certificates of Occupancy</b>
457	119	1,042	-	13	2	<b>Units Authorized by New Residential Building Permits</b>
33.5%	-	-	34.9%	19	19	<b>Homeownership Rate</b>
193.6	193.1	225.7	-	3	5 <sup>4</sup>	<b>Index of Housing Price Appreciation (condominium)</b>
58.3	58.8	57.3	-	20	28	<b>Home Purchase Loans (per 1,000 properties)</b>
1.0%	1.4%	0.5%	-	51	51	<b>% Subprime Home Purchase Loans</b>
77.7	101.7	30.3	-	19	46	<b>Refinance Loan Rate (per 1,000 properties)</b>
0.8%	1.0%	1.3%	-	54	53	<b>% Subprime Refinance Loans</b>
4.2	6.7	4.2	-	41	40	<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>
1.5%	1.0%	1.4%	-	46	26	<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>
-	0.2%	0.3%	0.3%	59	59	<b>% Vacant Land Area</b>
6.5	7.1	9.7	-	56	53	<b>Serious Housing Code Violations (per 1,000 rental units)</b>
67.9%	67.6%	69.2%	-	2	2	<b>% Students Performing at Grade Level - Reading</b>
63.1%	68.9%	74.0%	-	2	2	<b>% Students Performing at Grade Level - Math</b>
25.7	23.6	24.5	-	37	33	<b>Felony Crime Rate (per 1,000 residents)</b>

In November 2005, voters approved the Transportation Bond Act, which will provide funding for the Second Avenue Subway project. Shovels will break ground in 2006 on the new subway line's first phase, which will run down Second Avenue from 96th Street to 63rd Street. Ultimately, the Second Avenue Subway will run north to 125th Street and south to Hanover Square in the Financial District.

CD 308 has the City's 3<sup>rd</sup> highest median income but experienced the largest dollar decrease in household income citywide since 2002. At over \$2.1 million, the Upper East Side was the most expensive place to purchase a unit in a 2 to 4 family building in 2004. It has one of the lowest rates of poverty, and ranks near the bottom citywide in racial diversity.

Numbers in italics are based on a small number of observations and should be treated with caution.  
 1 Community district 308 matches sub-borough area 306.  
 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).