



# QUEENS VILLAGE

		Rank (2002)	Rank (2004/5)
<b>Population (2000):</b>	<b>196,284</b>	7	-
<b>Racial Diversity Index:</b>	<b>0.79</b>	16	20
<b>Median Household Income:</b>	<b>\$50,000</b>	7	13
<b>Income Diversity Ratio:</b>	<b>5.0</b>	55	40
<b>Median Monthly Rent:</b>	<b>\$900</b>	15	21
<b>Median Price/Unit (2-4 fam.):</b>	<b>\$193,750</b>	29	37
<b>Median Price/Unit (1 fam.):</b>	<b>\$349,000</b>	28	34 <sup>1</sup>

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
<b>Median Household Income (in 2004 dollars)</b>	\$59,489	-	-	\$50,000	7	13
<b>Poverty Rate</b>	5.1%	-	-	10.4%	53	41
<b>% Immigrant Households</b>	40.6%	-	-	43.2%	22	13
<b>Rental Vacancy Rate</b>	0.0%	-	-	3.4%	53	18
<b>Number of Housing Units</b>	63,808	-	-	67,515	15	11
<b>% Public Housing</b>	0.0%	-	-	2.8%	38	31
<b>% Rent-Regulated/Other subsidized</b>	22.2%	-	-	23.7%	50	50
<b>Certificates of Occupancy</b>	120	226	91	161	33	34
<b>Units Authorized by New Residential Building Permits</b>	95	93	148	-	50	45
<b>Homeownership Rate</b>	73.7%	-	-	71.9%	1	3
<b>Index of Housing Price Appreciation (1 family building)</b>	133.6	159.5	181.3	-	11	8 <sup>2</sup>
<b>Home Purchase Loans (per 1,000 properties)</b>	48.7	53.0	64.9	-	31	23
<b>% Subprime Home Purchase Loans</b>	8.4%	15.7%	27.8%	-	24	13
<b>Refinance Loan Rate (per 1,000 properties)</b>	102.7	149.9	102.8	-	6	9
<b>% Subprime Refinance Loans</b>	27.8%	29.0%	43.0%	-	15	13
<b>Notices of Foreclosure (per 1,000 1-4 family properties)</b>	15.3	15.5	16.3	-	23	22
<b>% Tax Delinquencies (delinquent ≥ 1 year)</b>	2.8%	1.6%	1.3%	-	28	30
<b>% Vacant Land Area</b>	-	2.1%	2.1%	2.2%	38	35
<b>Serious Housing Code Violations (per 1,000 rental units)</b>	35.2	29.6	24.9	-	22	32
<b>% Students Performing at Grade Level - Reading</b>	49.1%	51.6%	50.3%	-	19	19
<b>% Students Performing at Grade Level - Math</b>	44.5%	49.2%	53.2%	-	21	23
<b>Felony Crime Rate (per 1,000 residents)</b>	20.9	19.1	17.6	-	53	55

In July 2005 the City Council approved the rezoning of the Cambria Heights neighborhood in community district 413. The rezoning, which covers almost 200 blocks, is another in a string of efforts to maintain the existing low-rise, low-density character of neighborhoods in the outer boroughs.

In 2005, CD 413 had the 3<sup>rd</sup> highest homeownership rate in the City, at 71.9%. It experienced 3<sup>rd</sup> largest decrease in real median household income citywide, decreasing from \$59,489 to \$50,000. CD 413 had one of the lowest crime rates in the City in 2004. Only 23.7% of the housing stock in the area is rent-regulated. The percentage of subprime home purchase loans has risen steadily in recent years.

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

1 Ranked out of 50 community districts with sufficient single family home sales.

2 Ranked out of 13 community districts with the same predominant housing type (single family homes).