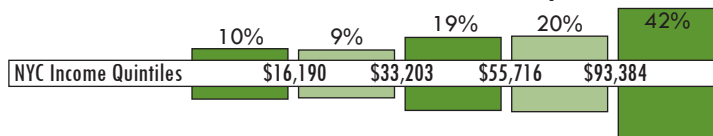


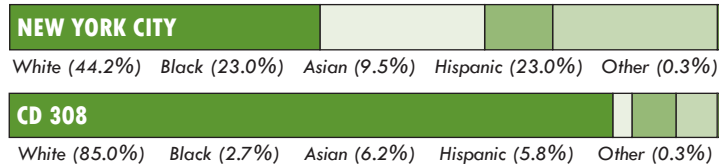
UPPER EAST SIDE¹

	2005	Rank '02	Rank '05
Population (2000)	217,063	3	-
Population Density (2000)	105.4	1	-
Median Monthly Rent	\$1,600	1	3
Median Price/Unit (condo.)	\$783,000	5	4 ²
Racial Diversity Index	0.36	52	53
Income Diversity Ratio	5.1	22	31

Percent of Households in CD 308 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 308



The Upper East Side has the highest population density in the City. It is also one of the City's wealthiest, most expensive, and least diverse districts. Median incomes are falling in CD 308, however, and the poverty rate increased between 2002 and 2005.

Despite having the City's lowest proportion of vacant land area, the Upper East Side has witnessed high rates of new development in recent years, consistently ranking in the top ten citywide in the number of certificates of occupancy issued each year.

	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$87,240	-	-	\$74,700	1	3
Poverty Rate	5.1%	-	-	6.5%	53	55
Percent Immigrant Households	13.9%	-	-	15.9%	54	52
Percent of Rental Units that are Subsidized	15.9%	-	-	6.2%	23	35
Percent of Rental Units that are Rent-Regulated	62.4%	-	-	58.4%	16	16
Certificates of Occupancy	673	605	585	752	6	4
Percent Vacant Land Area	-	0.2%	0.3%	0.3%	59	59
Median Age of Housing Stock	-	55	58	58	42	40
Homeownership Rate	33.5%	-	-	34.9%	19	19
Index of Housing Price Appreciation (condominium)	193.8	189.8	189.0	271.6	3	4 ²
Home Purchase Loans (per 1,000 properties)	58.3	58.8	57.3	46.8	20	42
Percent of Home Purchase Loans that are Subprime	1.0%	1.4%	0.5%	0.5%	51	54
Percent of Refinance Loans that are Subprime	0.8%	1.0%	1.3%	1.6%	54	53
Notices of Foreclosure (per 1,000 1-4 family properties)	4.2	6.7	4.2	0.8	41	52
Percent Tax Delinquencies (delinquent ≥1 year)	1.5%	1.0%	1.4%	0.9%	46	38
Serious Housing Code Violations (per 1,000 rental units)	6.5	7.1	9.7	11.6	56	52
Percent of Students Performing at Grade Level - Reading	67.9%	67.6%	67.5%	75.1%	2	2
Percent of Students Performing at Grade Level - Math	63.1%	68.9%	72.6%	73.2%	2	3
Felony Crime Rate (per 1,000 residents)	25.7	23.6	24.5	22.0	37	37
Acres of Open Space (per 1,000 residents)	-	-	1.2	-	-	37
Asthma Hospitalization (per 1,000 people)	0.8	0.8	0.8	0.8	54	54
Low Birth Weight (per 1,000 live births)	76	91	87	86	37	35

¹ Community district 308 matches sub-borough area 306.

² Ranked out of 7 community districts with the same predominant housing type (condominiums).