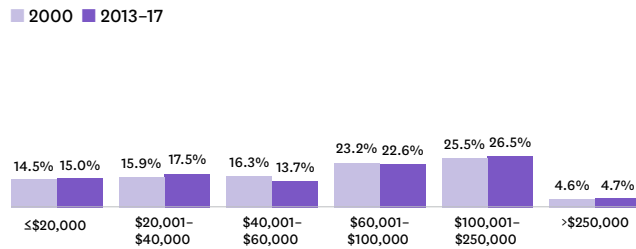


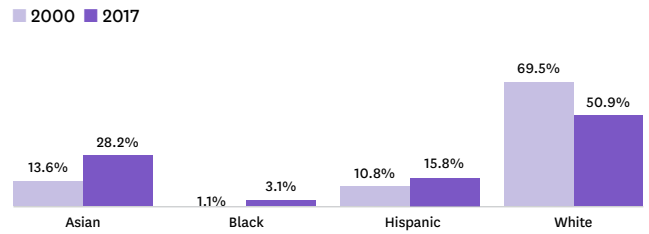


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	119,871	123,447	137,599	123,488	-	-	-
Population aged 65+	16.2%	15.8%	13.1%	17.1%	-	8	13
Foreign-born population	36.5%	36.4%	38.2%	38.8%	-	24	25
Households with children under 18 years old	26.3%	27.5%	29.7%	28.4%	-	46	33
Racial diversity index	0.49	0.52	0.60	0.64	-	37	20
Income diversity ratio	-	4.5	4.5	5.1	-	-	38
Median household income (2018\$)	\$66,480	\$68,310	\$54,950	\$69,990	-	19	18
Poverty rate	13.9%	13.7%	15.3%	15.2%	-	40	30
Unemployment rate	6.1%	8.2%	9.2%	4.7%	-	45	42
Population aged 25+ with a bachelor's degree or higher	30.6%	35.5%	32.7%	41.6%	-	13	14
Population aged 25+ without a high school diploma	-	17.6%	23.0%	18.6%	-	-	26

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	33.6%	40.0%	36.9%	42.0%	-	18	16
Rental vacancy rate *	-	-	3.8%	5.4%	-	-	6
Severe crowding rate (% of renter households) *	-	-	3.3%	6.1%	-	-	9
Serious housing code violations (per 1,000 privately owned rental units)	-	19.3	22.9	23.1	24.0	-	43
Median rent, all (2018\$)	\$1,140	\$1,240	\$1,340	\$1,480	-	18	21
Median rent, asking	-	-	\$1,410	\$1,900	\$1,880	-	40
Index of housing price appreciation, all property types	100.0	195.4	202.4	326.1	326.7	-	24
Index of housing price appreciation, 2-4 unit building *	100.0	199.6	194.1	347.3	338.0	-	-
Median sales price per unit, 2-4 unit building (2018\$) *	\$254,150	\$417,220	\$397,630	\$587,660	\$565,000	-	-
Sales volume, all property types	502	534	367	378	435	26	34
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.1	2.4	5.2	3.3	3.9	53	44
Home purchase loan rate (per 1,000 properties)	-	33.7	20.5	19.8	-	-	29

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	-	32.1	35.7	32.1	-	-	34
Units authorized by new residential building permits	99	151	10	1	45	42	54
Units issued new certificates of occupancy	90	99	23	27	12	30	58

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	59.4%	64.5%	62.5%	68.1%	-	37	37
Mean travel time to work (minutes)	41.2	40.9	41.6	45.5	-	32	21
Serious crime rate (per 1,000 residents)	-	11.0	7.6	6.8	5.9	-	52
Students performing at grade level in ELA, 4th grade	-	-	-	60.8%	65.5%	-	13
Students performing at grade level in math, 4th grade	-	-	-	62.6%	69.4%	-	10
Residential units within 1/2 mile of a subway station	-	-	-	74.4%	-	-	35
Residential units within 1/4 mile of a park	-	-	-	59.8%	-	-	47

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Rental units affordable at 80% AMI (% of recently available units) *	-	-	64.8%	57.5%	-	-	22
Severely rent-burdened households *	21.2%	-	25.8%	30.2%	-	39	29
Severely rent-burdened households, low income households *	-	-	43.6%	55.4%	-	-	7
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.1%	-	-	48

* These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006-2010 ACS and data under the 2017 heading comes from the 2013-2017 ACS.
 • For information on additional property types, see CoreData.nyc.