State of New York City’s Housing and Neighborhoods in 2018

Demographics

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Population aged 65+ | 13.2% | 11.0%
Foreign-born population | 39.8% | 33.9%
Households with children under 18 years old | 41.1% | 41.1%
Racial diversity index | 0.47 | 0.47
Income diversity ratio | — | 4.9
Median household income (2018$) | $49,010 | $49,640
Poverty rate | 28.5% | 24.5%
Unemployment rate | 7.4% | 6.1%
Population aged 25+ with a bachelor’s degree or higher | 20.8% | 25.2%
Population aged 25+ without a high school diploma | — | 24.1%

Housing Market and Conditions

Homeownership rate | 29.3% | 31.1%
Rental vacancy rate | — | 3.0%
Severe crowding rate (% of renter households) | — | 7.5%
Serious housing code violations (per 1,000 privately owned rental units) | — | 33.3
Median rent, all (2018$) | $1,090 | $1,210
Median rent, asking | — | $1,580
Index of housing price appreciation, all property types | 100.0 | 213.8
Index of housing price appreciation, 2–4 unit building | 100.0 | 222.6
Median sales price per unit, 2–4 unit building (2018$) | $232,410 | $426,210
Sales volume, all property types | 566 | 671
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties) | 4.8 | 3.9
Home purchase loan rate (per 1,000 properties) | — | 24.6

Land Use and Development

Population density (1,000 persons per square mile) | — | 49.4
Units authorized by new residential building permits | 122 | 374
Units issued new certificates of occupancy | 47 | 227

Neighborhood Services and Conditions

Car-free commute (% of commuters) | 63.1% | 65.6%
Mean travel time to work (minutes) | 37.3 | 34.6
Serious crime rate (per 1,000 residents) | — | 7.5
Students performing at grade level in ELA, 4th grade | — | 33.3
Students performing at grade level in math, 4th grade | — | 50.0%
Residential units within ½ mile of a subway station | — | 91.5%
Residential units within ¼ mile of a park | — | 39.6%

Renters

Rental units affordable at 80% AMI (% of recently available units) | — | 67.9%
Severely rent-burdened households | 35.0% | 39.1%
Severely rent-burdened households, low-income households | — | 1.0%
Housing choice vouchers (% of occupied, privately owned rental units) | — | 12.1%

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.