Demographics

---|---|---
| 119,960 | 121,465 |
Population aged 65+ | 15.0% | 15.4% |
Foreign-born population | 30.8% | 29.3% |
Households with children under 18 years old | 35.7% | 37.5% |
Racial diversity index | 0.71 | 0.69 |
Income diversity ratio | — | 4.8 |
Median household income (2018$) | $54,110 | $52,210 |
Poverty rate | 17.5% | 17.8% |
Unemployment rate | 8.8% | 8.2% |
Population aged 25+ with a bachelor’s degree or higher | 20.9% | 21.0% |
Population aged 25+ without a high school diploma | — | 25.2% |

Housing Market and Conditions

Homeownership rate | 27.8% | 32.2% |
Rental vacancy rate | — | 3.3% |
Severe crowding rate (% of renter households) | — | 4.2% |
Serious housing code violations (per 1,000 privately owned rental units) | — | 44.7 |
Median rent, all (2018$) | $1,040 | $1,080 |
Median rent, asking | — | — |
Index of housing price appreciation, all property types | 100.0 | 212.1 |
Index of housing price appreciation, 2–4 unit building | 100.0 | 215.5 |
Median sales price per unit, 2–4 unit building (2018$) | $179,180 | $303,230 |
Sales volume, all property types | 447 | 651 |
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties) | 6.8 | 12.1 |
Home purchase loan rate (per 1,000 properties) | — | 49.4 |

Land Use and Development

Population density (1,000 persons per square mile) | 31.9 | 32.5 |
Units authorized by new residential building permits | 64 | 81 |
Units issued new certificates of occupancy | 175 | 131 |

Neighborhood Services and Conditions

Car-free commute (% of commuters) | 51.9% | 56.0% |
Mean travel time to work (minutes) | 39.3 | 37.6 |
Serious crime rate (per 1,000 residents) | 15.3 | 14.3 |
Students performing at grade level in ELA, 4th grade | — | — |
Students performing at grade level in math, 4th grade | — | — |
Residential units within ½ mile of a subway station | — | — |
Residential units within ¼ mile of a park | — | — |

Renters

Rental units affordable at 80% AMI (% of recently available units) | — | 76.7% |
Severely rent-burdened households | 23.3% | 29.4% |
Severely rent-burdened households, low-income households | — | 45.0% |
Housing choice vouchers (% of occupied, privately owned rental units) | — | 10.2% |

◆ 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.