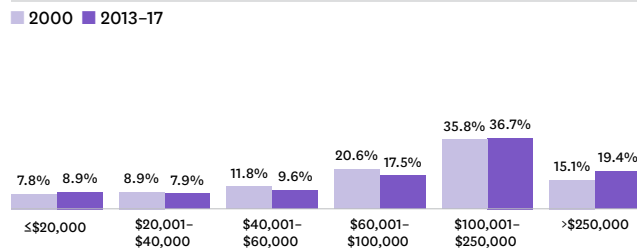
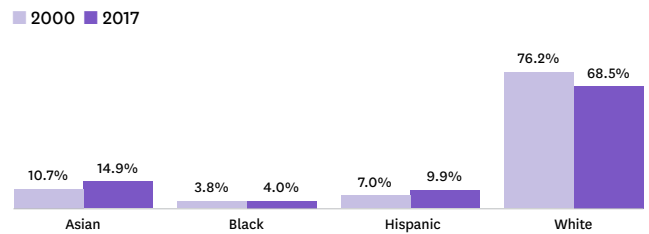


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	143,441	138,971	145,044	149,674	-	-	-
Population aged 65+	14.6%	14.6%	14.4%	17.8%	-	11	12
Foreign-born population	24.0%	23.6%	22.5%	22.6%	-	40	49
Households with children under 18 years old	8.4%	10.1%	10.8%	9.9%	-	54	54
Racial diversity index	0.40	0.39	0.49	0.50	-	46	42
Income diversity ratio	-	5.4	4.8	5.9	-	-	22
Median household income (2018\$)	\$105,130	\$111,230	\$103,520	\$114,530	-	3	5
Poverty rate	7.9%	7.2%	7.0%	8.0%	-	51	52
Unemployment rate	4.2%	4.8%	6.5%	3.9%	-	52	49
Population aged 25+ with a bachelor's degree or higher	69.8%	75.4%	77.9%	80.7%	-	2	3
Population aged 25+ without a high school diploma	-	4.1%	3.3%	3.9%	-	-	53

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	26.3%	32.8%	28.2%	34.8%	-	28	24
Rental vacancy rate *	-	-	3.1%	7.6%	-	-	2
Severe crowding rate (% of renter households) *	-	-	2.6%	3.1%	-	-	39
Serious housing code violations (per 1,000 privately owned rental units)	-	5.2	5.5	9.2	9.5	-	54
Median rent, all (2018\$)	\$1,800	\$1,940	\$2,170	\$2,490	-	2	2
Median rent, asking	-	-	\$2,700	\$3,300	\$3,300	-	5
Index of housing price appreciation, all property types	100.0	201.8	196.4	271.3	270.5	-	40
Index of housing price appreciation, condominium *	100.0	210.0	207.3	282.1	284.1	-	-
Median sales price per unit, condominium (2018\$) *	\$567,110	\$1,066,290	\$915,920	\$1,328,870	\$1,205,000	-	-
Sales volume, all property types	598	851	629	736	678	17	19
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	1.6	1.4	2.7	1.9	2.2	55	50
Home purchase loan rate (per 1,000 properties)	-	31.6	17.9	22.5	-	-	15

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	-	85.7	89.5	92.3	-	-	4
Units authorized by new residential building permits	495	989	11	229	405	9	17
Units issued new certificates of occupancy	399	180	212	429	448	12	19

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	83.2%	84.7%	87.4%	89.9%	-	7	2
Mean travel time to work (minutes)	25.6	25.7	26.0	26.2	-	53	54
Serious crime rate (per 1,000 residents)	-	15.3	12.1	11.2	11.5	-	25
Students performing at grade level in ELA, 4th grade	-	-	-	77.8%	80.6%	-	4
Students performing at grade level in math, 4th grade	-	-	-	68.7%	74.4%	-	7
Residential units within 1/2 mile of a subway station	-	-	-	95.0%	-	-	17
Residential units within 1/4 mile of a park	-	-	-	90.9%	-	-	18

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Rental units affordable at 80% AMI (% of recently available units) *	-	-	9.0%	13.7%	-	-	45
Severely rent-burdened households *	18.1%	-	19.4%	20.6%	-	52	49
Severely rent-burdened households, low income households *	-	-	59.2%	64.8%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.6%	-	-	41

* 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.