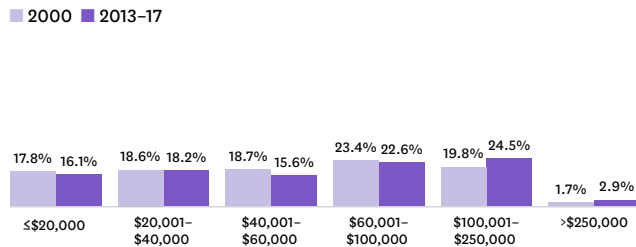


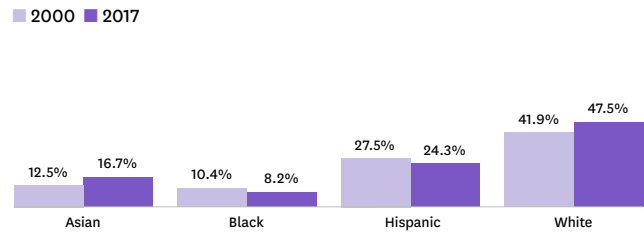


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (2018\$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population	205,469	190,247	166,666	164,321	-	-	-
Population aged 65+	10.9%	11.9%	11.7%	12.5%	-	30	38
Foreign-born population	46.0%	46.2%	44.9%	36.8%	-	14	27
Households with children under 18 years old	28.5%	25.3%	23.9%	20.0%	-	45	49
Racial diversity index	0.72	0.67	0.67	0.68	-	4	11
Income diversity ratio	-	4.4	4.7	4.8	-	-	43
Median household income (2018\$)	\$56,680	\$52,210	\$52,860	\$67,650	-	28	20
Poverty rate	20.3%	17.2%	19.0%	13.0%	-	25	37
Unemployment rate	7.8%	10.1%	13.0%	4.6%	-	34	44
Population aged 25+ with a bachelor's degree or higher	24.6%	30.5%	35.2%	47.4%	-	20	10
Population aged 25+ without a high school diploma	-	22.2%	19.4%	11.7%	-	-	41

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Homeownership rate	20.0%	20.3%	18.1%	18.2%	-	39	41
Rental vacancy rate ♦	-	-	2.2%	2.3%	-	-	40
Severe crowding rate (% of renter households) ♦	-	-	3.3%	2.7%	-	-	44
Serious housing code violations (per 1,000 privately owned rental units)	-	16.0	10.7	12.2	13.0	-	51
Median rent, all (2018\$)	\$1,120	\$1,270	\$1,450	\$1,670	-	21	11
Median rent, asking	-	-	\$1,700	\$2,200	\$2,200	-	22
Index of housing price appreciation, all property types	100.0	246.7	223.7	394.7	378.1	-	15
Index of housing price appreciation, 2-4 unit building ♦	100.0	240.6	208.3	378.9	379.6	-	-
Median sales price per unit, 2-4 unit building (2018\$) ♦	\$208,420	\$409,160	\$340,820	\$506,220	\$525,000	-	-
Sales volume, all property types	497	656	353	370	423	27	35
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.6	4.5	14.2	4.9	3.0	46	46
Home purchase loan rate (per 1,000 properties)	-	31.4	16.9	15.2	-	-	44

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Population density (1,000 persons per square mile)	-	36.9	32.3	31.9	-	-	36
Units authorized by new residential building permits	242	819	360	420	1,097	17	2
Units issued new certificates of occupancy	193	397	749	1,110	1,410	18	6

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Car-free commute (% of commuters)	70.9%	77.5%	75.3%	81.6%	-	24	18
Mean travel time to work (minutes)	36.2	36.3	36.1	42.0	-	45	37
Serious crime rate (per 1,000 residents)	-	10.7	10.4	8.1	8.2	-	42
Students performing at grade level in ELA, 4th grade	-	-	-	46.1%	61.0%	-	17
Students performing at grade level in math, 4th grade	-	-	-	44.7%	57.6%	-	20
Residential units within 1/2 mile of a subway station	-	-	-	72.9%	-	-	36
Residential units within 1/4 mile of a park	-	-	-	63.3%	-	-	45

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017-18 Rank
Rental units affordable at 80% AMI (% of recently available units) ♦	-	-	34.8%	25.0%	-	-	42
Severely rent-burdened households ♦	20.7%	-	23.0%	23.9%	-	42	46
Severely rent-burdened households, low income households ♦	-	-	40.6%	45.6%	-	-	39
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.8%	0.5%	-	-	52

♦ 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.