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

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The *State of New York City's Housing and Neighborhoods in 2018* is based on information made publicly accessible on CoreData.nyc through funding provided by the New York City Council.

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

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

The State of New York City's Housing and Neighborhoods report, published annually by the NYU Furman Center, provides a compendium of data and analysis about New York City's housing, land use, demographics, and quality of life for each borough and each of the city's 59 community districts. This year's report includes the following:

Part 1:
Citywide Analysis

Part 1 provides a broad, longitudinal analysis of New York City's housing and neighborhoods. The chapter is divided into five parts: New Yorkers; land use and the built environment; homeowners and their homes; renters and their homes; and neighborhood services and conditions.

Part 2:
City, Borough, and Community District Data

Part 2 provides current and historical statistics for housing, neighborhood, and socioeconomic indicators at the city, borough, and community district levels.

Part 3:
Indicators, Rankings, and Methods

Part 3 includes definitions for each indicator in the report; community district indicator rankings; methods; and an index of New York City's Community Districts and Sub-Borough Areas.

2018 Focus:
The Diversity of New York City's Neighborhoods and Schools *(available at furmancenter.org)*

Each year, the *State of New York City's Housing and Neighborhoods* report describes, contextualizes, and provides analysis on a pressing and policy-relevant issue affecting New York City. In 2018, the report focuses on the connection between neighborhood racial diversity and racial diversity in public primary schools.

The *State of New York City's Housing and Neighborhoods in 2018* is available at furmancenter.org.

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Part 1:
Citywide Analysis

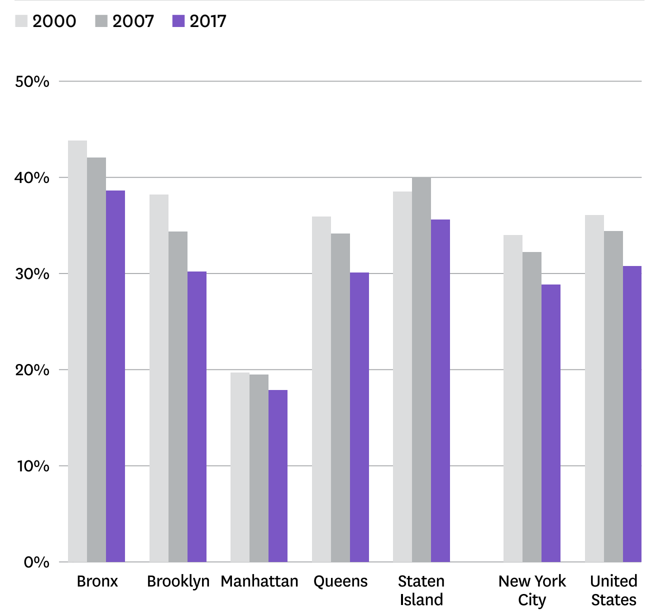
State of New Yorkers

STATE OF NEW YORKERS
FINDING #1

Citywide, the share of households with children decreased from 34 percent in 2000 to just below 29 percent in 2017.

The share of households with children declined the most between 2000 and 2017 in Brooklyn (-8.0 percentage points), followed by Queens (-5.8 percentage points), the Bronx (-5.2 percentage points), and Staten Island (-2.9 percentage points). Manhattan—the borough with the lowest share of households with children—had the smallest decline of households with children over this period with only a 1.8 percentage point drop. New York City had a lower share of households with children in 2017 (28.8%) than the nation as a whole (30.8%), though the citywide decline in the share of households with children between 2000 and 2017 was almost identical to the nationwide decline (-5.2 percentage points and -5.3 percentage points, respectively).

Figure 1: Share of Households with Children by Borough



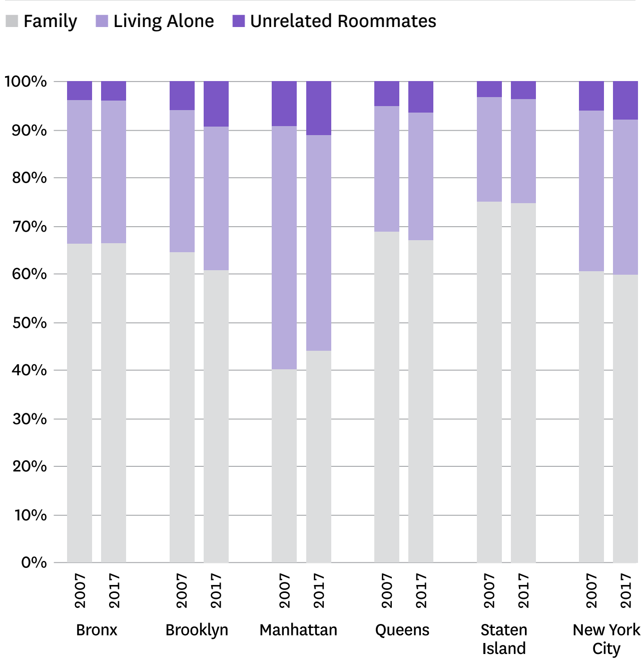
Sources: U.S. Census (2000), American Community Survey (2007, 2017), NYU Furman Center

STATE OF NEW YORKERS
FINDING #2

Between 2007 and 2017, the share of households consisting of unrelated roommates increased in every borough.

In 2017, households consisting of family members—defined as residents related by birth, marriage, or adoption—made up 59.8 percent of New York City households. Family households also made up the majority of households in every borough except Manhattan, though Manhattan had the largest increase in the share of family households from 2007 to 2017 (+3.9 percentage points to 44.0%). Nearly a third of New York City households consisted of individuals living alone. Between 2007 and 2017, the share of households made up of unrelated roommates increased from 6.1 percent to 8.0 percent citywide, with the largest gains in Brooklyn (+3.4 percentage points), Manhattan (+1.9 percentage points), and Queens (+1.4 percentage points) over that time period.

Figure 2: Households by Family Type and Borough



Sources: American Community Survey, NYU Furman Center

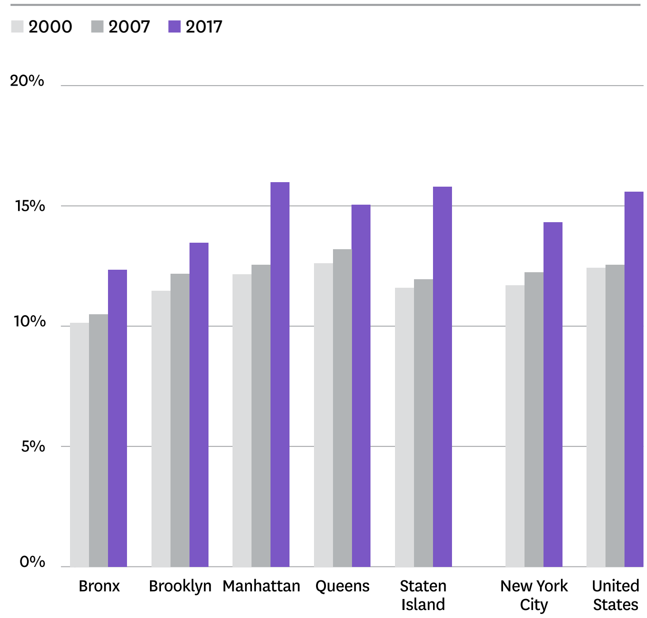
Note: Family households are defined as households comprised of individuals related by birth, marriage, or adoption living together. Non-family households are broken down into two subcategories: unrelated roommate households, which are households in which two or more people live together who are not related by marriage, birth or adoption; and households in which the householder was living alone.

STATE OF NEW YORKERS
FINDING #3

The share of the population aged 65 or older grew the most in Manhattan and Staten Island between 2007 and 2017.

The share of the population aged 65 or older grew by 2.1 percentage points in New York City compared to 3.1 percentage points nationwide between 2007 and 2017. Staten Island and Manhattan had the largest increases in the senior share of the population with an increase of 3.9 percentage points and 3.4 percentage points, respectively. During the same time period, the senior share of the population increased in the Bronx and Queens by 1.9 percentage points each and by 1.3 percentage points in Brooklyn.

Figure 3: Share of Population Aged 65 or Older by Borough



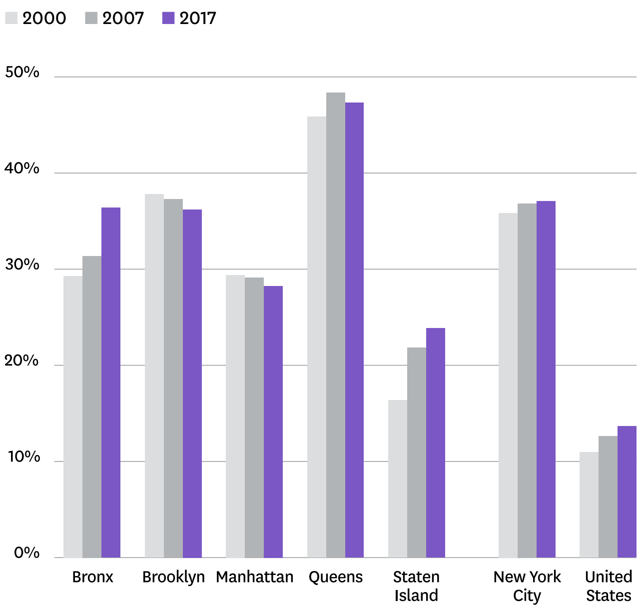
Sources: U.S. Census (2000), American Community Survey (2007, 2017), NYU Furman Center

STATE OF NEW YORKERS
FINDING #4

Between 2007 and 2017, the foreign-born share of the population continued to increase in the Bronx and Staten Island, continued to decrease in Brooklyn and Manhattan, and began to decrease in Queens.

The share of the foreign-born population increased slightly nationwide (12.6% to 13.7%) and increased by an even smaller amount in New York City (36.8% to 37.1%) between 2007 and 2017. Brooklyn, Manhattan, and Queens each lost about one percentage point in their foreign-born share over that time period while the Bronx and Staten Island gained five and two percentage points, respectively.

Figure 4: Share of Population that was Foreign-Born by Borough



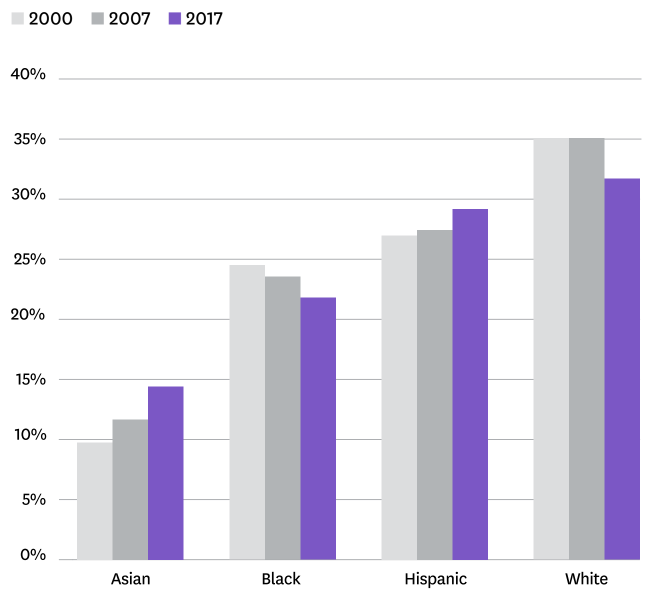
Sources: U.S. Census (2000), American Community Survey (2007, 2017), NYU Furman Center

STATE OF NEW YORKERS
FINDING #5

Between 2000 and 2017, the share of New Yorkers identifying as Hispanic or Asian increased, while the share identifying as white or Black decreased.

Between 2000 and 2017, the share of New Yorkers identifying as Asian grew by 4.7 percentage points and the share of New Yorkers identifying as Hispanic (of any race) grew by 2.2 percentage points. During that same period, the share of the population identifying as Black decreased by 2.7 percentage points while the share of the population identifying as white decreased by 3.3 percentage points despite a slight increase from 2000 to 2007.

Figure 5: Share of Population by Race and Ethnicity, New York City



Sources: U.S. Census (2000), American Community Survey (2007, 2017), NYU Furman Center

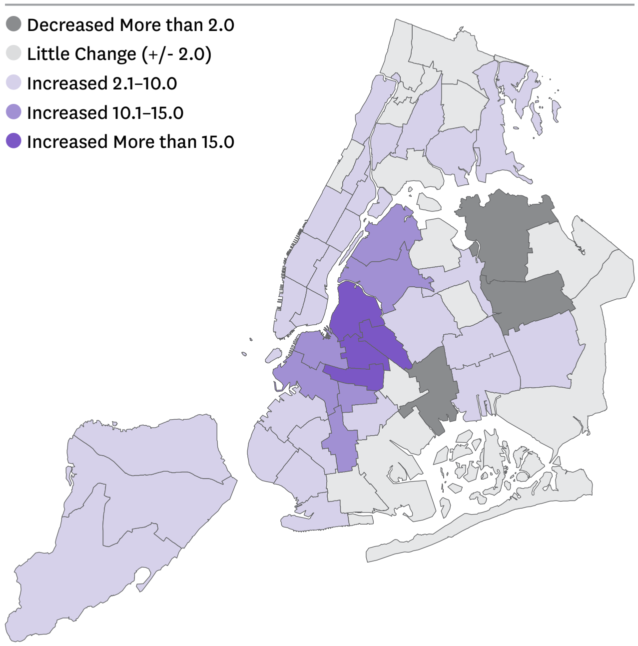
Note: The Hispanic population may be of any race, while we define the Asian, Black, and white populations as being non-Hispanic.

STATE OF NEW YORKERS
FINDING #6

All five boroughs saw the college-educated share of their populations rise between 2007 and 2017, though the most dramatic increase occurred in North Brooklyn.

The share of New Yorkers with a college degree increased 4.5 percentage points between 2007 (32.9%) and 2017 (37.3%). The increase was not equally distributed, however, across New York City's neighborhoods. For example, in Williamsburg/Greenpoint, the share of residents with a college degree increased by 21.9 percentage points between 2007 and 2017 while several sub-borough areas in Queens experienced a decline, including Jackson Heights (-1.1 percentage points), Rego Park/Forest Hills (-0.3 percentage points), and Hillcrest/Fresh Meadows (-2.3 percentage points). The North Brooklyn sub-borough areas of Williamsburg/Greenpoint, Bushwick, Bedford Stuyvesant, and North Crown Heights/Prospect Heights had an increase greater than 15 percentage points.

Figure 6: Percentage Point Change in the Share of Population Aged 25 or Older with a College Degree by Sub-Borough Area, 2007 to 2017



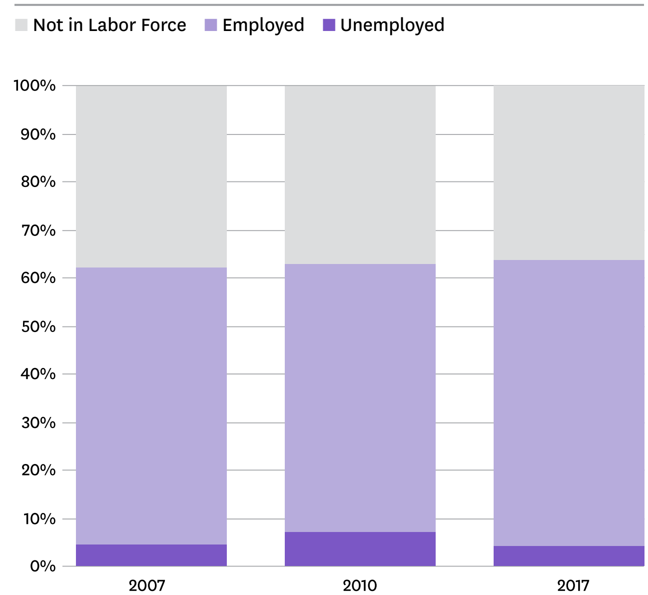
Sources: American Community Survey, NYU Furman Center

STATE OF NEW YORKERS
FINDING #7

In 2017, a greater share of the population was in the labor force and a smaller share of the population was unemployed compared to pre-recession levels.

A larger share of New Yorkers aged 16 or older were in the labor force in 2017 (63.7%) than in either 2007 or 2010. Overall, 59.6 percent of New Yorkers aged 16 or older were employed, which translates to 93.6 percent of the labor force. While the share of New Yorkers aged 16 or older who were employed increased by 1.9 percentage points from 2007 to 2017, the share that were unemployed decreased by only 0.3 percentage points. New York City's labor force participation rate of 63.7 percent exceeds that of the nation (62.8%).

Figure 7: Population Aged 16 or Older by Labor Force Status, New York City



Sources: American Community Survey, NYU Furman Center

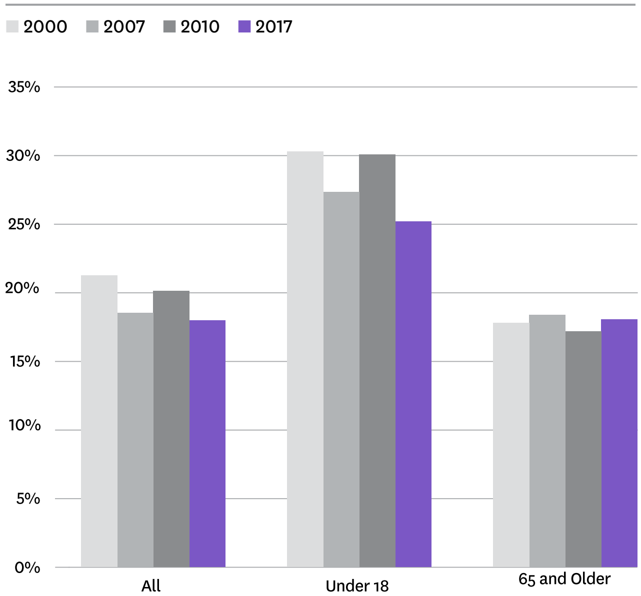
Note: Unemployment statistics calculated using the American Community Survey tend to be higher than the statistics the Bureau of Labor Statistics calculates using the Current Population Survey. Here the unemployment rate is calculated as 6.4% while the Bureau of Labor Statistics reported between 4.6 and 4.7% unemployment for 2017. For more information see the Indicator Definition section in Part 3 of this report.

STATE OF NEW YORKERS
FINDING #8

The overall poverty rate declined between 2010 and 2017 with a decrease in the childhood poverty rate and a slight increase in the poverty rate among seniors.

About 18 percent of New Yorkers lived below the poverty line in 2017, which is higher than the national poverty rate of 13.4 percent. Even as the city's overall population grew, the number of people living below the poverty line decreased by about six percent between 2010 and 2017 (from about 1.6 million to about 1.5 million). While the number of children living below the poverty line decreased by about 15 percent (around 80,000 fewer children) during this time period , the number of seniors living below the poverty line increased by 30 percent (around 50,000 more seniors).

Figure 8: Poverty Rate by Age, New York City



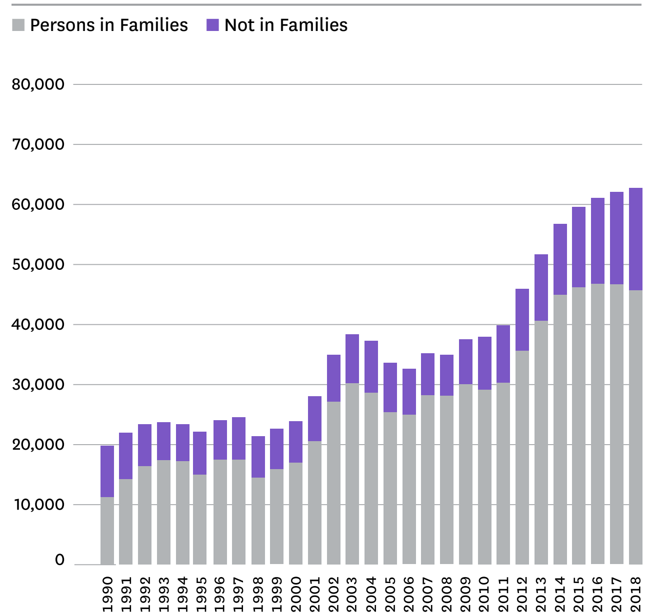
Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

STATE OF NEW YORKERS
FINDING #9

Though the year-over-year growth of New Yorkers living in homeless shelters has slowed since 2015, the number of New Yorkers living in homeless shelters nearly doubled between 2008 and 2018.

Citywide, the average number of New Yorkers staying in a homeless shelter in any given month continued to increase, but at the lowest annual rate since 2010 (+1.0%). Of the 62,670 individuals staying in homeless shelters on average each month in 2018, 72.9 percent were individuals in families and 36.5 percent were children. However, the number of individuals in families actually decreased by 2.0 percent from 2017 to 2018 while the number of individuals not in families increased by 10 percent.

Figure 9: Average Monthly Homeless Shelter Population by Family Status, New York City



Sources: Coalition for the Homeless, New York City Department of Homeless Services, NYU Furman Center

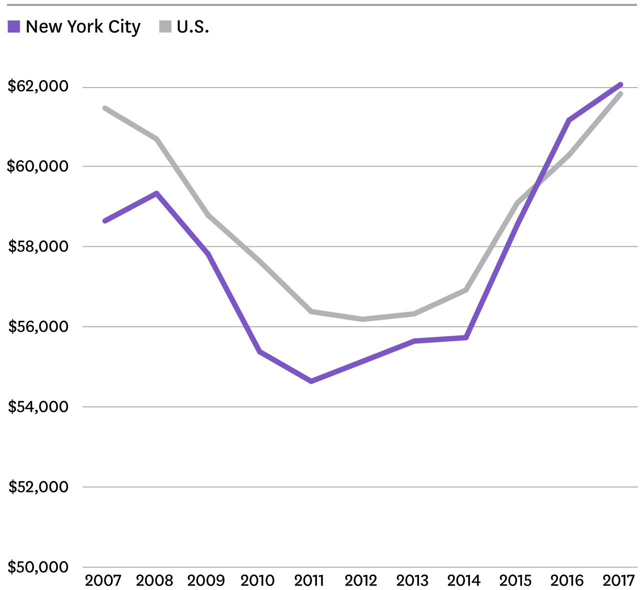
Note: This indicator measures the number of individuals staying in the municipal shelter system and does not include families and individuals residing in domestic violence shelters, runaway and homeless youth residing in youth shelters, homeless people living with AIDS residing in special emergency housing, homeless people residing in faith-based shelters, and homeless people sleeping overnight in drop-in centers.

STATE OF NEW YORKERS
FINDING #10

In New York City, growth in real median household income slowed to 1.5 percent between 2016 and 2017 with the City's median income just barely exceeding the nationwide median income in 2017.

Between 2016 and 2017, the U.S. real median household income increased by 2.5 percent, outpacing the growth of New York City's median household income of 1.5 percent (its lowest level of growth since 2014). Both nationally and citywide, median household income in 2017 was at its highest level since 2007 ($61,810 and $62,040, respectively).

Figure 10: Inflation-Adjusted Median Household Income (2018$)



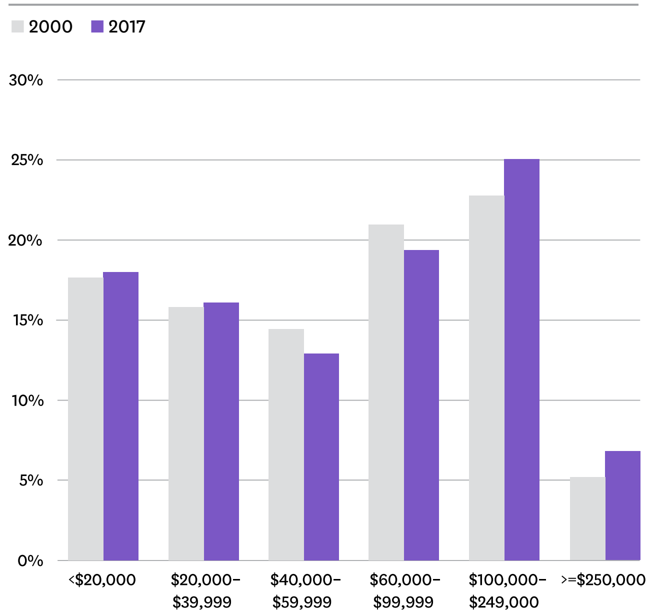
Sources: American Community Survey, NYU Furman Center

STATE OF NEW YORKERS
FINDING #11

Between 2000 and 2017, the distribution of household income became more skewed toward higher and lower incomes as the share of moderate- to middle-income households decreased.

The share of households earning less than $40,000 annually remained relatively stable at about 34 percent between 2000 and 2017 (2018$) with less than a one percentage point increase. At the other end of the distribution, the share of households earning above $100,000 per year increased nearly four percentage points to almost 32 percent. The share of moderate and middle income households dropped by 3.1 percentage points.

Figure 11: Household Income Distribution, New York City (2018$)



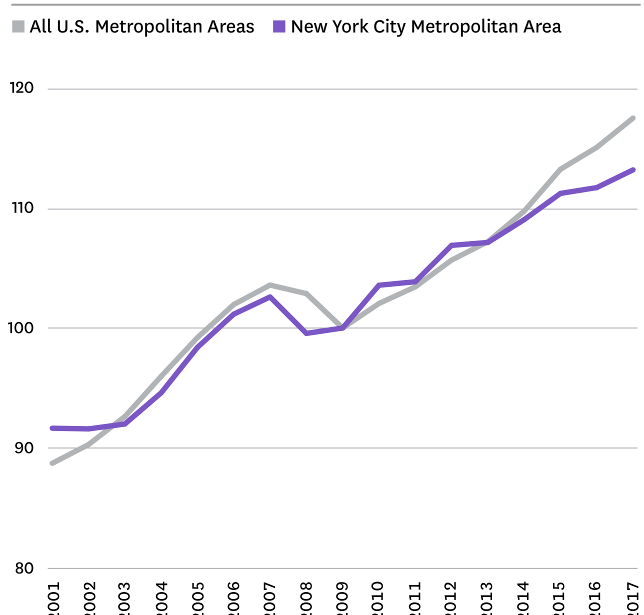
Sources: IPUMS-USA, University of Minnesota, NYU Furman Center

FINDING #12

The New York City metropolitan area's economy continued to grow between 2016 and 2017, although it grew at just under two thirds of the rate of metropolitan areas nationwide.

Gross domestic product (GDP) in the New York City metropolitan area increased by 1.3 percent between 2016 and 2017, just under two thirds of the rate of growth of metropolitan areas nationwide (2.1%). Though New York City's regional economic growth from 2009-2012 outpaced the nationwide metropolitan index (6.9% compared to 5.7%), its growth has lagged the national average since 2012 (5.9% compared to 11.2%).

Figure 12: Index of Real Gross Domestic Product (Index=100 in 2009)



Sources: Bureau of Economic Analysis, NYU Furman Center

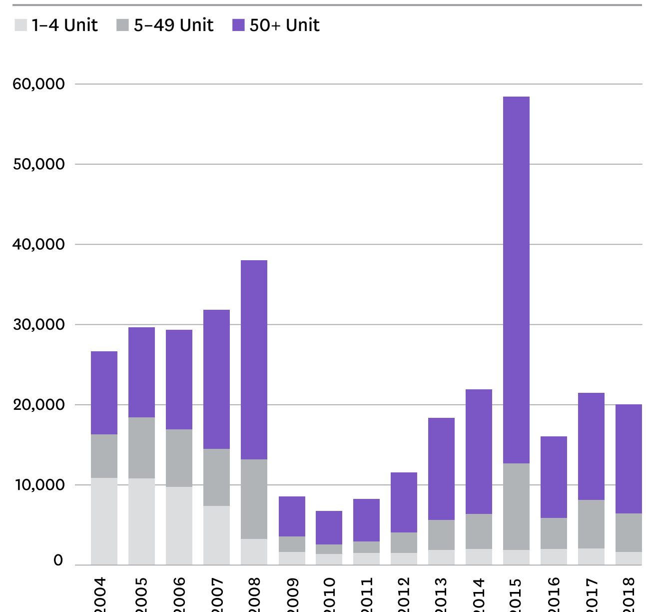
State of Land Use and the Built Environment

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #1

The number of housing units authorized by new building permits in New York City decreased between 2017 and 2018.

New York City issued permits for 20,012 new housing units in 2018, down 6.7% from 2017. Aside from 2015, the year the 421-a tax incentive expired, the number of permits issued during the post-recession years is about one third lower than the pre-recession years. Of the building types, the number of permits issued for one- to four-unit buildings decreased the most from 2017 (-23.0% to 1,597) and made up the smallest share of the new units authorized in 2018 (8.0%). Fewer units were authorized in new buildings with five to 49 units than in 2017 (-19.8% to 4,844) while the number of units authorized in new buildings with 50 or more units increased slightly (1.8% to 13,571). In 2018, the largest share of newly authorized units continued to be in buildings with 50 or more units (67.8%) and that share increased by 5.7 percentage points from 2017.

Figure 1: Residential Units Authorized by New Building Permits by Property Size, New York City



Sources: New York City Department of Buildings, NYU Furman Center

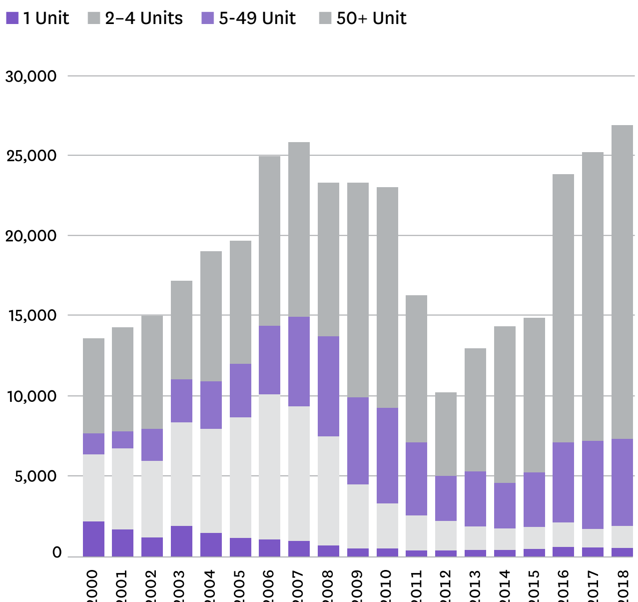
Note: This year we have changed to use New York City Department of Buildings data from NYC Open Data, and values for this indicator differ from what we have published previously. For more information about these changes and the compilation of this indicator see the Methods section in Part 3 of this report.

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #2

Citywide, there were over 26,000 new residential units authorized for occupancy in 2018.

Between 2017 and 2018, the number of new units receiving a certificate of occupancy in New York City increased by five percent to 26,992, exceeding the previous peak in 2007. The vast majority of new units authorized for occupancy were in buildings with 50 or more units (72.7%, up from 70.0% in 2017). Both single unit buildings and buildings with five to 49 units had fewer residential units issued certificates of occupancy than in 2017, while both buildings with two to four units and buildings with more than 50 units had more new units authorized for occupancy.

Figure 2: Types of Completed Residential Units Issued Certificates of Occupancy, New York City



Sources: New York City Department of Buildings, New York City Department of City Planning, NYU Furman Center

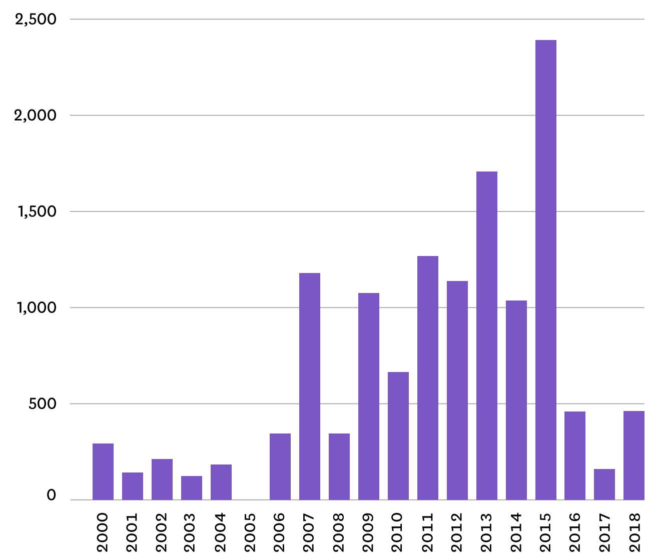
Note: This year the New York City Department of City Planning, which provides these data, has changed their methods for 2010 and later, so values for this indicator differ from what we have published previously. For more information about these changes and the compilation of this indicator see the Methods section in Part 3 of this report.

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #3

Two new historic districts covering 461 tax lots were approved in 2018.

In 2018, the New York City Landmarks Preservation Commission (LPC) designated two new historic districts: an extension to the existing Boerum Hill Historic District in Brooklyn (291 lots) and a new historic district in Central Harlem from West 130th to 132nd Streets (170 lots). The two districts included 461 individual tax lots, over twice the 161 lots designated as historic districts in 2017 (1 designation) and one lot larger than the designations in 2016 (2 designations).

Figure 3: Number of Lots Designated in Historic Districts, New York City



Sources: New York City Landmarks Preservation Commission, NYU Furman Center

Note: There were no lots designated in historic districts in 2005.

FINDING #4

In 2018, New York City designated 12 individual landmarks in Manhattan, Brooklyn, and Queens.

The New York City Landmarks Preservation Commission (LPC) designated six buildings in Manhattan, four buildings in Brooklyn, and two buildings in Queens as landmarks. There were no new landmark designations in the Bronx or Staten Island. In Manhattan, the designated buildings included the Sony Building, the Manhattan School for Science and Mathematics, El Barrio's Artspace P.S. 109, Richard Webber Harlem Packing House, the Emmett Building, and the James Nomad Hotel. The four newly designated landmarks in Brooklyn were Hans S. Christian Memorial Kindergarten, 238 President Street House, the Dime Savings Bank of Williamsburg, and the Dr. Maurice T. Lewis House. In Queens, the newly designated buildings included the Far Rockaway Fire House and the 101st Precinct Police Station. There were no interior landmarks designated in 2018.

Figure 4: Individual and Interior Landmark Designations in 2018, New York City

Sources: New York City Landmarks Preservation Commission, NYU Furman Center

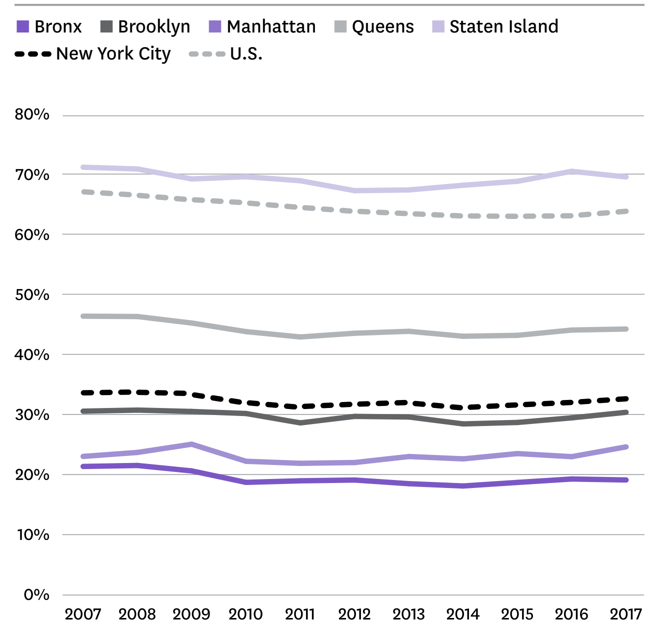
State of Homeowners and Their Homes

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #1

Homeownership in New York City remained stable in 2017 with less than a third of New York City households owning their homes.

In 2017, the homeownership rate in New York City was 32.7 percent, up less than one percentage point from 2016 and still just slightly more than half the nationwide homeownership rate (63.9%). Staten Island has consistently had the highest homeownership rate of the city's boroughs—69.6 percent in 2018. The borough with the lowest homeownership rate in 2018 was the Bronx at 19.2 percent—almost 45 percentage points lower than the national rate and over 50 percentage points lower than Staten Island's rate. Between the two extremes, Queens had a rate of 44.3 percent, Brooklyn 30.4 percent, and Manhattan 24.7 percent.

Figure 1: Homeownership Rate by Borough



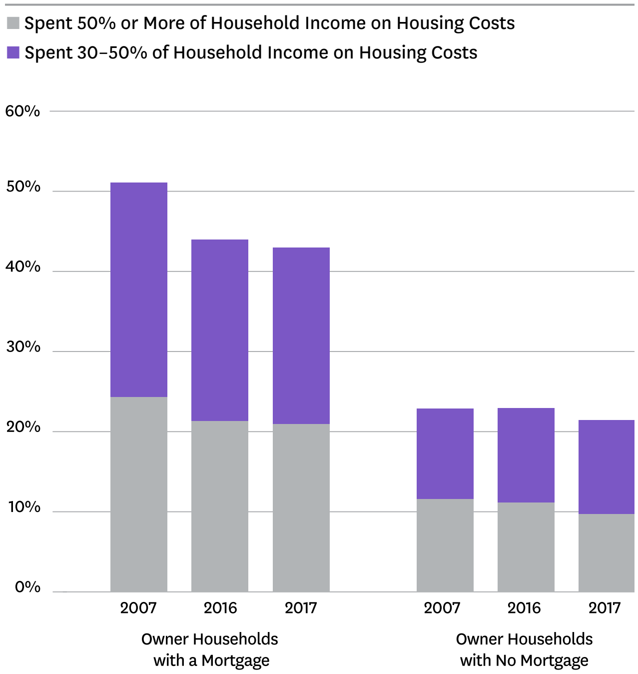
Sources: American Community Survey, NYU Furman Center

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #2

The share of homeowners that were housing cost burdened declined between 2007 and 2017.

Between 2007 and 2017, the share of homeowners that were housing cost burdened—spending more than 30 percent of their household income on housing costs—fell by 8.1 percentage points to 43.0 percent for households with a mortgage and fell by 1.4 percentage points to 21.5 percent for households without a mortgage. During this same period, the share of homeowner households that were severely housing cost burdened—spending more than 50 percent of their household income on housing costs—fell by 4.7 percentage points for households with a mortgage and increased by 0.5 percentage points for households without a mortgage. Of the households that are cost burdened, more than half of households, both with and without a mortgage, are spending more than 50 percent of their income on housing costs.

Figure 2: Share of Owner-Occupied Households by Percentage of Household Income Spent on Housing and Mortgage Status, New York City



Sources: American Community Survey, NYU Furman Center

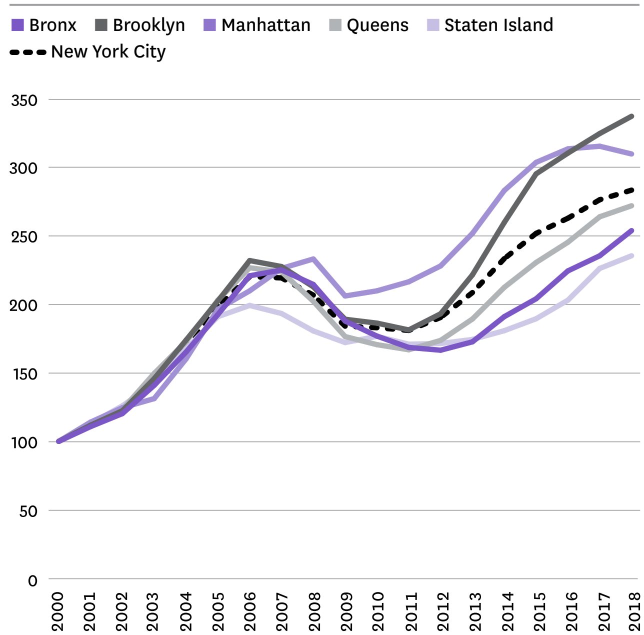
Note: Housing costs include mortgage payments and other costs associated with owning a home, such as taxes, flood insurance, utilities (electricity, gas, and water and sewer), and condominium fees. Housing costs (as defined by the American Community Survey) do not include other maintenance costs.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #3

In 2018, Manhattan was the only borough that experienced a decrease in home prices.

Citywide, home prices rose by 2.5 percent between 2017 and 2018, a little more than half the rate of the previous year (5.1%). The Bronx had the largest year-over-year increase (7.8%), growing at almost twice the rate of the next highest borough. While the rate of housing price increase between 2017 and 2018 was similar in Staten Island (+4.1%), Brooklyn (+3.9%), and Queens (+3.0%), Manhattan experienced the first decrease in housing prices since the Great Recession (-1.0%).

Figure 3: Index of Housing Price Appreciation for All Residential Property Types (Index = 100 in 2000)



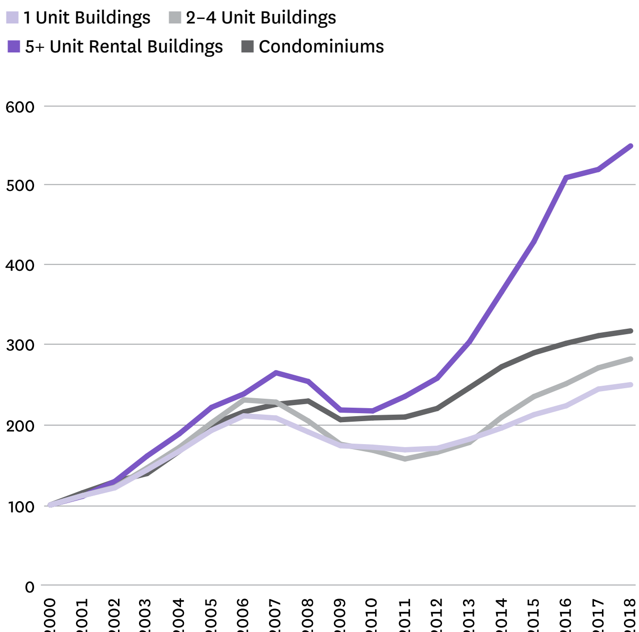
Sources: New York City Department of Finance, NYU Furman Center

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #4

Citywide in 2018, properties with five or more units experienced the largest increase in sales prices.

For the seventh year in a row, all property types in New York City experienced an increase in home prices. Properties with five or more units remained the property type with the largest gains in sale prices since 2010 (152.2%) and experienced the greatest year-over-year increase in 2018 (5.7%). Sales prices for two- to four-unit properties increased by 4.1 percent between 2017 and 2018 while sales prices increased by 2.2 percent for single-unit properties and 1.9 percent for condominiums.

Figure 4: Index of Housing Price Appreciation by Property Type, New York City (Index = 100 in 2000)



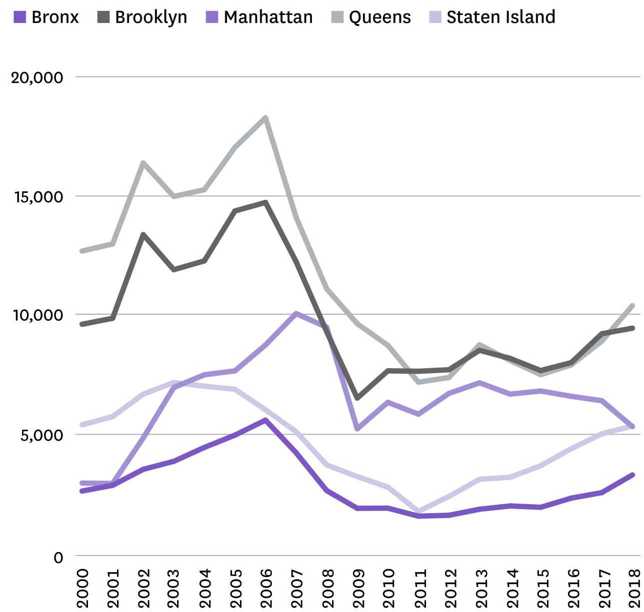
Sources: New York City Department of Finance, NYU Furman Center

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #5

In 2018, the number of property sales increased in every borough except Manhattan.

Citywide, 33,996 properties were sold in 2018, up over five percent from 2017. Manhattan, continuing a downward trend, had 16.7 percent fewer sales in 2018 than in 2017. The Bronx and Queens had the largest increases in sales volume over this period (+28.1% and +16.6% respectively), while Brooklyn and Staten Island both had smaller increases (2.5% and 6.5% respectively).

Figure 5: Property Sales Volume by Borough



Sources: New York City Department of Finance, NYU Furman Center

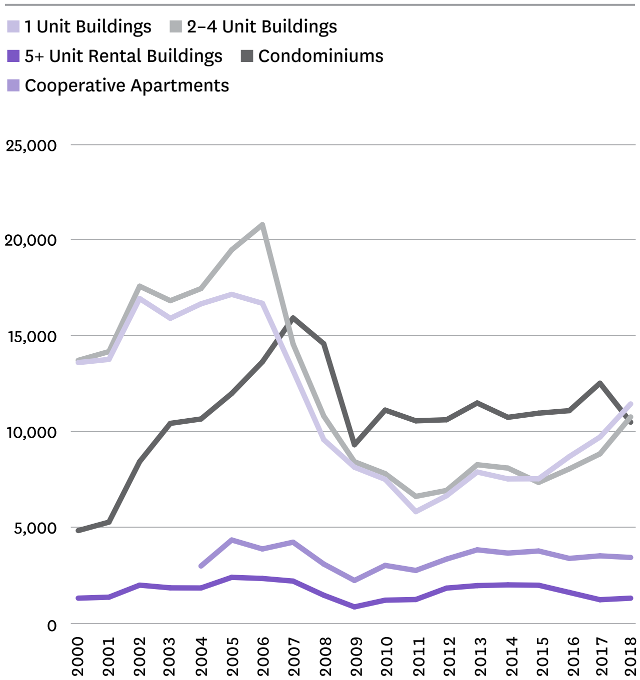
Note: Borough totals do not include sales of cooperative apartments. This year, due to changes in the underlying data, values for this indicator differ from what we have published previously. For more information about these changes and the compilation of this indicator see the Methods section in Part 3 of this report.

FINDING #6

Sales for smaller buildings increased between 2017 and 2018 and declined for rental buildings with five or more units.

Two- to four-unit buildings experienced the largest year-over-year increase in the number of sales (21.8%), followed by single-unit buildings (17.8%). After an increase of 12.9 percent in the previous year, there was a 16.2 percent decrease in the number of sales of rental buildings with five or more units between 2017 and 2018. The volume of sales for condominiums and cooperative apartments stayed relatively stable (-2.4% and +6.4%, respectively).

Figure 6: Property Sales Volume by Property Type, New York City



Sources: New York City Department of Finance, NYU Furman Center

Note: This year, due to changes in the underlying data, values for this indicator differ from what we have published previously. For more information about these changes and the compilation of this indicator see the Methods section in Part 3 of this report.

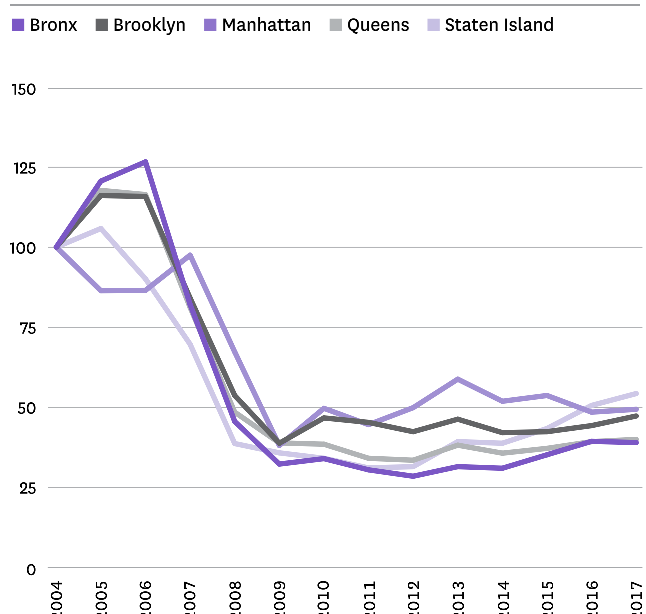
STATE OF HOMEOWNERS AND THEIR HOMES

FINDING #7

Between 2016 and 2017, home purchase borrowing increased for every borough except the Bronx with large increases in Staten Island and Brooklyn.

Citywide in 2017, there were over 29,000 home purchase originations, up 3.5 percent from 2016 but still far below origination numbers a decade ago (-46.3% from 2007). Staten Island and Brooklyn had the largest increases in home purchase borrowing among the five boroughs at 7.3 percent and 6.8 percent, respectively, followed by Queens (1.9%) and Manhattan (1.8%). The Bronx experienced a slight decrease of 0.9 percent over this same time period.

Figure 7: Index of Home Purchase Originations, All Mortgage Liens, by Borough (Index=100 in 2004)



Sources: Home Mortgage Disclosure Act, NYU Furman Center

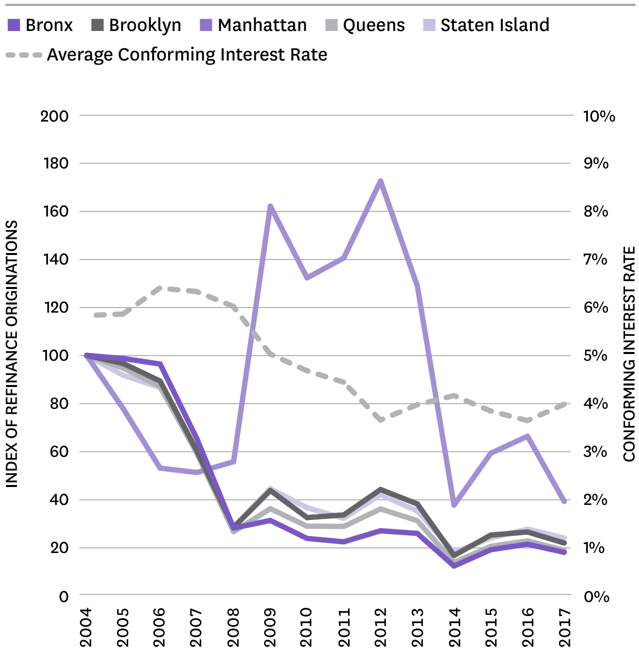
Notes: Includes home purchase loans issued to owner-occupants of one- to four-unit homes, condominiums, and cooperative apartments.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #8

Citywide in 2017, refinance borrowing dropped after growing for two consecutive years.

With the average interest rate on conforming mortgages increasing for the first time since 2014, refinance borrowing decreased across the boroughs and citywide between 2016 and 2017. Manhattan had the largest decrease in refinance origination at 41.0 percent, over twice the rate of decline as the next highest borough. Queens followed with a decrease of 17.4 percent, then Brooklyn (-17.2%), the Bronx (-15.8%), and Staten Island (-13.4%).

Figure 8: Index of Refinance Originations by Borough (Index=100 in 2004)



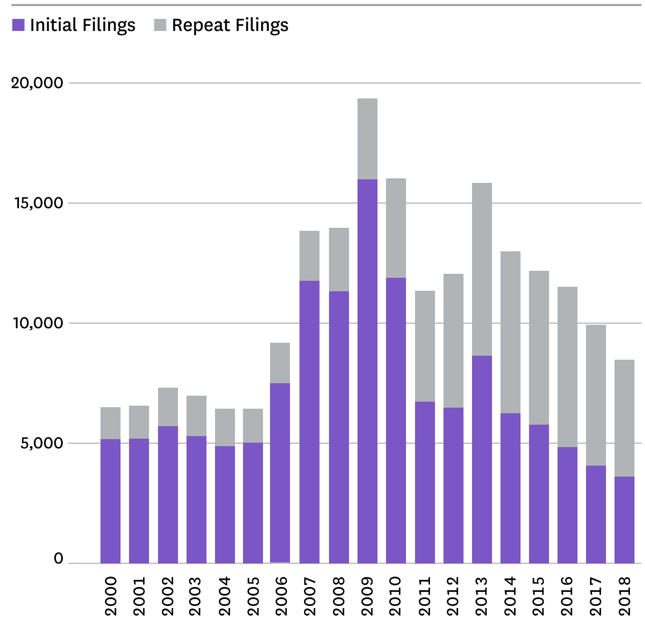
Sources: Home Mortgage Disclosure Act, Freddie Mac Primary Mortgage Market Survey, NYU Furman Center

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #9

Initial foreclosure filings on one- to four-unit properties continued to fall in 2018 as did the share of filings that were repeat filings.

In 2018, there were 8,467 foreclosure filings on one- to four-unit buildings and condominiums, down nearly 15% from 2017. Of all filings in 2018, 57.5% were repeat filings, down from 59.0% in 2017. Total filings were the lowest they have been since 2005 and repeat filings continue to be a much larger share of all filings than before the recession.

Figure 9: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Repeat Status, New York City



Sources: New York City Department of Finance, Public Data Corporation, NYU Furman Center

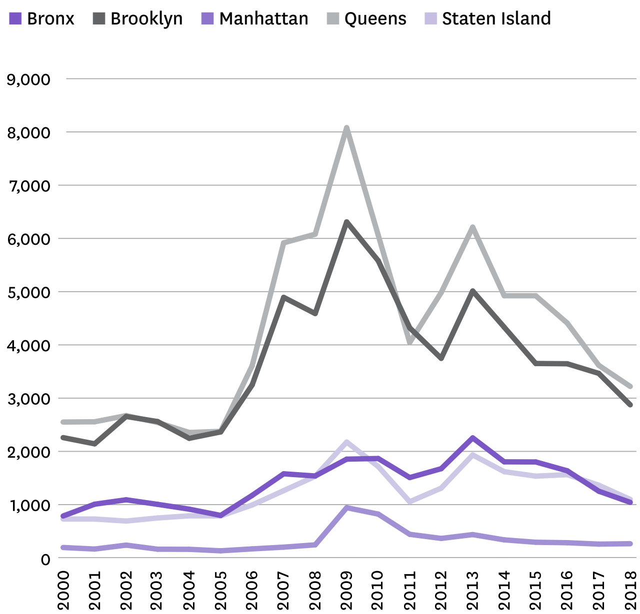
Note: In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a lis pendens, in the county clerk's office. We refer to this filing as a "foreclosure filing." In many cases, the filing of a lis pendens does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple lis pendens within 90 days of each other, only the first lis pendens is counted here. This year, due to changes in residential sales data, the classification of lis pendens as either initial or repeat has changed for 2001 and later. For a more detailed description of our lis pendens methodology, please refer to the Methods section in Part 3 of this report.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #10

The number of foreclosure filings on one- to four-unit buildings and condominiums decreased in every borough except Manhattan between 2017 and 2018.

The citywide decrease in foreclosure filings between 2017 and 2018 was reflected in all of the boroughs except Manhattan. The largest decrease was in Staten Island (-19.7%), followed by Brooklyn (-17.1%), the Bronx (-16.9%), and Queens (-11.0%). Manhattan had a slight increase (7 more filings, or a 2.8% rise), but remains the borough with the fewest filings.

Figure 10: Foreclosure Filings on One- to Four-Unit Buildings and Condominiums by Borough



Sources: New York City Department of Finance, Public Data Corporation, NYU Furman Center

Note: In order to initiate a mortgage foreclosure, the foreclosing party must file a legal document, called a lis pendens, *in the county clerk's office. We refer to this filing as a "foreclosure filing." In many cases, the filing of a* lis pendens *does not lead to a completed foreclosure; instead, the borrower and lender work out some other solution to the borrower's default or the borrower sells the property prior to foreclosure. If a property received multiple* lis pendens *within 90 days of each other, only the first* lis pendens *is counted here. For a more detailed description of our* lis pendens *methodology, please refer to the Methods section in Part 3 of this report.*

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #11

Between 2017 and 2018, the number of pre-foreclosure notices issued to one- to four-unit properties decreased in every borough except Manhattan.

After rising for two years in a row, the number of pre-foreclosure notices issued to one- to four-unit properties decreased by 2.5 percent citywide between 2017 and 2018 to around 53,000 notices. Only Manhattan had an increase in the number of pre-foreclosure notices issued (3.9%), though it remains the borough with the fewest issued. Staten Island had the largest decrease in pre-foreclosure notices between 2017 and 2018 (-6.0%), followed by Queens (-2.9%), Brooklyn (-2.2%), and the Bronx (-0.8%). Queens remains the borough with the most notices, making up almost 40 percent of the total notices issued.

Table 1: Pre-Foreclosure Notices Issued to One- to Four-Unit Properties and Condominiums

	2013	*2014*	*2015*	*2016*	*2017*	*2018*	*Percent Change 2017-18*
Bronx	9,054	5,786	4,976	5,140	6,936	6,833	-1.5%
Brooklyn	21,021	13,198	10,585	11,390	14,774	14,431	-2.3%
Manhattan	2,434	1,240	1,150	1,317	1,444	1,495	3.5%
Queens	27,499	16,498	14,210	15,050	19,263	18,653	-3.2%
Staten Is.	9,832	6,560	5,768	5,897	7,599	7,141	-6.0%
NYC	69,840	43,282	36,689	38,794	50,016	48,553	-2.9%

Sources: New York City Department of Finance, NYU Furman Center

Note: New York State law requires mortgage servicers to send a pre-foreclosure notice to a homeowner 90 days prior to starting a foreclosure action. Due to improved data cleaning procedures implemented this year, additional pre-foreclosure filings have been included, so values for this indicator will differ from what has been published previously.

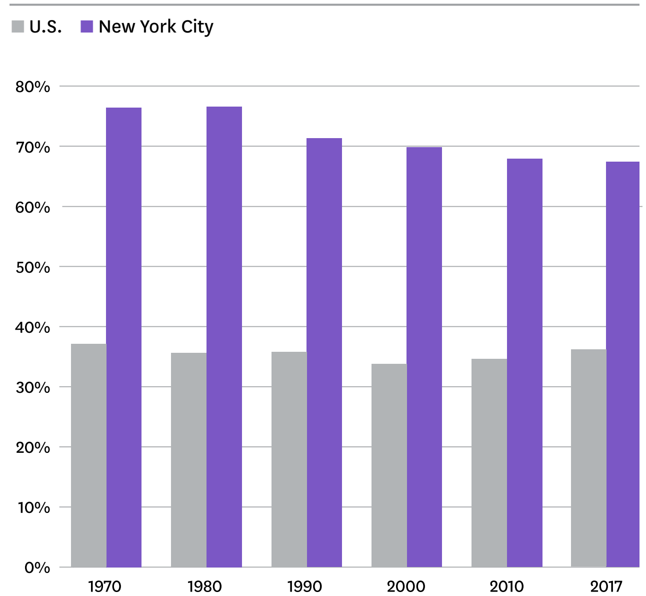
State of Renters and Their Homes

STATE OF RENTERS AND THEIR HOMES
FINDING #1

While the share of renters in New York City remains far above the national average, the gap closed marginally between 2010 and 2017 with a slight fall at the city level and a somewhat larger rise at the national level.

In New York City, the share of households renting their home in 2017 (67.3%) was nearly the same as in 2010 (67.9%). Nationally, the share of households renting increased by 1.5 percentage points over this same time period to 36.1 percent, the largest growth since before 1970. The combination continues the trend that began in 2000 of a shrinking difference between the national and city ratios.

Figure 1: Renter Share of Households, New York City



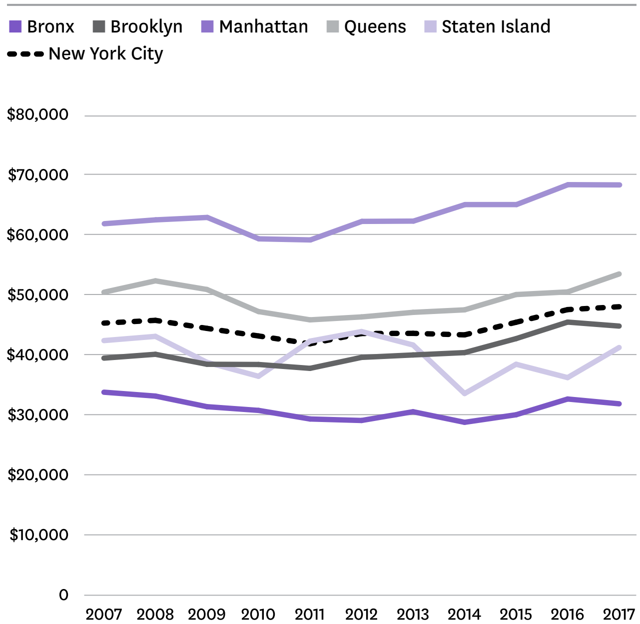
Sources: U.S. Census (1970-2000), American Community Survey (2010, 2017), NYU Furman Center

STATE OF RENTERS AND THEIR HOMES
FINDING #2

The real income of the city's median renter household increased by one percent between 2016 and 2017.

After two years of increasing by about five percent per year, the growth in real median renter household income slowed to one percent between 2016 and 2017. The Bronx went from having the largest increase between 2015 and 2016 to having the largest decrease (-2.4%) between 2016 and 2017. Brooklyn went from second largest increase to second largest decrease (-1.5%) and Manhattan went from third largest increase to third largest decrease (-0.1%). Staten Island moved in the opposite direction, going from the city's largest decrease between 2015 and 2016 to the largest increase (13.8%) between 2016 and 2017. Queens has steadily increased since 2011, but increased at a much faster rate between 2016 and 2017 (5.9%). The 2017 real median renter household income in the Bronx and Staten Island remains below both the citywide median and the 2007 median for each borough.

Figure 2: Median Renter Household Income by Borough (2018$)



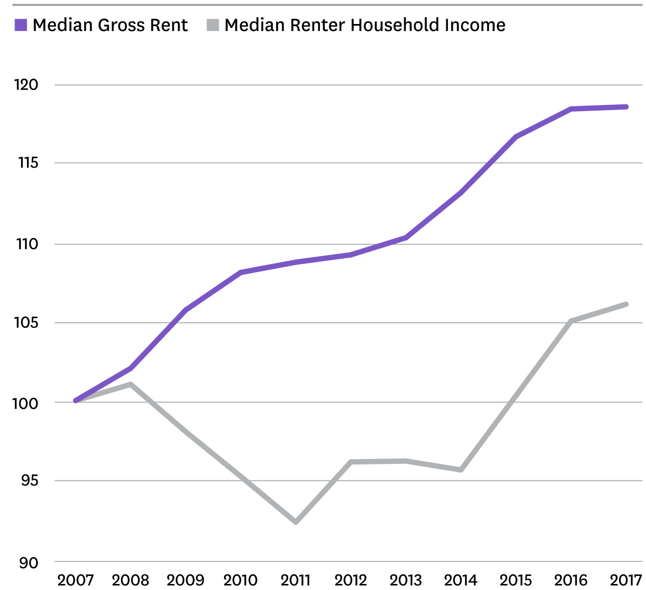
Sources: American Community Survey, NYU Furman Center

STATE OF RENTERS AND THEIR HOMES
FINDING #3

For the third year in a row, citywide real median renter household income rose faster than real median rent.

During and after the recession, real median renter household income fell while median rent continued to rise. After 2014, real median renter household income began to increase and outpaced increases in real median rent. Between 2016 and 2017, both real median rent and real median renter household income increased (median rent by 0.1% to $1,405 and median renter income by 1.0% to $48,015), but the growth was slower than in the 2014 to 2016 period. The faster growing median renter household income is slowly closing the gap between rent and income, which is the smallest it has been since they began to diverge in 2008.

Figure 3: Index of Real Median Gross Rent and Real Median Renter Income, New York City (Index=100 in 2007)



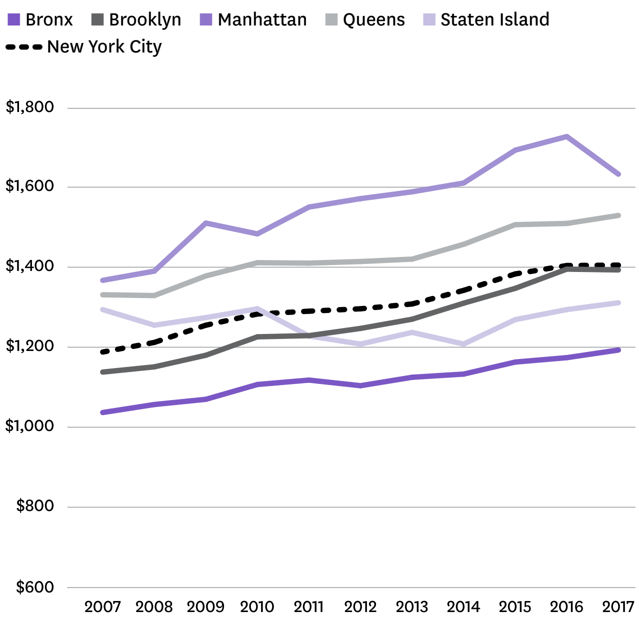
Sources: American Community Survey, NYU Furman Center

STATE OF RENTERS AND THEIR HOMES
FINDING #4

After a number of years of increase, the citywide inflation-adjusted gross rent barely budged between 2016 and 2017 with slight increases in the Bronx, Queens, and Staten Island and falling rents in Manhattan and Brooklyn.

Citywide, the real median gross rent increased by just one dollar between 2016 and 2017 (to $1,405). The Bronx experienced the largest increase over this time period (1.6%), followed by Queens and Staten Island (both 1.3%). Manhattan and Brooklyn experienced decreases in real median gross rent over this time period (-5.4% and -0.1% respectively). Manhattan continues to have the highest real median gross rent at $1,632 followed by Queens ($1,529), Brooklyn ($1,393), Staten Island ($1,311), and the Bronx ($1,193).

Figure 4: Inflation-Adjusted Median Gross Rent by Borough (2018$)



Sources: American Community Survey, NYU Furman Center

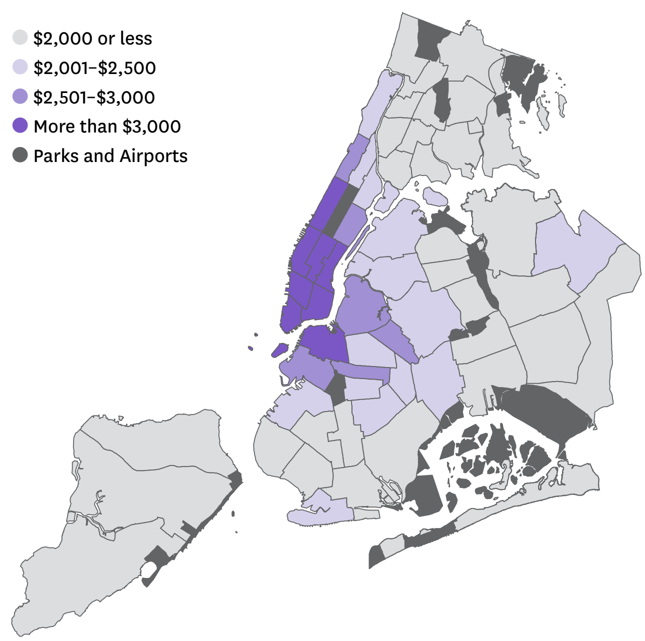
Note: Gross rent includes the amount agreed to or specified in the lease (regardless of whether furnishings, utilities, or services are included) and estimated monthly electricity and heating fuel costs paid by the renter.

STATE OF RENTERS AND THEIR HOMES
FINDING #5

In 2018, median asking rent ranged from $1,600 in parts of the Bronx to $4,000 in parts of Manhattan.

In 2018, the citywide median asking rent (rent for units being advertised for lease) was $2,650, 3.5 percent lower than the adjusted median asking rent in 2017 ($2,746). The same three Community Districts as 2017 had median asking rents over $3,500: Midtown ($4,000), Battery Park City/Tribeca ($3,995), and Greenwich Village/Soho ($3,662). As was the case in 2017, the three Community Districts with the lowest median asking rent were located in the Bronx: Hunts Point/Longwood ($1,600), Parkchester/Soundview ($1,650), and Morris Park/Bronxdale ($1,650). Median asking rent probably better reflects prices for those seeking rental housing on the private market than median gross rent, because median gross rent includes tenants living in rent-stabilized or subsidized units that restrict rent increases, and because landlords sometimes charge existing tenants less than new renters.

Figure 5: Median Asking Rent by Community District, 2018



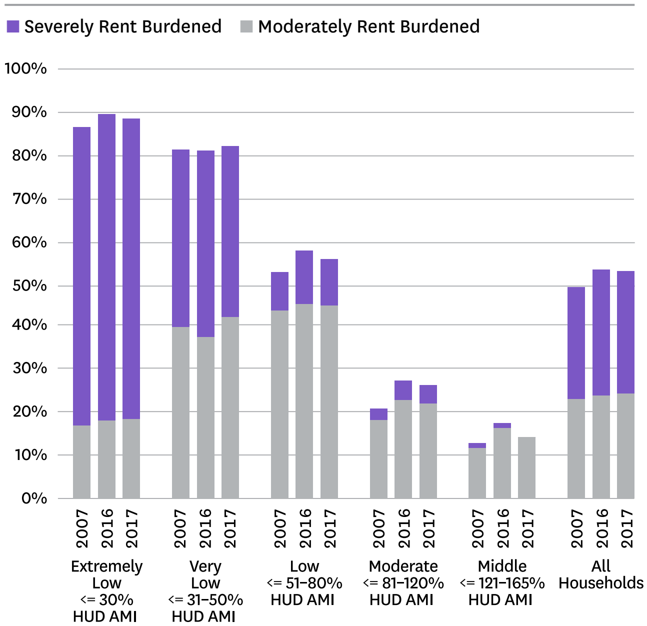
Sources: StreetEasy, NYU Furman Center

STATE OF RENTERS AND THEIR HOMES
FINDING #6

The share of New York households that were moderately rent burdened increased between 2016 and 2017 while the share that were severely rent burdened decreased.

Citywide, the share of all households severely rent burdened grew by almost two percentage points between 2007 and 2017, but decreased by 0.6 percentage points between 2016 and 2017. The share of all households moderately rent burdened grew by one percentage point between 2007 and 2017, with 0.2 percentage points of that increase occurring between 2016 and 2017. Compared to 2016, the share of severely rent burdened households declined in all income brackets while the share of moderately rent burdened increased in the lowest income brackets. In 2017, 85.0 percent of extremely low-income renter households, 79.1 percent of very low-income renter households, and 53.9 percent of low-income renter households were moderately or severely rent burdened. In comparison, only 25.6 percent of moderate-income renter households and 13.9 percent of middle-income renter households were moderately or severely rent burdened.

Figure 6: Rent-Burdened Share by Income, New York City



Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

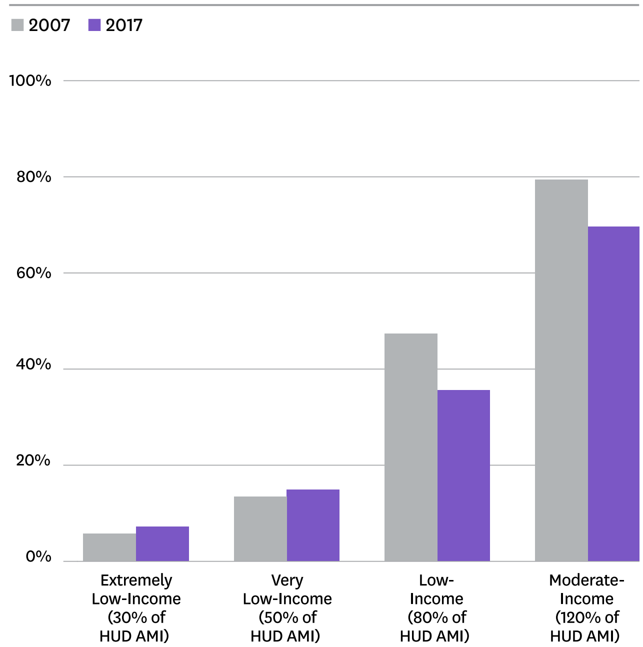
Note: Renter households that spend between 30 and 50 percent of their pre-tax income on gross rent (including utilities) are considered moderately rent burdened *while those spending more than 50 percent of their income on gross rent are considered* severely rent burdened.

STATE OF RENTERS AND THEIR HOMES
FINDING #7

Citywide between 2007 and 2017, the share of rentals affordable to low- and moderate-income households decreased, but the share affordable to the lowest income households increased slightly.

Between 2007 and 2017, the share of recently available rental housing units (occupied units whose tenants moved in less than 12 months before their survey date) that were affordable to extremely low-income (earning 30% or less of Area Median Income) and very low-income (30 to 50% of AMI) households increased, although by less than 1 percentage point each. The share affordable to low-income households (50 to 80% of AMI) and moderate-income households (80 to 120% of AMI) declined by 12.1 percentage points (to 37.1%) and 9.7 percentage points (to 70.3%), respectively.

Figure 7: Recently Available Rental Units Affordable to Appropriately-Sized Households, New York City



Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

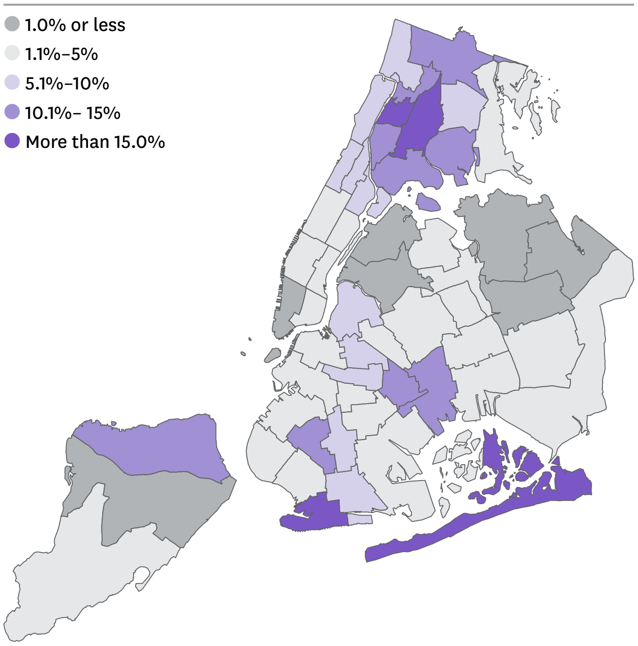
Note: Recently available units are defined as affordable to a household if its gross rent (rent plus electricity and heating fuel costs; see median rent definition) is less than 30 percent of the household's gross monthly income. For more information, see the Indicator Definitions and Rankings section in Part 3 of this report.

STATE OF RENTERS AND THEIR HOMES
FINDING #8

The use of Section 8 housing choice vouchers is highly concentrated in the Bronx with vouchers hardly used in Queens and in Manhattan south of 96th Street.

In 2017, the Bronx, the borough with the lowest housing costs, had the highest percentage of privately-owned rental units occupied by tenants using housing choice vouchers (Section 8) (13.5%) followed by Brooklyn (6.4%), Staten Island (6.0%), Manhattan (3.7%), and Queens (2.4%). Of the 55 sub-borough areas in New York City, the neighborhoods with the highest shares of tenants using housing choice vouchers included University Heights/Fordham (19.3%) and Morrisania/Belmont (18.0%) in the Bronx and the Rockaways (17.5%) and Coney Island (15.5%) in Brooklyn. The areas with the lowest shares included Bayside/Little Neck (0.0%) in Queens, Mid-Island (0.5%) on Staten Island, and Flushing/Whitestone (0.5%) and Astoria (0.5%) also in Queens.

Figure 8: Section 8 Housing Choice Vouchers (Percent of Occupied, Privately-Owned Rental Units) by Sub-Borough Area, 2017



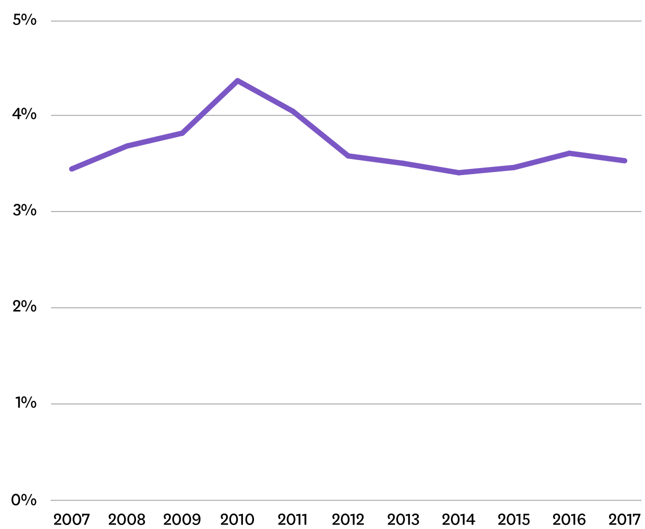
Sources: American Community Survey, Picture of Subsidized Households, New York City Housing Authority, NYU Furman Center

STATE OF RENTERS AND THEIR HOMES
FINDING #9

The vacancy rate in New York City dipped slightly in 2017 to just above the 2007 rate.

Between 2016 and 2017, the overall vacancy rate for rental housing units in New York City declined by 0.1 percentage point (to 3.5%), remaining just above the 2007 rate. The vacancy rate in each of the past six years has been below the decennial average of 3.7 percent.

Figure 9: Rental Vacancy Rate, New York City



Sources: American Community Survey, NYU Furman Center

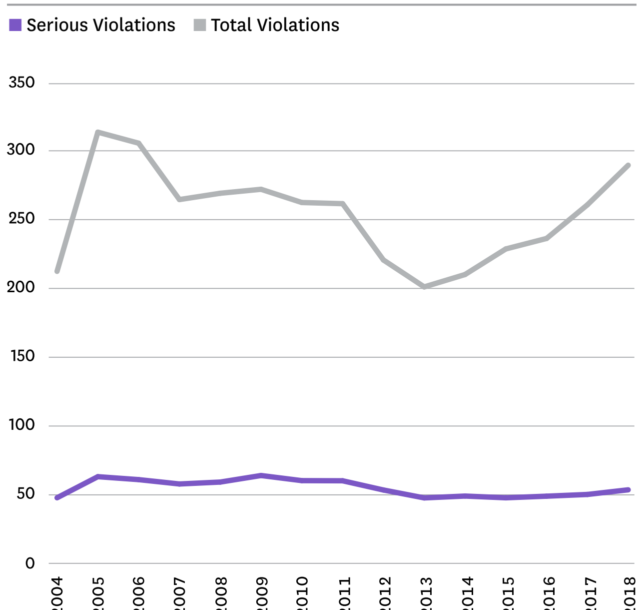
Note: The figure presented here is from the American Community Survey and illustrates annual changes in the rental vacancy rate. Please see this indicator's entry in the Indicator Definitions and Rankings chapter for a discussion of the difference between this rate and the official rate derived from the New York City Housing and Vacancy Survey used by the city.

FINDING #10

Housing code violations in New York City increased for the fifth year in a row and did so at the highest rate since 2005.

In 2018, there were 289.7 housing code violations issued per 1,000 privately-owned rental units, an increase of 11 percent over 2017. Of those violations, 53.5 violations per 1,000 privately-owned rental units (about 18% of the total violations) were serious housing code violations. Though serious violations also increased from 2017 to 2018, the rate of growth (6.7%) was lower than the rate of growth for total housing code violations (11.0%).

Figure 10: New Housing Code Violations (per 1,000 Privately-Owned Rental Units), New York City



Sources: New York City Department of Housing Preservation and Development, New York City Housing Authority, NYU Furman Center

Note: Total housing code violations include class A ("non-hazardous") and B ("hazardous") violations in addition to class C ("immediately hazardous or serious") violations. This indicator includes all violations that the New York City Department of Housing Preservation and Development opened in a given time period, regardless of their current status.

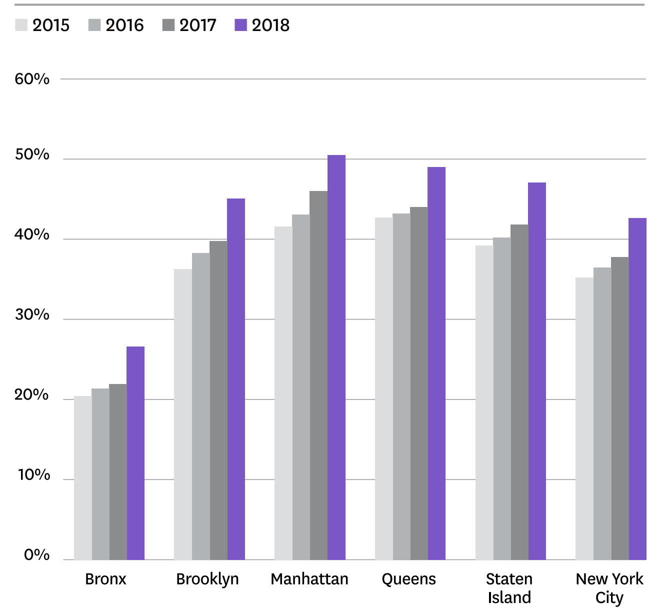
State of Neighborhood Services and Conditions

STATE OF NEIGHBORHOOD SERVICES AND CONDITIONS
FINDING #1

Although the Bronx continued to lag behind the other boroughs in student math proficiency, student performance continued to rise in every borough.

Citywide, the fraction of students in grades three through eight performing at or above grade level in math went up by 4.9 percentage points from 2017 to the 2018 rate of 42.7%; the largest increase since 2015. Every borough saw an increase in math proficiency as well. The highest math proficiency rates in 2018 were in Manhattan (50.5%), followed by Queens (49%), Staten Island (47.1%), and Brooklyn (45.1%). The Bronx had the lowest math proficiency rate in 2018 at 26.6 percent, though it increased by 6.2 percentage points from 2015. Manhattan had the largest increase in percentage points from 2015 to 2018 (8.9 percentage points) while Brooklyn and Staten Island had the largest increases from 2017 to 2018 (5.3 percentage points).

Figure 1: Share of Students (Grades 3 through 8) Performing at Grade Level in Math by Borough



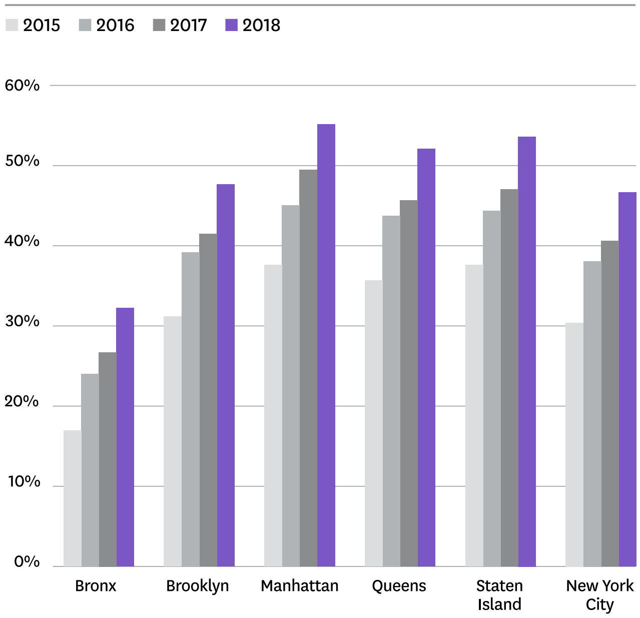
Sources: New York City Department of Education, NYU Furman Center

FINDING #2

Between 2015 and 2018, the share of students performing at or above grade level in English Language Arts (ELA) increased in every borough by twice as much as the increase in math proficiency.

The fraction of students in grades three through eight performing at or above grade level in ELA was greater than the fraction performing at or above grade level in math in every borough and citywide. The citywide fraction of students performing at or above grade level in ELA increased by 6.0 percentage points from 2017 to the 2018 rate of 46.6 percent. Every borough saw an increase in ELA proficiency as well. Of the five boroughs, Manhattan ranked first in the share of students performing at grade level in ELA (55.1%), followed by Staten Island (53.6%), Queens (52.1%), and Brooklyn (47.7%). Although the Bronx had the lowest share of students performing at grade level, the share nearly doubled from 17% in 2015 to 32.2% in 2018. Overall, Manhattan had the largest increase in ELA proficiency from 2015 to 2018 (17.5 percentage points) while Staten Island had the largest increase from 2017 to 2018 (6.6 percentage points).

Figure 2: Share of Students (Grades 3 through 8) Performing at Grade Level in English Language Arts by Borough



Sources: New York City Department of Education, NYU Furman Center

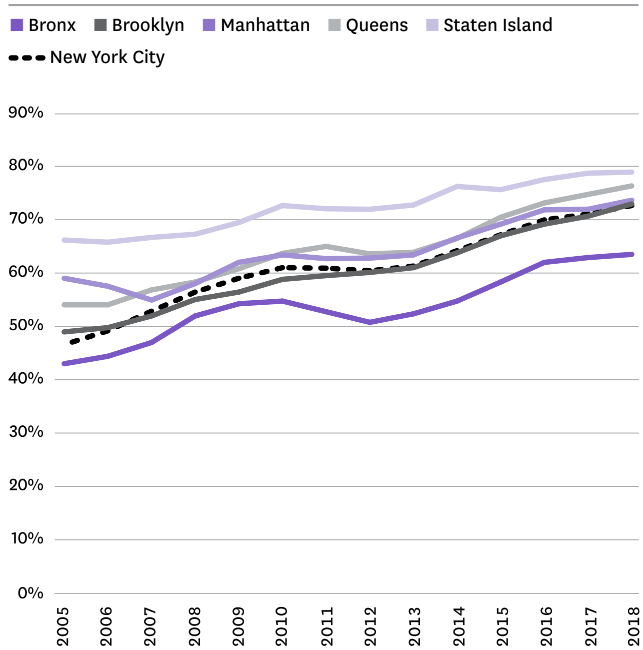
STATE OF NEIGHBORHOOD SERVICES AND CONDITIONS

FINDING #3

High school graduation rates continued to improve in all five boroughs with over 72 percent of the high school class of 2018 graduating within four years.

Citywide, 72.7 percent of the Class of 2018—students entering the ninth grade in the 2014-2015 school year—graduated within four years, 1.6 percentage points higher than last year (the Class of 2017) and 16.3 percentage points higher than ten years ago (the Class of 2008). In the Bronx, 63.5 percent of the Class of 2018 graduated within four years, trailing Brooklyn (73.0%), Manhattan (73.7%), Queens (76.4%), and Staten Island (79.0%).

Figure 3: Four-Year High School Graduation Rates (Measured in June) by Borough



Sources: New York City Department of Education, NYU Furman Center

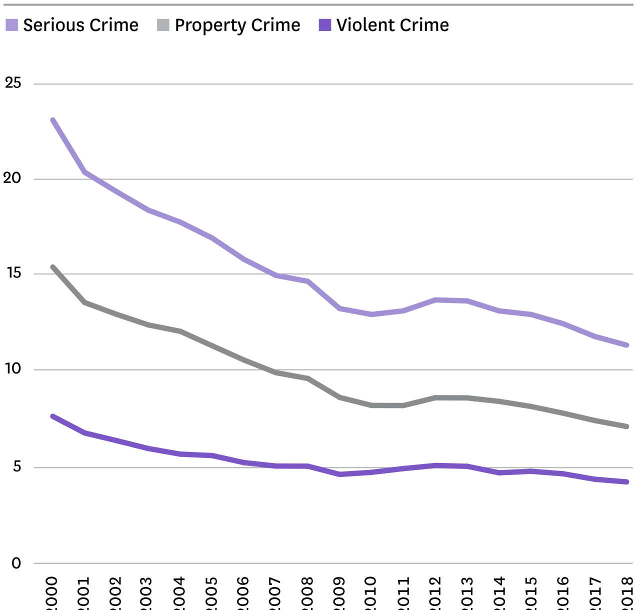
Note: The cohort consists of all students who first entered ninth grade in a given school year (e.g., the Class of 2018 entered ninth grade in the 2014-2015 school year). The graduation rate is the share of matriculated students who graduated in four years. Graduates are defined as those students earning either a Local or Regents diploma and exclude those earning either a special education (IEP) diploma or GED.

FINDING #4

Serious crime declined citywide in 2018 for the sixth year in a row.

The New York City Police Department tracks major felonies, or serious crimes, including violent crime (murder and non-negligent manslaughter, rape, felony assault, and robbery) and property crime (burglary, grand larceny, and car theft). In 2018, the serious crime rate declined to 11.3 crimes per 1,000 residents, down 3.8 percent from 11.8 crimes per 1,000 residents in 2017. This is the sixth year in a row that serious crimes have declined citywide and continues the downward trend in serious crimes since 2000. Violent and property crime each decreased between 2017 and 2018: property crimes citywide fell 4.2 percent to 7.1 crimes per 1,000 residents and violent crimes citywide fell 3.2 percent to 4.2 crimes per 1,000 residents. The proportion of each crime type remained stable between 2017 and 2018 with property crimes making up around 63 percent of serious crimes and violent crimes making up 37 percent.

Figure 4: Serious Crime Rate (per 1,000 Residents) by Major Type, New York City



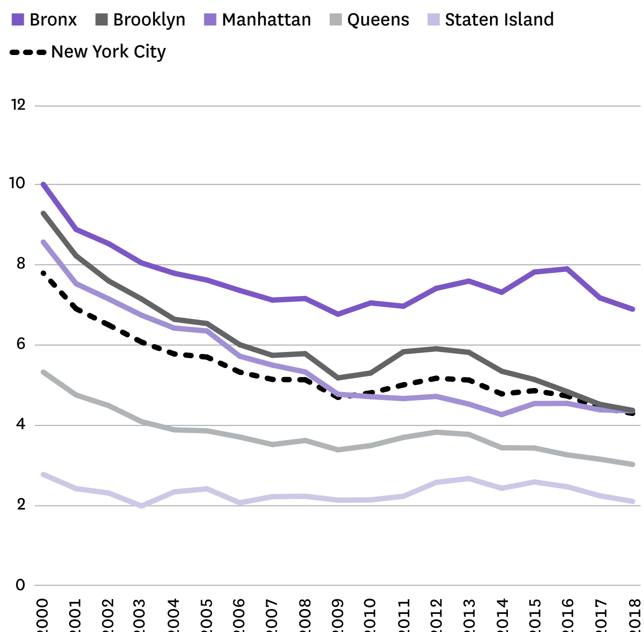
Sources: New York City Police Department via, U.S. Census, NYU Furman Center

STATE OF NEIGHBORHOOD SERVICES AND CONDITIONS
FINDING #5

For the second year in a row, serious violent crime fell in all five boroughs between 2017 and 2018.

Serious violent crimes include major felonies such as murder and non-negligent manslaughter, rape, felony assault, and robbery. Citywide, the serious violent crime rate is at its lowest level since at least 2000 (4.23 crimes per 1,000 residents) and the serious violent crime rate in each borough is down from 2017. The largest decline in serious violent crime rate between 2017 and 2018 occurred in Staten Island (-6.1%), followed by Queens (-4.1%), the Bronx (-3.9%), Brooklyn (-3.3%), and Manhattan (-0.6%). Though the Bronx remains the borough with the highest serious violent crime rate, declines over the last two years reversed an increase between 2014 and 2016 and the rate is now at its lowest level since 2009.

Figure 5: Serious Violent Crime Rate (per 1,000 Residents) by Borough



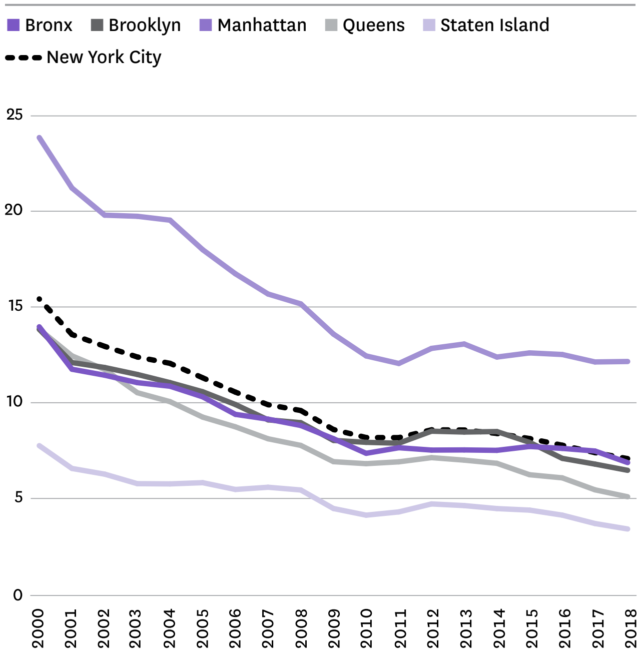
Sources: New York City Police Department, U.S. Census, NYU Furman Center

STATE OF NEIGHBORHOOD SERVICES AND CONDITIONS
FINDING #6

Aside from Manhattan, which had a slight increase in serious property crimes, all of the other boroughs continued a three year decline.

Serious property crimes include major felonies such as burglary, grand larceny, and car theft. Citywide, the serious property crime rate is at its lowest level since at least 2000 (7.11 crimes per 1,000 residents). The serious property crime rate fell between 2017 and 2018 in all boroughs except for Manhattan, which reversed a two year decline with a slight increase of 0.2 percent. The largest decline in serious property crime rate over this time period occurred in the Bronx (-8.0%), followed by Staten Island (-7.6%), Queens (-6.6%), and Brooklyn (-4.7%).

Figure 6: Serious Property Crime Rate (per 1,000 Residents) by Borough



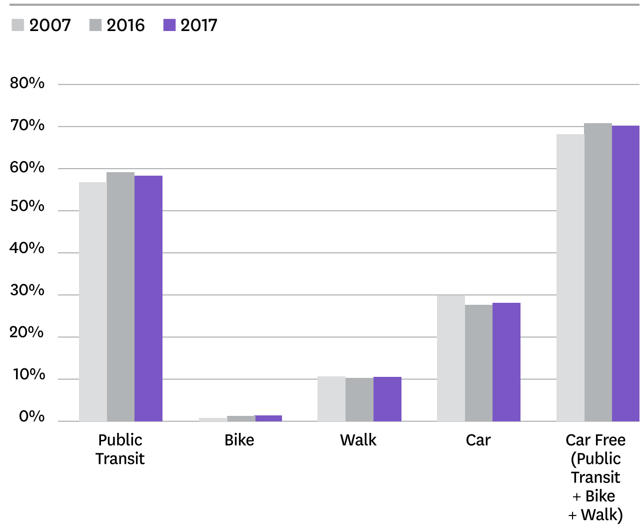
Sources: New York City Police Department, U.S. Census, NYU Furman Center

STATE OF NEIGHBORHOOD SERVICES AND CONDITIONS
FINDING #7

In 2017, 70 percent of New Yorkers commuting to work took some form of car-free transportation, though this share is lower than it was in 2016.

Though the share of New Yorkers commuting to work car-free (by public transit, biking, or walking) in 2017 is 2.0 percentage points higher than the share in 2007, it is 0.7 percentage points lower than the share in 2016. Between 2016 and 2017, the share of commuters taking public transportation declined 0.9 percentage points while the share of commuters walking increased 0.2 percentage points and the share of commuter driving increased 0.5 percentage points. The share of commuters biking to work nearly doubled between 2007 and 2017, though it remained stable between 2016 and 2017.

Figure 7: Means of Traveling to Work (Share of Commuting Workers), New York City



Sources: American Community Survey, NYU Furman Center

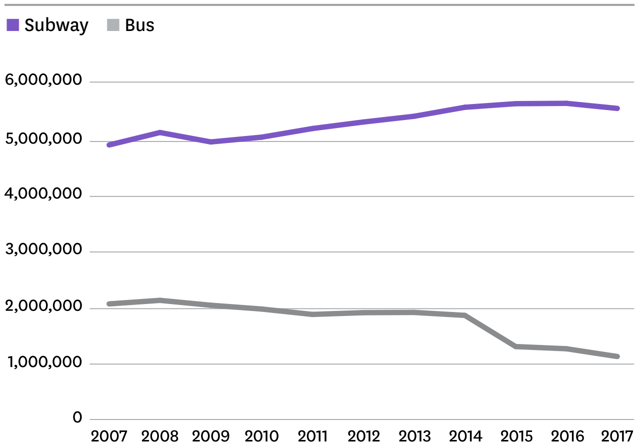
Note: Public transit does not include livery or taxi transportation.

FINDING #8

Average weekday ridership for both subway and bus declined in 2017 with bus ridership falling even faster than subway ridership.

In 2017, the average weekday subway ridership dropped for the first time in the past seven years with a decrease of 1.3 percent from 2016 to just over 5.5 million. The average weekday bus ridership continued to decline, falling 5.6 percent from 2016 to just under 2 million in 2017. Since 2007, the combined average weekday ridership of subway and bus has decreased by 3.1 percent, or 236,817 rides.

Figure 8: Average Weekday Ridership on Metropolitan Transportation Authority, New York City



Sources: Metropolitan Transportation Authority, NYU Furman Center

Note: Riders who transfer between buses and subways on the same trip are counted twice, once for each mode.

powered by CoreData.nyc

Explore Your Neighborhood

The *State of New York City's Housing and Neighborhoods* report is powered by the NYU Furman Center's CoreData.nyc platform. The publicly available, interactive data tool provides analysis of New York City's demographics, homeownership and rental markets, and land use. CoreData also includes the Subsidized Housing Database, a listing of over 12,000 properties that participate in city, state, or federal programs to provide affordable housing for New Yorkers.

CoreData allows users to view neighborhood indicators at the citywide, borough, or neighborhood level. Selected indicators are available by Census tract. Users can also download and analyze tabular data spanning multiple years, with many data sets stretching back to 2000. The NYU Furman Center encourages the exploration, use, analysis, and sharing of the information housed on CoreData.nyc to drive evidence-based conversations about housing and land use policy in New York City. For attribution details and logo requests, email furmancenter@nyu.edu. CoreData is made possible through funding provided by the New York City Council.

Part 2: City, Borough, and Community District Data

New York City

*Additional citywide information, including expanded indicators and historical data, is available on **CoreData.nyc**.*

Demographics

	2000	2006	2010	2017	2018
Population	8,008,278	8,214,430	8,184,900	8,622,700	—
Population aged 65+	11.7%	12.1%	12.2%	14.3%	—
Foreign-born population	35.9%	37.0%	37.2%	37.1%	—
Households with children under 18 years old	34.0%	32.3%	31.5%	28.8%	—
Racial diversity index	0.74	0.73	0.74	0.75	—
Income diversity ratio	—	6.1	5.9	6.7	—
Median household income (2018$)	$59,200	$57,630	$55,380	$62,040	—
Poverty rate	21.2%	19.2%	20.1%	18.0%	—
Unemployment rate	9.6%	7.8%	11.2%	6.4%	—
Population aged 25+ with a bachelor's degree or higher	27.4%	32.1%	33.4%	37.3%	—
Population aged 25+ without a high school diploma	—	21.3%	20.4%	18.1%	—

Housing Market and Conditions

	2000	2006	2010	2017	2018
Homeownership rate	30.2%	34.4%	32.1%	32.7%	—
Rental vacancy rate	—	3.8%	4.4%	3.5%	—
Severe crowding rate (% of renter households)	—	—	4.2%	4.6%	—
Serious housing code violations (per 1,000 privately owned rental units)	—	60.9	60.2	50.1	53.5
Median rent, all (2018$)	$1,060	$1,170	$1,280	$1,410	—
Median rent, asking	—	—	$2,600	$2,700	$2,650
Index of housing price appreciation, all property types	100.0	219.9	182.8	275.9	282.9
Index of housing price appreciation, 1 unit building	100.0	211.3	172.1	244.7	250.2
Index of housing price appreciation, 2–4 unit building	100.0	231.2	168.4	271.3	282.4
Index of housing price appreciation, 5+ unit building	100.0	238.7	217.5	519.1	548.5
Index of housing price appreciation, condominium	100.0	216.2	208.8	311.4	317.4
Median sales price per unit, 1 unit building (2018$)	$329,870	$565,760	$471,050	$560,490	$572,000
Median sales price per unit, 2–4 unit building (2018$)	$184,930	$333,530	$255,620	$355,530	$357,500
Median sales price per unit, 5+ unit building (2018$)	$64,970	$128,760	$115,010	$237,780	$258,400
Median sales price per unit, condominium (2018$)	$402,900	$756,240	$704,370	$993,590	$900,000
Sales volume, all property types	33,454	53,403	27,647	32,299	33,996
Sales volume, 1 unit building	13,586	16,670	7,509	9,708	11,433
Sales volume, 2–4 unit building	13,702	20,761	7,806	8,835	10,757
Sales volume, 5+ unit building	1,324	2,349	1,219	1,243	1,323
Sales volume, condominium	4,842	13,623	11,113	12,513	10,483
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	9.0	11.5	19.1	11.4	9.7
Home purchase loan rate (per 1,000 properties)	—	42.8	20.2	21.4	—

Land Use and Development

	2000	2006	2010	2017	2018
Population density (1,000 persons per square mile)	—	27.2	27.2	28.6	—
Units authorized by new residential building permits	15,544	29,345	6,753	21,443	20,012
Units issued new certificates of occupancy	13,603	24,982	22,537	25,712	26,992

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018
Car-free commute (% of commuters)	63.8%	67.3%	69.4%	70.1%	—
Mean travel time to work (minutes)	40.0	39.0	38.7	41.8	—
Serious crime rate (per 1,000 residents)	23.1	15.8	12.9	11.8	11.3
Students performing at grade level in ELA, 4th grade	—	—	—	42.0%	49.3%
Students performing at grade level in math, 4th grade	—	—	—	40.0%	46.4%
Residential units within 1/2 mile of a subway station	—	—	—	74.3%	—
Residential units within 1/4 mile of a park	—	—	—	75.9%	—

Renters

	2000	2006	2010	2017	2018
Rental units affordable at 80% AMI (% of recently available units)	—	52.5%	44.9%	35.5%	—
Rental units affordable at 120% AMI (% of recently available units)	—	81.7%	78.1%	69.5%	—
Severely rent-burdened households	23.7%	27.9%	29.1%	28.4%	—
Severely rent-burdened households, low income households	—	43.9%	45.7%	45.6%	—
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	6.9%	6.2%	—

New York City

Indicators by Race and Ethnicity, 2017

Demographics

	Asian	Black	Hispanic	White
Population	1,241,650	1,879,876	2,517,429	2,733,369
Percentage change since 2000	59.1%	-4.2%	16.5%	-2.4%
Share of New York City population	14.4%	21.8%	29.2%	31.7%
Percentage point change since 2000	4.7	-2.7	2.2	-3.3
Foreign-born population[1]	70.9%	32.3%	40.3%	22.0%
Percentage point change since 2000	-6.6	3.3	-0.9	-1.2
Population under 18 years old[1]	17.8%	22.0%	25.2%	16.7%
Percentage point change since 2000	-12.8	-7.3	-5.4	-1.9
Population aged 65+[1]	12.8%	13.9%	10.7%	19.0%
Percentage point change since 2000	5.3	5.4	4.3	2.1
Disabled population[1]	3.9%	10.5%	10.6%	5.9%
Median household income (2018$)	$62,651	$45,049	$41,928	$91,667
Percentage change since 1999	-0.3%	-5.0%	-1.1%	18.3%
Poverty rate[1]	16.6%	21.3%	24.2%	11.2%
Percentage point change since 2000	-2.9	-4.4	-6.5	-0.4
Poverty rate, population under 18 years old[1]	17.8%	22.0%	25.2%	16.7%
Percentage point change since 2000	-6.2	-11.9	-14.7	0.6
Poverty rate, population aged 65+[1]	25.2%	16.4%	28.0%	12.2%
Percentage point change since 2000	0.9	-6.8	-2.0	0.5
Unemployment rate[1]	4.2%	10.1%	7.9%	4.2%
Percentage point change since 2000	-2.2	-4.1	-5.9	-1.1
Population aged 25+ with a bachelor's degree or higher[1]	39.8%	24.6%	17.9%	58.9%
Percentage point change since 2000	3.6	8.8	7.4	17.1
Population aged 25+ without a high school diploma[1]	25.0%	16.5%	31.3%	6.6%
Percentage point change since 2000	-5.6	-13.0	-15.3	-8.7

Housing Market and Conditions

	Asian	Black	Hispanic	White
Homeownership rate[1]	42.2%	25.9%	16.8%	43.2%
Percentage point change since 2000	7.6	1.4	2.8	6.7
Severe crowding rate (% of renter households)	9.8%	3.0%	5.5%	2.7%
Share of home purchase loans[2]	32.7%	8.8%	9.0%	48.8%
Percentage point change since 2007	13.2	-11.1	-7.4	5.0
Share of refinance loans[3]	12.4%	19.9%	12.4%	54.5%
Percentage point change since 2007	3.9	-14.8	-4.6	15.2

Neighborhood Services and Conditions

	Asian	Black	Hispanic	White
Car-free commute (% of commuters)	69.5%	68.8%	74.0%	69.8%
Mean travel time to work (minutes)	42.3	47.4	43.3	37.9
Students performing at grade level in ELA, 4th grade[4]	69.0%	37.5%	38.4%	69.5%
Students performing at grade level in math, 4th grade[4]	74.4%	29.7%	33.6%	67.4%

Renters

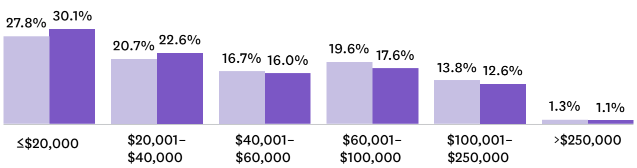
	Asian	Black	Hispanic	White
Median rent burden	37.6%	35.1%	36.0%	28.5%
Moderately rent-burdened households	26.4%	24.6%	27.3%	22.0%
Severely rent-burdened households	31.0%	32.3%	32.3%	22.8%

1 It is not possible to disaggregate the data for Asians and blacks by Hispanic ethnicity, therefore some double counting may occur.
2 Values indicate race/ethnic share of all home purchase loans.
3 Values indicate race/ethnic share of all refinance loans.
4 Values are for 2018.

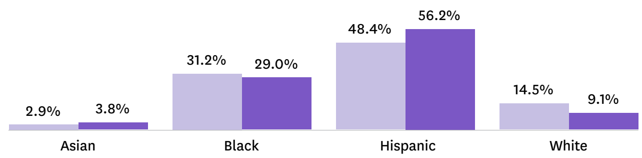
The Bronx

*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	1,327,690	1,361,470	1,386,660	1,471,160	—	—	—
Population aged 65+	10.1%	10.3%	10.6%	12.4%	—	5	5
Foreign-born population	29.3%	31.8%	34.3%	36.4%	—	4	2
Households with children under 18 years old	43.8%	41.3%	41.3%	38.6%	—	1	1
Racial diversity index	0.65	0.63	0.61	0.59	—	4	4
Income diversity ratio	—	5.7	5.8	6.5	—	—	2
Median household income (2018$)	$42,690	$39,050	$37,000	$38,110	—	5	5
Poverty rate	30.7%	29.1%	30.2%	28.0%	—	1	1
Unemployment rate	14.3%	11.8%	15.8%	10.9%	—	1	1
Population aged 25+ with a bachelor's degree or higher	14.6%	16.4%	16.9%	19.6%	—	5	5
Population aged 25+ without a high school diploma	—	31.6%	30.8%	28.1%	—	—	1

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	19.5%	21.5%	18.8%	19.1%	—	5	5
◆ Rental vacancy rate	—	—	3.7%	2.2%	—	—	5
◆ Severe crowding rate (% of renter households)	—	—	4.1%	5.9%	—	—	1
Serious housing code violations (per 1,000 privately owned rental units)	—	127.5	114.2	91.0	91.9	—	1
Median rent, all (2018$)	$930	$1,020	$1,110	$1,190	—	5	5
Median rent, asking	—	—	$1,600	$1,700	$1,800	—	4
Index of housing price appreciation, all property types	100.0	220.6	176.6	235.1	253.5	—	4
● Index of housing price appreciation, 2–4 unit building	100.0	206.1	154.7	207.1	222.3	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$164,930	$278,970	$213,760	$244,580	$251,170	—	—
Sales volume, all property types	2,685	5,637	1,973	2,621	3,358	5	5
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	10.4	14.7	23.0	15.3	12.7	2	1
Home purchase loan rate (per 1,000 properties)	—	40.4	14.6	16.6	—	—	5

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	32.4	33.0	35.0	—	—	3
Units authorized by new residential building permits	3,045	4,430	1,497	5,354	4,064	3	3
Units issued new certificates of occupancy	1,395	4,226	4,174	2,772	4,761	5	4

Neighborhood Services and Conditions

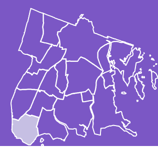
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	61.1%	65.8%	69.4%	69.7%	—	3	3
Mean travel time to work (minutes)	43.0	40.6	42.9	46.2	—	3	1
Serious crime rate (per 1,000 residents)	23.8	16.6	14.3	14.6	13.7	2	2
Students performing at grade level in ELA, 4th grade	—	—	—	28.2%	33.9%	—	5
Students performing at grade level in math, 4th grade	—	—	—	24.0%	29.4%	—	5
Residential units within ½ mile of a subway station	—	—	—	77.3%	—	—	3
Residential units within ¼ mile of a park	—	—	—	86.7%	—	—	2

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	81.0%	79.9%	—	—	1
◆ Severely rent-burdened households	27.2%	—	31.8%	34.7%	—	1	1
◆ Severely rent-burdened households, low-income households	—	—	40.8%	43.4%	—	—	5
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	14.8%	13.7%	—	—	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.

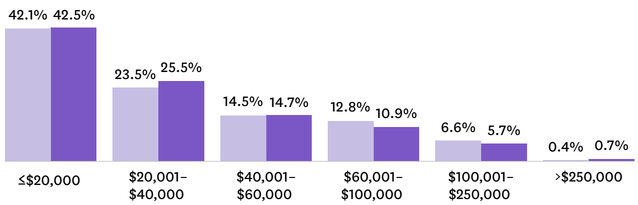
BX01



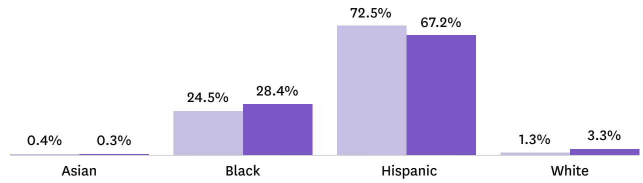
Mott Haven / Melrose*

*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	130,448	137,900	156,790	156,357	—	—	—
Population aged 65+	7.5%	7.5%	8.1%	8.7%	—	50	51
Foreign-born population	23.9%	24.3%	27.7%	29.6%	—	41	38
Households with children under 18 years old	50.6%	46.4%	50.1%	39.3%	—	5	8
Racial diversity index	0.41	0.44	0.47	0.47	—	44	47
Income diversity ratio	—	5.6	5.3	5.9	—	—	22
Median household income (2018$)	$27,050	$22,120	$23,680	$21,370	—	55	54
Poverty rate	45.5%	43.2%	41.1%	44.2%	—	1	1
Unemployment rate	23.6%	14.9%	19.1%	13.5%	—	1	4
Population aged 25+ with a bachelor's degree or higher	4.8%	8.0%	8.1%	9.7%	—	55	55
Population aged 25+ without a high school diploma	—	48.2%	43.1%	41.0%	—	—	1

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	7.4%	7.6%	7.6%	5.3%	—	49	54
◆ Rental vacancy rate	—	—	5.4%	1.9%	—	—	48
◆ Severe crowding rate (% of renter households)	—	—	4.2%	4.3%	—	—	22
Serious housing code violations (per 1,000 privately owned rental units)	—	113.3	86.1	73.9	68.7	—	21
Median rent, all (2018$)	$570	$760	$800	$990	—	55	53
Median rent, asking	—	—	$1,530	$1,900	$2,000	—	29
Index of housing price appreciation, all property types	100.0	290.7	189.3	415.0	420.8	—	13
● Index of housing price appreciation, 2–4 unit building	100.0	252.4	128.0	313.6	317.1	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$111,970	$252,110	$138,940	$249,930	$280,000	—	—
Sales volume, all property types	66	168	48	66	110	55	54
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	16.5	12.9	28.9	12.2	9.8	18	27
Home purchase loan rate (per 1,000 properties)	—	47.3	8.7	11.1	—	—	51

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	28.1	31.9	31.9	—	—	36
Units authorized by new residential building permits	240	340	408	1,205	824	19	7
Units issued new certificates of occupancy	124	530	550	333	1,106	25	8

Neighborhood Services and Conditions

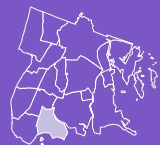
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	74.5%	—	79.5%	77.4%	—	16	23
Mean travel time to work (minutes)	41.3	—	43.0	43.4	—	30	30
Serious crime rate (per 1,000 residents)	—	21.2	17.7	25.6	24.2	—	3
Students performing at grade level in ELA, 4th grade	—	—	—	24.6%	33.2%	—	51
Students performing at grade level in math, 4th grade	—	—	—	21.9%	29.7%	—	52
Residential units within ½ mile of a subway station	—	—	—	100.0%	—	—	1
Residential units within ¼ mile of a park	—	—	—	99.8%	—	—	3

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	92.2%	91.6%	—	—	1
◆ Severely rent-burdened households	24.8%	—	32.2%	32.5%	—	22	19
◆ Severely rent-burdened households, low-income households	—	—	35.1%	36.0%	—	—	53
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	15.8%	15.0%	—	—	6

* Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough level are identical.
◆ 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.

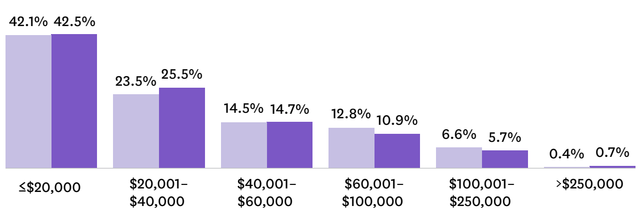
BX02



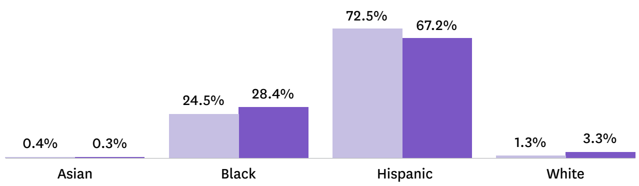
Hunts Point / Longwood*

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	130,448	137,900	156,790	156,357	—	—	—
Population aged 65+	7.5%	7.5%	8.1%	8.7%	—	50	51
Foreign-born population	23.9%	24.3%	27.7%	29.6%	—	41	38
Households with children under 18 years old	50.6%	46.4%	50.1%	39.3%	—	5	8
Racial diversity index	0.41	0.44	0.47	0.47	—	44	47
Income diversity ratio	—	5.6	5.3	5.9	—	—	22
Median household income (2018$)	$27,050	$22,120	$23,680	$21,370	—	55	54
Poverty rate	45.5%	43.2%	41.1%	44.2%	—	1	1
Unemployment rate	23.6%	14.9%	19.1%	13.5%	—	1	4
Population aged 25+ with a bachelor's degree or higher	4.8%	8.0%	8.1%	9.7%	—	55	55
Population aged 25+ without a high school diploma	—	48.2%	43.1%	41.0%	—	—	1

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	7.4%	7.6%	7.6%	5.3%	—	49	54
◆ Rental vacancy rate	—	—	5.4%	1.9%	—	—	48
◆ Severe crowding rate (% of renter households)	—	—	4.2%	4.3%	—	—	22
Serious housing code violations (per 1,000 privately owned rental units)	—	141.3	119.8	96.4	99.1	—	11
Median rent, all (2018$)	$570	$760	$800	$990	—	55	53
Median rent, asking	—	—	—	$1,750	$1,600	—	59
Index of housing price appreciation, all property types	100.0	201.0	132.7	246.7	265.9	—	44
● Index of housing price appreciation, 2–4 unit building	100.0	188.9	119.0	247.9	219.5	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$117,450	$235,580	$159,050	$231,840	$233,330	—	—
Sales volume, all property types	56	132	42	70	61	56	59
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	20.8	20.6	29.4	22.7	11.0	14	24
Home purchase loan rate (per 1,000 properties)	—	47.3	8.7	11.1	—	—	51

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	28.1	31.9	31.9	—	—	36
Units authorized by new residential building permits	136	349	190	359	395	28	18
Units issued new certificates of occupancy	68	549	220	72	54	40	50

Neighborhood Services and Conditions

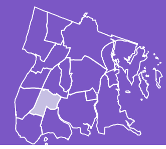
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	74.5%	—	79.5%	77.4%	—	16	23
Mean travel time to work (minutes)	41.3	—	43.0	43.4	—	30	30
Serious crime rate (per 1,000 residents)	—	25.5	24.6	17.9	18.1	—	6
Students performing at grade level in ELA, 4th grade	—	—	—	20.5%	24.1%	—	59
Students performing at grade level in math, 4th grade	—	—	—	19.1%	21.8%	—	58
Residential units within ½ mile of a subway station	—	—	—	97.3%	—	—	14
Residential units within ¼ mile of a park	—	—	—	99.7%	—	—	6

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	92.2%	91.6%	—	—	1
◆ Severely rent-burdened households	24.8%	—	32.2%	32.5%	—	22	19
◆ Severely rent-burdened households, low-income households	—	—	35.1%	36.0%	—	—	53
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	15.8%	15.0%	—	—	6

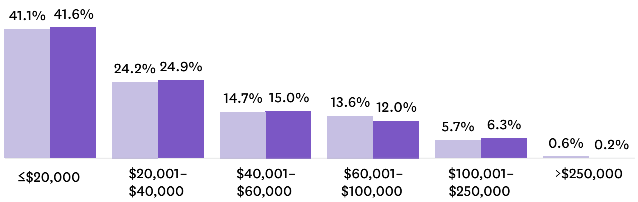
* Community districts BX 01 and BX 02 both fall within sub-borough area 101. Data reported at the sub-borough level are identical.
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BX03 Morrisania/Crotona*

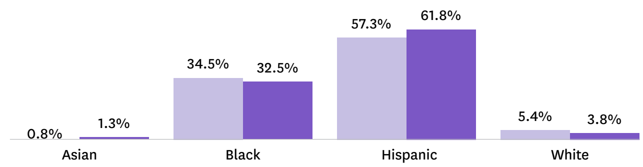


*Additional neighborhood information, including expanded indicators and historical data, is available on **CoreData.nyc**. See Part 3 of this report for indicator definitions.*

Household Income Distribution (2018$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population	141,685	156,950	160,651	188,075	—	—	—
Population aged 65+	7.1%	6.2%	7.2%	10.3%	—	52	48
Foreign-born population	21.5%	27.6%	29.5%	32.3%	—	44	33
Households with children under 18 years old	50.7%	50.2%	47.4%	41.6%	—	4	3
Racial diversity index	0.55	0.51	0.50	0.51	—	30	41
Income diversity ratio	—	4.8	5.3	6.2	—	—	16
Median household income (2018$)	$28,600	$22,870	$23,380	$26,470	—	54	53
Poverty rate	45.5%	43.5%	43.5%	35.8%	—	1	5
Unemployment rate	21.2%	13.1%	17.1%	14.5%	—	3	3
Population aged 25+ with a bachelor's degree or higher	7.6%	7.7%	8.3%	13.3%	—	52	51
Population aged 25+ without a high school diploma	—	43.1%	40.1%	36.6%	—	—	4

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	8.5%	8.0%	7.4%	6.8%	—	48	51
◆ Rental vacancy rate	—	—	4.5%	1.8%	—	—	52
◆ Severe crowding rate (% of renter households)	—	—	3.2%	5.3%	—	—	15
Serious housing code violations (per 1,000 privately owned rental units)	—	134.7	140.3	94.1	83.1	—	16
Median rent, all (2018$)	$720	$880	$930	$1,040	—	54	51
Median rent, asking	—	—	$1,410	$1,750	$1,950	—	36
Index of housing price appreciation, all property types	100.0	211.5	120.7	203.2	248.4	—	46
● Index of housing price appreciation, 2–4 unit building	100.0	198.2	108.3	175.8	203.2	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$118,450	$247,980	$183,670	$215,020	$221,670	—	—
Sales volume, all property types	101	212	73	84	93	50	57
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	17.3	27.7	46.2	25.4	23.6	17	5
Home purchase loan rate (per 1,000 properties)	—	48.7	10.6	9.5	—	—	54

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	35.9	36.7	43.0	—	—	23
Units authorized by new residential building permits	11	747	255	1,062	381	56	19
Units issued new certificates of occupancy	90	637	1,315	613	480	30	18

Neighborhood Services and Conditions

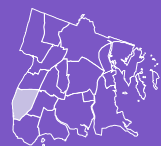
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	70.3%	75.1%	75.0%	74.4%	—	27	29
Mean travel time to work (minutes)	45.0	38.2	40.7	47.0	—	14	12
Serious crime rate (per 1,000 residents)	—	21.7	14.2	16.9	17.5	—	8
Students performing at grade level in ELA, 4th grade	—	—	—	20.1%	27.7%	—	57
Students performing at grade level in math, 4th grade	—	—	—	18.2%	21.4%	—	59
Residential units within ½ mile of a subway station	—	—	—	63.0%	—	—	43
Residential units within ¼ mile of a park	—	—	—	99.8%	—	—	3

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	85.8%	87.5%	—	—	4
◆ Severely rent-burdened households	30.5%	—	35.8%	35.6%	—	7	8
◆ Severely rent-burdened households, low-income households	—	—	39.4%	41.1%	—	—	48
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	22.0%	18.1%	—	—	2

* Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough level are identical.
◆ 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.

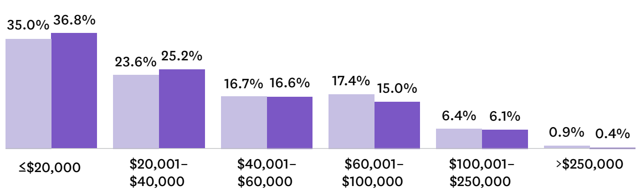
BX04



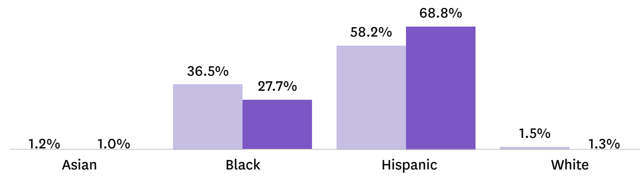
Highbridge/ Concourse

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	132,445	132,838	146,624	149,710	—	—	—
Population aged 65+	6.9%	7.6%	9.6%	8.5%	—	53	52
Foreign-born population	35.0%	40.5%	41.9%	43.8%	—	27	17
Households with children under 18 years old	50.5%	46.7%	42.4%	40.4%	—	6	6
Racial diversity index	0.53	0.51	0.49	0.45	—	32	48
Income diversity ratio	—	5.7	5.1	5.6	—	—	30
Median household income (2018$)	$35,400	$30,170	$30,370	$31,490	—	49	51
Poverty rate	40.0%	39.3%	35.0%	36.4%	—	5	3
Unemployment rate	18.1%	13.9%	15.8%	12.5%	—	6	5
Population aged 25+ with a bachelor's degree or higher	7.8%	9.6%	9.4%	17.6%	—	50	49
Population aged 25+ without a high school diploma	—	41.7%	39.1%	32.1%	—	—	5

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	6.9%	5.0%	6.9%	6.2%	—	51	53
◆Rental vacancy rate	—	—	3.4%	2.2%	—	—	46
◆Severe crowding rate (% of renter households)	—	—	6.0%	8.7%	—	—	5
Serious housing code violations (per 1,000 privately owned rental units)	—	176.7	148.6	120.2	114.2	—	2
Median rent, all (2018$)	$900	$990	$1,080	$1,140	—	44	48
Median rent, asking	—	—	$1,320	$1,650	$1,750	—	51
Index of housing price appreciation, all property types	100.0	219.0	182.6	311.1	336.4	—	19
●Index of housing price appreciation, 2–4 unit building	100.0	213.0	194.1	225.2	225.9	—	—
●Median sales price per unit, 2–4 unit building (2018$)	$126,700	$247,980	$210,170	$223,350	$218,330	—	—
Sales volume, all property types	80	187	81	88	121	53	52
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	21.9	36.5	44.1	27.8	20.0	11	7
Home purchase loan rate (per 1,000 properties)	—	28.3	28.4	10.9	—	—	52

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	66.5	73.4	75.0	—	—	9
Units authorized by new residential building permits	94	287	127	592	189	45	29
Units issued new certificates of occupancy	331	293	423	356	551	13	15

Neighborhood Services and Conditions

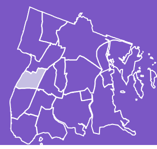
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	72.9%	76.1%	78.2%	82.4%	—	21	16
Mean travel time to work (minutes)	43.1	40.7	41.1	44.1	—	23	25
Serious crime rate (per 1,000 residents)	—	15.6	13.8	14.6	13.6	—	16
Students performing at grade level in ELA, 4th grade	—	—	—	25.8%	32.5%	—	52
Students performing at grade level in math, 4th grade	—	—	—	24.0%	31.2%	—	49
Residential units within ½ mile of a subway station	—	—	—	96.3%	—	—	16
Residential units within ¼ mile of a park	—	—	—	99.4%	—	—	9

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆Rental units affordable at 80% AMI (% of recently available units)	—	—	93.2%	88.1%	—	—	3
◆Severely rent-burdened households	31.9%	—	35.8%	39.8%	—	3	4
◆Severely rent-burdened households, low-income households	—	—	43.3%	46.5%	—	—	28
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	15.3%	12.8%	—	—	9

◆ 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.

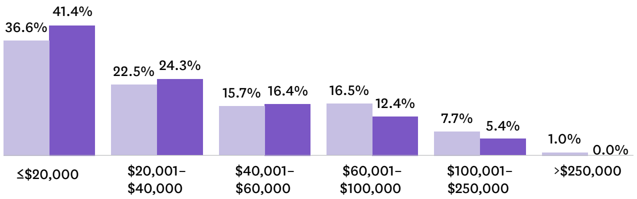
BX05



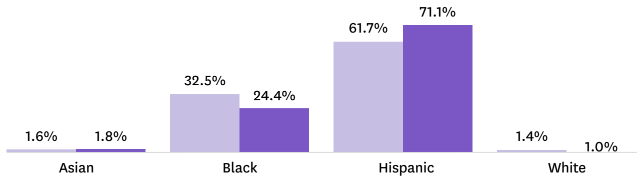
Fordham/ University Hts

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	133,890	133,858	135,266	148,339	—	—	—
Population aged 65+	5.0%	4.9%	5.1%	8.0%	—	55	54
Foreign-born population	34.8%	38.9%	38.8%	46.4%	—	29	11
Households with children under 18 years old	55.4%	51.9%	50.1%	47.3%	—	1	2
Racial diversity index	0.51	0.47	0.46	0.43	—	36	51
Income diversity ratio	—	5.7	5.0	5.8	—	—	24
Median household income (2018$)	$33,180	$25,250	$29,140	$30,740	—	51	52
Poverty rate	40.6%	41.6%	40.0%	36.4%	—	4	3
Unemployment rate	19.9%	15.2%	23.6%	16.0%	—	4	2
Population aged 25+ with a bachelor's degree or higher	7.7%	10.0%	11.0%	11.5%	—	51	54
Population aged 25+ without a high school diploma	—	38.4%	36.8%	36.7%	—	—	3

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	4.8%	4.0%	3.1%	3.7%	—	55	55
◆ Rental vacancy rate	—	—	3.3%	2.4%	—	—	36
◆ Severe crowding rate (% of renter households)	—	—	6.3%	7.7%	—	—	7
Serious housing code violations (per 1,000 privately owned rental units)	—	198.8	132.7	125.4	122.5	—	1
Median rent, all (2018$)	$920	$1,020	$1,130	$1,190	—	40	46
Median rent, asking	—	—	—	$1,600	$1,700	—	54
Index of housing price appreciation, all property types	100.0	218.6	158.9	320.3	318.7	—	25
● Index of housing price appreciation, 2–4 unit building	100.0	204.4	143.2	235.1	257.3	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$138,690	$271,840	$196,260	$249,670	$247,500	—	—
Sales volume, all property types	87	189	67	83	120	52	53
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	21.2	31.7	39.7	27.2	17.5	13	9
Home purchase loan rate (per 1,000 properties)	—	46.4	10.5	10.2	—	—	53

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	88.6	89.6	98.2	—	—	3
Units authorized by new residential building permits	130	56	132	152	544	30	15
Units issued new certificates of occupancy	54	264	295	222	224	44	31

Neighborhood Services and Conditions

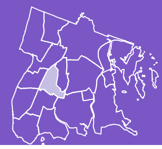
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	72.9%	73.7%	77.0%	80.0%	—	21	19
Mean travel time to work (minutes)	43.9	41.0	41.5	46.1	—	19	16
Serious crime rate (per 1,000 residents)	—	15.5	12.0	13.8	12.9	—	20
Students performing at grade level in ELA, 4th grade	—	—	—	27.0%	31.8%	—	54
Students performing at grade level in math, 4th grade	—	—	—	22.5%	24.9%	—	54
Residential units within ½ mile of a subway station	—	—	—	98.3%	—	—	10
Residential units within ¼ mile of a park	—	—	—	99.3%	—	—	10

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	81.7%	89.4%	—	—	2
◆ Severely rent-burdened households	33.4%	—	35.6%	41.7%	—	2	2
◆ Severely rent-burdened households, low-income households	—	—	42.9%	49.5%	—	—	19
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	19.2%	19.4%	—	—	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.

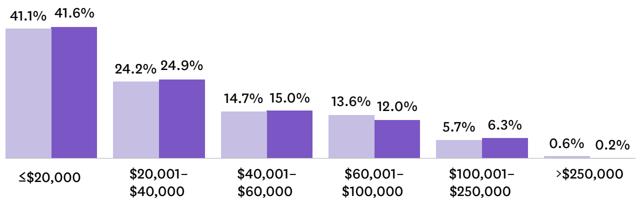
BX06



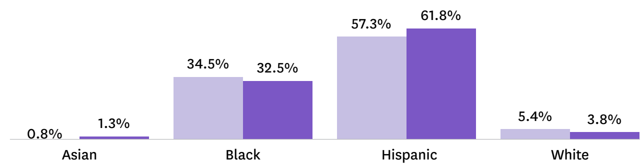
Belmont/ East Tremont*

*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	141,685	156,950	160,651	188,075	—	—	—
Population aged 65+	7.1%	6.2%	7.2%	10.3%	—	52	48
Foreign-born population	21.5%	27.6%	29.5%	32.3%	—	44	33
Households with children under 18 years old	50.7%	50.2%	47.4%	41.6%	—	4	3
Racial diversity index	0.55	0.51	0.50	0.51	—	30	41
Income diversity ratio	—	4.8	5.3	6.2	—	—	16
Median household income (2018$)	$28,600	$22,870	$23,380	$26,470	—	54	53
Poverty rate	45.5%	43.5%	43.5%	35.8%	—	1	5
Unemployment rate	21.2%	13.1%	17.1%	14.5%	—	3	3
Population aged 25+ with a bachelor's degree or higher	7.6%	7.7%	8.3%	13.3%	—	52	51
Population aged 25+ without a high school diploma	—	43.1%	40.1%	36.6%	—	—	4

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	8.5%	8.0%	7.4%	6.8%	—	48	51
◆ Rental vacancy rate	—	—	4.5%	1.8%	—	—	52
◆ Severe crowding rate (% of renter households)	—	—	3.2%	5.3%	—	—	15
Serious housing code violations (per 1,000 privately owned rental units)	—	182.4	136.6	107.2	105.7	—	8
Median rent, all (2018$)	$720	$880	$930	$1,040	—	54	51
Median rent, asking	—	—	—	$1,700	$1,750	—	51
Index of housing price appreciation, all property types	100.0	219.2	175.8	246.9	279.3	—	37
● Index of housing price appreciation, 2–4 unit building	100.0	205.0	155.6	191.6	236.3	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$138,690	$256,240	$185,230	$214,420	$235,000	—	—
Sales volume, all property types	91	291	94	101	150	51	50
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	23.1	36.5	40.0	26.5	13.0	8	17
Home purchase loan rate (per 1,000 properties)	—	48.7	10.6	9.5	—	—	54

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	35.9	36.7	43.0	—	—	23
Units authorized by new residential building permits	103	584	52	756	590	39	14
Units issued new certificates of occupancy	208	486	178	332	1,125	17	7

Neighborhood Services and Conditions

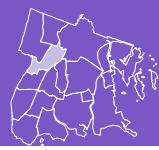
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	70.3%	75.1%	75.0%	74.4%	—	27	29
Mean travel time to work (minutes)	45.0	38.2	40.7	47.0	—	14	12
Serious crime rate (per 1,000 residents)	—	19.9	17.5	17.5	15.9	—	14
Students performing at grade level in ELA, 4th grade	—	—	—	22.2%	28.9%	—	56
Students performing at grade level in math, 4th grade	—	—	—	12.1%	24.4%	—	55
Residential units within ½ mile of a subway station	—	—	—	52.3%	—	—	47
Residential units within ¼ mile of a park	—	—	—	99.7%	—	—	6

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	85.8%	87.5%	—	—	4
◆ Severely rent-burdened households	30.5%	—	35.8%	35.6%	—	7	8
◆ Severely rent-burdened households, low-income households	—	—	39.4%	41.1%	—	—	48
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	22.0%	18.1%	—	—	2

* Community districts BX 03 and BX 06 both fall within sub-borough area 102. Data reported at the sub-borough level are identical.
◆ 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.

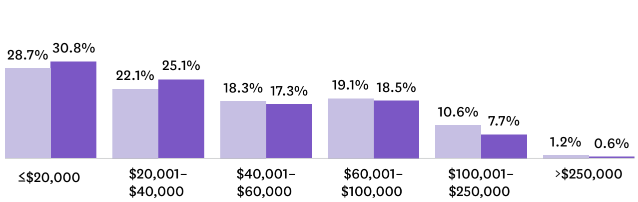
BX07



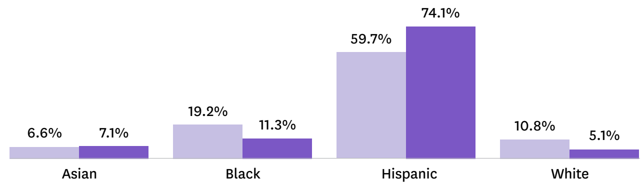
Kingsbridge Hts/ Bedford

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	132,672	124,968	124,826	143,540	—	—	—
Population aged 65+	7.6%	9.7%	8.6%	8.4%	—	49	53
Foreign-born population	36.6%	41.3%	40.7%	40.6%	—	23	22
Households with children under 18 years old	47.4%	43.3%	44.1%	48.3%	—	8	1
Racial diversity index	0.59	0.57	0.51	0.43	—	25	51
Income diversity ratio	—	5.0	5.3	5.7	—	—	27
Median household income (2018$)	$42,050	$35,050	$30,920	$36,030	—	44	50
Poverty rate	34.3%	34.2%	32.7%	32.9%	—	10	6
Unemployment rate	14.9%	13.2%	17.6%	10.7%	—	12	6
Population aged 25+ with a bachelor's degree or higher	14.6%	16.3%	13.7%	17.2%	—	43	50
Population aged 25+ without a high school diploma	—	33.3%	35.6%	29.4%	—	—	7

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	7.4%	9.4%	6.3%	6.8%	—	49	51
◆ Rental vacancy rate	—	—	3.5%	2.4%	—	—	36
◆ Severe crowding rate (% of renter households)	—	—	4.9%	8.1%	—	—	6
Serious housing code violations (per 1,000 privately owned rental units)	—	152.1	149.0	96.9	100.5	—	10
Median rent, all (2018$)	$1,020	$1,110	$1,200	$1,280	—	34	38
Median rent, asking	—	—	$1,050	$1,500	$1,700	—	54
Index of housing price appreciation, all property types	100.0	223.7	163.2	288.6	307.4	—	30
● Index of housing price appreciation, 2–4 unit building	100.0	205.4	157.3	211.1	241.8	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$141,660	$285,170	$217,280	$254,570	$275,000	—	—
Sales volume, all property types	109	226	70	94	131	48	51
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	20.6	31.2	30.7	15.9	11.9	15	19
Home purchase loan rate (per 1,000 properties)	—	44.1	12.6	22.1	—	—	20

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	79.7	79.6	91.5	—	—	6
Units authorized by new residential building permits	3	273	84	383	695	57	11
Units issued new certificates of occupancy	0	170	483	248	749	57	13

Neighborhood Services and Conditions

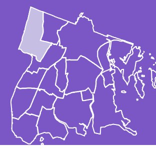
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	70.4%	72.6%	80.1%	77.2%	—	26	25
Mean travel time to work (minutes)	41.9	39.4	43.1	46.8	—	26	13
Serious crime rate (per 1,000 residents)	—	15.7	15.0	12.5	12.7	—	21
Students performing at grade level in ELA, 4th grade	—	—	—	28.8%	32.0%	—	53
Students performing at grade level in math, 4th grade	—	—	—	26.0%	27.1%	—	53
Residential units within ½ mile of a subway station	—	—	—	99.5%	—	—	8
Residential units within ¼ mile of a park	—	—	—	89.8%	—	—	19

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	88.5%	83.2%	—	—	6
◆ Severely rent-burdened households	30.8%	—	38.5%	37.3%	—	6	6
◆ Severely rent-burdened households, low-income households	—	—	48.7%	46.1%	—	—	34
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	19.9%	15.6%	—	—	4

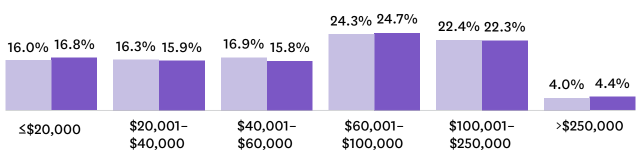
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BX08 Riverdale/Fieldston

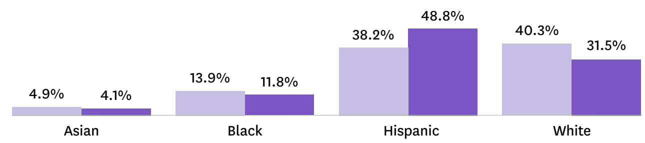


Additional neighborhood information, including expanded indicators and historical data, is available on ***CoreData.nyc****. See Part 3 of this report for indicator definitions.*

Household Income Distribution (2018$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population	113,003	111,199	109,153	113,242	—	—	—
Population aged 65+	16.6%	15.9%	14.8%	19.2%	—	7	8
Foreign-born population	31.5%	32.1%	32.6%	35.0%	—	34	29
Households with children under 18 years old	32.1%	30.2%	28.3%	30.2%	—	36	28
Racial diversity index	0.67	0.67	0.66	0.65	—	11	17
Income diversity ratio	—	4.4	5.3	6.2	—	—	16
Median household income (2018$)	$64,930	$60,960	$56,850	$55,020	—	20	33
Poverty rate	18.7%	15.0%	18.5%	18.5%	—	31	23
Unemployment rate	10.4%	12.2%	14.0%	8.2%	—	23	13
Population aged 25+ with a bachelor's degree or higher	34.3%	39.9%	40.2%	38.7%	—	11	21
Population aged 25+ without a high school diploma	—	17.4%	15.2%	17.8%	—	—	28

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	26.4%	30.2%	30.1%	29.7%	—	27	31
◆ Rental vacancy rate	—	—	3.6%	2.6%	—	—	32
◆ Severe crowding rate (% of renter households)	—	—	3.4%	4.2%	—	—	25
Serious housing code violations (per 1,000 privately owned rental units)	—	78.1	83.6	60.5	64.1	—	22
Median rent, all (2018$)	$1,100	$1,160	$1,280	$1,410	—	23	28
Median rent, asking	—	—	$1,900	$1,900	$2,000	—	29
Index of housing price appreciation, all property types	100.0	206.5	198.6	243.0	232.1	—	52
● Index of housing price appreciation, 1 unit building	100.0	202.6	192.7	234.0	218.1	—	—
● Median sales price per unit, 1 unit building (2018$)	$521,790	$727,810	$695,850	$810,160	$787,500	—	—
Sales volume, all property types	112	228	128	145	162	47	49
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.2	7.3	9.6	6.3	4.1	51	40
Home purchase loan rate (per 1,000 properties)	—	32.2	18.3	26.8	—	—	8

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	32.5	31.9	33.1	—	—	33
Units authorized by new residential building permits	97	360	76	175	63	43	50
Units issued new certificates of occupancy	73	95	27	137	102	38	46

Neighborhood Services and Conditions

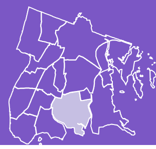
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	55.0%	58.5%	67.0%	68.6%	—	40	36
Mean travel time to work (minutes)	41.0	42.6	44.6	49.8	—	33	2
Serious crime rate (per 1,000 residents)	—	10.7	9.4	9.5	8.8	—	36
Students performing at grade level in ELA, 4th grade	—	—	—	46.3%	52.5%	—	29
Students performing at grade level in math, 4th grade	—	—	—	40.4%	46.1%	—	31
Residential units within ½ mile of a subway station	—	—	—	63.2%	—	—	42
Residential units within ¼ mile of a park	—	—	—	94.3%	—	—	16

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	65.1%	51.4%	—	—	27
◆ Severely rent-burdened households	21.6%	—	25.0%	29.1%	—	37	36
◆ Severely rent-burdened households, low-income households	—	—	41.0%	46.3%	—	—	32
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	8.0%	8.6%	—	—	17

◆ 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.

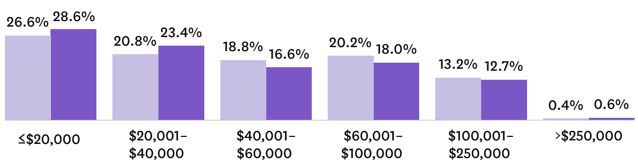
BX09



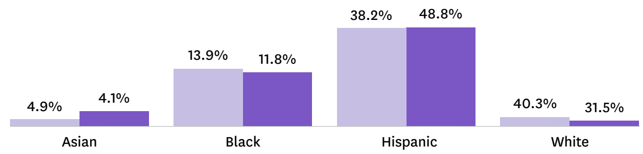
Parkchester/ Soundview

*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	175,432	180,396	182,977	187,975	—	—	—
Population aged 65+	9.1%	9.9%	10.1%	13.9%	—	42	27
Foreign-born population	24.6%	29.7%	32.3%	33.7%	—	38	31
Households with children under 18 years old	45.5%	38.4%	44.7%	39.6%	—	9	7
Racial diversity index	0.59	0.57	0.58	0.59	—	25	29
Income diversity ratio	—	5.2	4.7	6.1	—	—	18
Median household income (2018$)	$45,300	$42,940	$44,640	$40,770	—	41	45
Poverty rate	28.6%	26.2%	25.4%	24.7%	—	15	12
Unemployment rate	13.8%	8.4%	11.2%	8.5%	—	15	12
Population aged 25+ with a bachelor's degree or higher	12.3%	14.0%	17.2%	18.3%	—	47	48
Population aged 25+ without a high school diploma	—	29.5%	30.3%	27.5%	—	—	11

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	20.2%	21.7%	19.0%	20.1%	—	37	39
◆ Rental vacancy rate	—	—	2.6%	2.3%	—	—	40
◆ Severe crowding rate (% of renter households)	—	—	3.1%	5.2%	—	—	16
Serious housing code violations (per 1,000 privately owned rental units)	—	93.5	91.1	78.2	82.7	—	17
Median rent, all (2018$)	$910	$1,060	$1,110	$1,180	—	41	47
Median rent, asking	—	—	—	$1,600	$1,650	—	57
Index of housing price appreciation, all property types	100.0	251.7	234.9	275.7	311.1	—	29
● Index of housing price appreciation, condominium	100.0	251.9	248.7	255.2	253.7	—	—
● Median sales price per unit, condominium (2018$)	$50,980	$135,770	$168,140	$137,570	$156,750	—	—
Sales volume, all property types	581	1,339	439	565	717	20	15
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	9.3	9.4	15.7	10.4	8.3	29	28
Home purchase loan rate (per 1,000 properties)	—	41.6	13.8	11.9	—	—	50

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	40.7	41.3	42.5	—	—	25
Units authorized by new residential building permits	212	416	19	414	95	24	45
Units issued new certificates of occupancy	27	262	204	116	52	52	51

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	61.2%	70.1%	71.6%	69.4%	—	36	34
Mean travel time to work (minutes)	45.8	43.4	46.6	46.7	—	11	14
Serious crime rate (per 1,000 residents)	—	15.2	13.3	11.8	10.7	—	28
Students performing at grade level in ELA, 4th grade	—	—	—	27.7%	35.2%	—	48
Students performing at grade level in math, 4th grade	—	—	—	22.8%	30.1%	—	51
Residential units within ½ mile of a subway station	—	—	—	70.1%	—	—	40
Residential units within ¼ mile of a park	—	—	—	89.3%	—	—	20

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	82.2%	79.9%	—	—	9
◆ Severely rent-burdened households	25.7%	—	27.3%	33.7%	—	17	15
◆ Severely rent-burdened households, low-income households	—	—	36.1%	43.2%	—	—	44
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	15.4%	13.0%	—	—	8

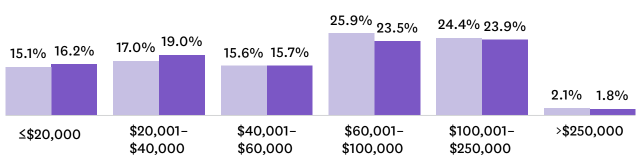
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BX10

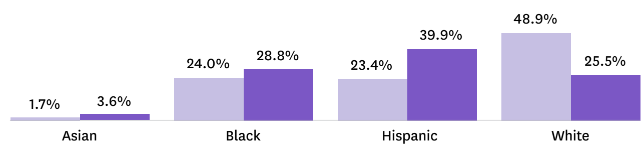
Throgs Neck/ Co-op City

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	111,661	114,081	109,482	113,395	—	—	—
Population aged 65+	18.5%	19.9%	21.3%	20.8%	—	3	3
Foreign-born population	15.8%	16.7%	20.8%	24.2%	—	54	46
Households with children under 18 years old	29.4%	24.8%	24.9%	27.7%	—	43	35
Racial diversity index	0.65	0.66	0.69	0.69	—	17	8
Income diversity ratio	—	4.7	4.8	5.8	—	—	24
Median household income (2018$)	$68,180	$64,200	$53,650	$60,660	—	16	26
Poverty rate	10.1%	9.9%	16.4%	10.2%	—	47	42
Unemployment rate	6.4%	9.2%	10.8%	7.7%	—	43	16
Population aged 25+ with a bachelor's degree or higher	19.1%	19.5%	21.1%	28.4%	—	32	36
Population aged 25+ without a high school diploma	—	18.7%	19.6%	14.8%	—	—	36

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	45.5%	57.3%	41.5%	47.4%	—	10	10
◆ Rental vacancy rate	—	—	1.8%	1.4%	—	—	54
◆ Severe crowding rate (% of renter households)	—	—	1.2%	2.0%	—	—	51
Serious housing code violations (per 1,000 privately owned rental units)	—	18.0	27.5	29.6	33.0	—	34
Median rent, all (2018$)	$990	$1,090	$1,180	$1,200	—	37	44
Median rent, asking	—	—	—	$1,750	$1,850	—	42
Index of housing price appreciation, all property types	100.0	204.0	169.6	199.2	214.7	—	57
● Index of housing price appreciation, 2–4 unit building	100.0	198.6	163.7	196.6	216.6	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$179,930	$325,470	$244,260	$276,810	$291,250	—	—
Sales volume, all property types	392	740	277	456	565	35	26
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	4.8	8.3	18.3	9.7	11.3	36	22
Home purchase loan rate (per 1,000 properties)	—	29.7	12.5	12.8	—	—	48

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	12.3	11.8	12.2	—	—	51
Units authorized by new residential building permits	236	289	54	35	50	20	53
Units issued new certificates of occupancy	88	318	128	50	56	32	49

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	42.9%	43.6%	45.8%	50.0%	—	49	48
Mean travel time to work (minutes)	41.6	40.4	41.4	48.4	—	29	6
Serious crime rate (per 1,000 residents)	—	12.3	11.7	8.7	9.2	—	34
Students performing at grade level in ELA, 4th grade	—	—	—	40.1%	45.5%	—	35
Students performing at grade level in math, 4th grade	—	—	—	37.5%	42.2%	—	34
Residential units within ½ mile of a subway station	—	—	—	27.2%	—	—	54
Residential units within ¼ mile of a park	—	—	—	75.1%	—	—	32

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	—	—	—	—	—
◆ Severely rent-burdened households	18.8%	—	23.7%	24.7%	—	48	44
◆ Severely rent-burdened households, low-income households	—	—	39.5%	38.1%	—	—	51
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	3.7%	3.7%	—	—	29

◆ 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.
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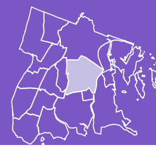
BX11 Morris Park/ Bronxdale



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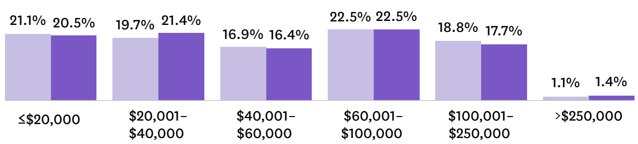
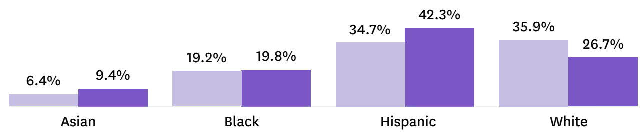
Household Income Distribution (2018$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population	119,960	121,465	123,655	120,116	—	—	—
Population aged 65+	15.0%	15.4%	13.6%	17.0%	—	10	14
Foreign-born population	30.8%	29.3%	38.5%	34.0%	—	35	30
Households with children under 18 years old	35.7%	37.5%	37.1%	33.6%	—	31	23
Racial diversity index	0.71	0.69	0.70	0.70	—	6	7
Income diversity ratio	—	4.8	5.8	4.7	—	—	44
Median household income (2018$)	$54,110	$52,210	$49,550	$48,930	—	30	43
Poverty rate	17.5%	17.8%	21.1%	16.4%	—	32	27
Unemployment rate	8.8%	8.2%	13.9%	9.9%	—	29	8
Population aged 25+ with a bachelor's degree or higher	20.9%	21.0%	25.2%	24.6%	—	26	41
Population aged 25+ without a high school diploma	—	25.2%	24.6%	20.1%	—	—	18

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	27.8%	32.2%	31.9%	33.2%	—	26	27
◆ Rental vacancy rate	—	—	3.3%	2.3%	—	—	40
◆ Severe crowding rate (% of renter households)	—	—	4.2%	5.6%	—	—	10
Serious housing code violations (per 1,000 privately owned rental units)	—	44.7	65.1	48.3	51.9	—	24
Median rent, all (2018$)	$1,040	$1,080	$1,190	$1,300	—	30	35
Median rent, asking	—	—	—	$1,600	$1,650	—	57
Index of housing price appreciation, all property types	100.0	212.1	167.0	213.0	237.5	—	50
● Index of housing price appreciation, 2–4 unit building	100.0	215.5	165.4	210.2	239.2	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$179,180	$303,230	$221,540	$251,030	$275,000	—	—
Sales volume, all property types	447	651	249	366	422	28	36
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	6.8	12.1	18.3	11.8	10.0	32	25
Home purchase loan rate (per 1,000 properties)	—	49.4	15.5	20.9	—	—	26

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	31.9	32.5	31.5	—	—	38
Units authorized by new residential building permits	64	81	15	61	117	48	40
Units issued new certificates of occupancy	175	131	73	204	34	19	54

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	51.9%	56.0%	60.9%	62.7%	—	43	41
Mean travel time to work (minutes)	39.3	37.6	39.0	42.7	—	39	33
Serious crime rate (per 1,000 residents)	—	15.3	14.3	10.7	9.9	—	31
Students performing at grade level in ELA, 4th grade	—	—	—	37.2%	40.3%	—	44
Students performing at grade level in math, 4th grade	—	—	—	33.5%	36.2%	—	40
Residential units within ½ mile of a subway station	—	—	—	85.8%	—	—	31
Residential units within ¼ mile of a park	—	—	—	74.4%	—	—	33

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	76.7%	77.1%	—	—	10
◆ Severely rent-burdened households	23.3%	—	29.4%	32.1%	—	28	21
◆ Severely rent-burdened households, low-income households	—	—	45.0%	42.4%	—	—	45
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	10.2%	9.5%	—	—	15

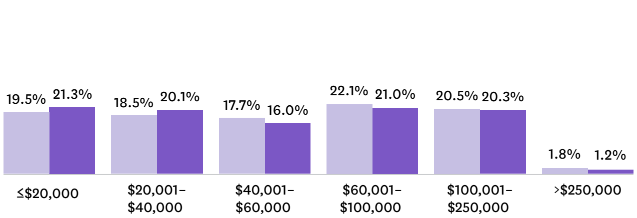
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BX12

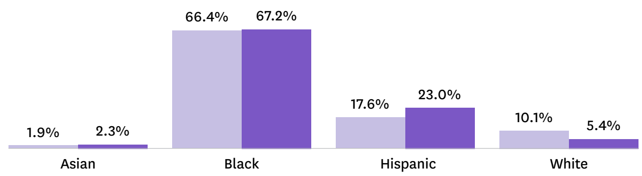
Williamsbridge/ Baychester

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	136,494	147,818	137,233	150,411	—	—	—
Population aged 65+	11.2%	9.7%	11.8%	13.4%	—	26	31
Foreign-born population	38.2%	37.4%	40.2%	42.9%	—	21	19
Households with children under 18 years old	42.2%	43.0%	40.9%	35.6%	—	17	15
Racial diversity index	0.52	0.50	0.52	0.49	—	34	44
Income diversity ratio	—	4.3	4.6	5.0	—	—	39
Median household income (2018$)	$57,200	$56,560	$49,960	$59,890	—	27	27
Poverty rate	19.4%	14.7%	21.2%	14.6%	—	27	32
Unemployment rate	10.6%	11.0%	15.9%	7.2%	—	22	19
Population aged 25+ with a bachelor's degree or higher	16.9%	19.1%	18.1%	23.0%	—	37	43
Population aged 25+ without a high school diploma	—	22.1%	20.6%	19.8%	—	—	19

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	35.9%	41.1%	35.4%	40.5%	—	16	17
◆ Rental vacancy rate	—	—	5.2%	3.5%	—	—	20
◆ Severe crowding rate (% of renter households)	—	—	2.9%	5.5%	—	—	12
Serious housing code violations (per 1,000 privately owned rental units)	—	70.9	95.0	93.0	108.3	—	6
Median rent, all (2018$)	$1,030	$1,140	$1,190	$1,410	—	32	28
Median rent, asking	—	—	—	$1,600	$1,750	—	51
Index of housing price appreciation, all property types	100.0	204.6	154.3	199.6	202.6	—	59
● Index of housing price appreciation, 2–4 unit building	100.0	201.8	148.9	195.4	203.0	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$177,680	$294,470	$211,310	$236,930	$237,590	—	—
Sales volume, all property types	563	1,287	410	508	713	22	16
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	14.2	20.5	31.9	25.4	21.3	20	6
Home purchase loan rate (per 1,000 properties)	—	56.2	14.0	21.1	—	—	23

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	21.9	20.4	22.3	—	—	44
Units authorized by new residential building permits	285	650	85	160	121	14	37
Units issued new certificates of occupancy	157	491	278	89	228	21	30

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	53.2%	55.1%	60.1%	54.6%	—	41	44
Mean travel time to work (minutes)	45.7	41.7	45.8	46.6	—	12	15
Serious crime rate (per 1,000 residents)	—	12.3	12.8	15.7	13.5	—	17
Students performing at grade level in ELA, 4th grade	—	—	—	30.6%	38.4%	—	45
Students performing at grade level in math, 4th grade	—	—	—	21.6%	33.3%	—	46
Residential units within ½ mile of a subway station	—	—	—	74.7%	—	—	34
Residential units within ¼ mile of a park	—	—	—	45.8%	—	—	54

Renters

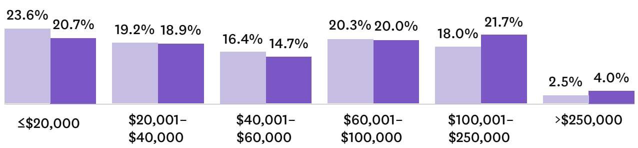
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	69.6%	73.0%	—	—	15
◆ Severely rent-burdened households	26.1%	—	27.6%	34.0%	—	15	14
◆ Severely rent-burdened households, low-income households	—	—	39.7%	46.1%	—	—	34
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	11.7%	12.3%	—	—	11

◆ 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.

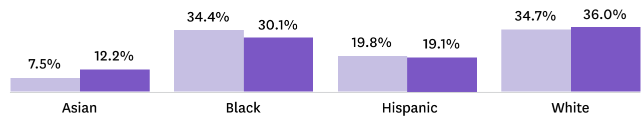
Brooklyn

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



	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Demographics							
Population	2,465,326	2,508,820	2,508,340	2,648,770	—	—	—
Population aged 65+	11.5%	12.0%	11.5%	13.5%	—	4	4
Foreign-born population	37.8%	37.8%	37.8%	36.2%	—	2	3
Households with children under 18 years old	38.2%	34.7%	34.2%	30.2%	—	3	3
Racial diversity index	0.72	0.71	0.72	0.73	—	2	2
Income diversity ratio	—	6.3	5.7	6.5	—	—	2
Median household income (2018$)	$49,680	$50,080	$47,880	$58,030	—	4	4
Poverty rate	25.1%	22.6%	23.0%	19.8%	—	2	2
Unemployment rate	10.7%	7.4%	10.9%	6.4%	—	2	2
Population aged 25+ with a bachelor's degree or higher	21.8%	27.9%	28.6%	37.1%	—	4	2
Population aged 25+ without a high school diploma	—	22.6%	21.6%	17.1%	—	—	3
Housing Market and Conditions							
Homeownership rate	27.1%	32.3%	30.2%	30.4%	—	3	3
◆ Rental vacancy rate	—	—	4.0%	3.4%	—	—	3
◆ Severe crowding rate (% of renter households)	—	—	4.4%	4.7%	—	—	2
Serious housing code violations (per 1,000 privately owned rental units)	—	71.7	71.0	55.3	60.8	—	2
Median rent, all (2018$)	$1,010	$1,110	$1,230	$1,390	—	4	3
Median rent, asking	—	—	$2,150	$2,500	$2,500	—	2
Index of housing price appreciation, all property types	100.0	231.6	186.1	324.1	336.7	—	1
● Index of housing price appreciation, 2–4 unit building	100.0	241.8	176.1	323.2	335.3	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$176,430	$328,570	$274,930	$431,520	$433,000	—	—
Sales volume, all property types	9,630	14,704	7,691	9,237	9,467	2	2
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	10.9	14.4	23.2	13.8	11.4	1	2
Home purchase loan rate (per 1,000 properties)	—	45.2	22.9	22.4	—	—	2
Land Use and Development							
Population density (1,000 persons per square mile)	—	35.9	35.9	37.9	—	—	2
Units authorized by new residential building permits	4,980	8,889	2,158	6,276	7,885	1	1
Units issued new certificates of occupancy	1,611	6,129	7,258	11,285	9,312	4	1
Neighborhood Services and Conditions							
Car-free commute (% of commuters)	67.6%	71.3%	74.4%	74.8%	—	2	2
Mean travel time to work (minutes)	43.2	41.4	40.7	43.2	—	2	4
Serious crime rate (per 1,000 residents)	22.9	15.8	13.2	11.3	10.8	3	3
Students performing at grade level in ELA, 4th grade	—	—	—	43.4%	51.4%	—	4
Students performing at grade level in math, 4th grade	—	—	—	41.6%	49.0%	—	4
Residential units within ½ mile of a subway station	—	—	—	79.7%	—	—	2
Residential units within ¼ mile of a park	—	—	—	70.7%	—	—	3
Renters							
Rental units affordable at 80% AMI (% of recently available units)	—	—	60.5%	50.3%	—	—	3
◆ Severely rent-burdened households	26.5%	—	29.3%	30.8%	—	2	3
◆ Severely rent-burdened households, low-income households	—	—	43.0%	46.7%	—	—	3
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	7.8%	6.4%	—	—	2

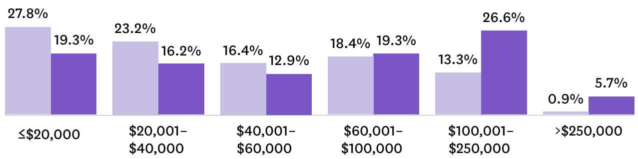
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK01

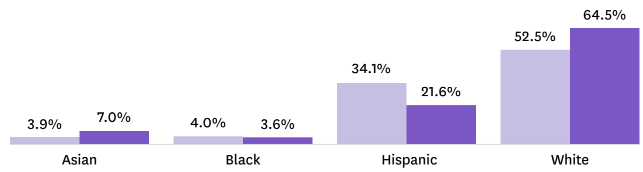
Greenpoint/ Williamsburg

*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	142,098	141,513	146,253	152,002	—	—	—
Population aged 65+	9.9%	12.5%	9.1%	11.5%	—	35	42
Foreign-born population	33.5%	29.1%	25.8%	24.9%	—	32	45
Households with children under 18 years old	35.0%	24.2%	25.2%	19.5%	—	32	50
Racial diversity index	0.61	0.52	0.54	0.53	—	21	40
Income diversity ratio	—	7.0	6.5	7.7	—	—	7
Median household income (2018$)	$41,740	$40,060	$47,580	$78,070	—	45	12
Poverty rate	33.8%	35.2%	26.5%	23.3%	—	11	16
Unemployment rate	9.8%	6.1%	8.2%	5.5%	—	26	31
Population aged 25+ with a bachelor's degree or higher	18.4%	29.5%	37.3%	53.4%	—	34	9
Population aged 25+ without a high school diploma	—	32.7%	21.1%	15.0%	—	—	35

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	14.5%	18.1%	17.7%	15.8%	—	44	44
◆ Rental vacancy rate	—	—	3.0%	2.3%	—	—	40
◆ Severe crowding rate (% of renter households)	—	—	9.7%	3.7%	—	—	29
Serious housing code violations (per 1,000 privately owned rental units)	—	23.3	29.3	24.4	28.5	—	36
Median rent, all (2018$)	$900	$1,020	$1,210	$2,000	—	44	6
Median rent, asking	—	—	$2,500	$2,980	$2,950	—	9
Index of housing price appreciation, all property types	100.0	262.2	236.1	455.4	487.4	—	5
● Index of housing price appreciation, condominium	100.0	327.4	—	—	411.6	—	—
● Median sales price per unit, condominium (2018$)	$397,840	$626,120	$575,990	$947,740	$962,000	—	—
Sales volume, all property types	278	997	900	981	744	40	10
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	5.2	5.2	11.9	5.6	4.2	35	38
Home purchase loan rate (per 1,000 properties)	—	40.1	40.4	27.7	—	—	7

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	34.3	35.5	36.8	—	—	30
Units authorized by new residential building permits	757	1,570	228	534	1,097	6	2
Units issued new certificates of occupancy	114	942	2,487	2,311	2,370	26	2

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	76.6%	79.3%	85.2%	84.4%	—	13	13
Mean travel time to work (minutes)	35.3	33.4	31.5	34.6	—	48	49
Serious crime rate (per 1,000 residents)	—	17.2	15.3	13.3	13.3	—	18
Students performing at grade level in ELA, 4th grade	—	—	—	42.6%	51.7%	—	30
Students performing at grade level in math, 4th grade	—	—	—	41.1%	49.3%	—	27
Residential units within ½ mile of a subway station	—	—	—	92.2%	—	—	22
Residential units within ¼ mile of a park	—	—	—	89.0%	—	—	21

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	36.9%	25.8%	—	—	40
◆ Severely rent-burdened households	23.7%	—	27.6%	26.7%	—	26	41
◆ Severely rent-burdened households, low-income households	—	—	44.6%	47.3%	—	—	25
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	8.6%	8.2%	—	—	18

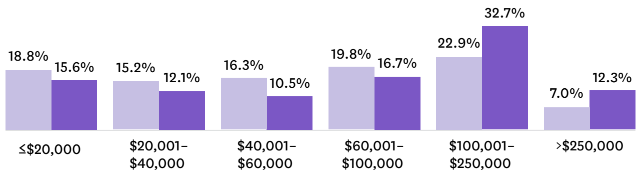
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK02

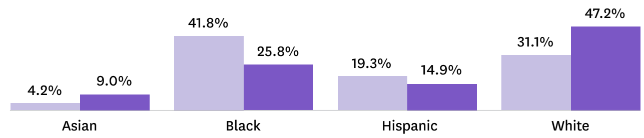
Fort Greene/ Brooklyn Hts

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	115,106	111,796	125,468	135,444	—	—	—
Population aged 65+	9.8%	10.0%	9.2%	10.7%	—	37	46
Foreign-born population	16.9%	18.0%	19.6%	18.8%	—	53	51
Households with children under 18 years old	24.7%	22.8%	23.3%	21.4%	—	48	45
Racial diversity index	0.69	0.71	0.70	0.68	—	9	11
Income diversity ratio	—	5.4	7.3	6.1	—	—	18
Median household income (2018$)	$63,540	$68,130	$81,560	$94,330	—	21	8
Poverty rate	24.5%	20.4%	18.1%	14.9%	—	21	31
Unemployment rate	10.7%	6.8%	10.4%	5.6%	—	20	30
Population aged 25+ with a bachelor's degree or higher	42.6%	54.5%	54.6%	66.4%	—	8	7
Population aged 25+ without a high school diploma	—	13.4%	12.7%	10.3%	—	—	47

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	26.3%	37.8%	31.1%	33.0%	—	28	28
◆ Rental vacancy rate	—	—	4.8%	2.5%	—	—	35
◆ Severe crowding rate (% of renter households)	—	—	2.7%	3.7%	—	—	29
Serious housing code violations (per 1,000 privately owned rental units)	—	24.8	10.6	17.2	19.6	—	48
Median rent, all (2018$)	$1,020	$1,160	$1,570	$1,920	—	34	8
Median rent, asking	—	—	$2,450	$3,000	$3,070	—	8
Index of housing price appreciation, all property types	100.0	255.5	244.5	454.9	474.9	—	6
● Index of housing price appreciation, condominium	100.0	156.7	136.1	252.9	262.7	—	—
● Median sales price per unit, condominium (2018$)	$329,870	$893,700	$694,090	$1,401,220	$1,315,000	—	—
Sales volume, all property types	261	569	757	931	655	44	20
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	12.7	6.8	9.6	4.5	4.0	22	41
Home purchase loan rate (per 1,000 properties)	—	48.4	44.1	37.1	—	—	1

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	35.9	40.3	43.5	—	—	22
Units authorized by new residential building permits	151	1,420	641	1,364	1,442	27	1
Units issued new certificates of occupancy	86	488	1,077	2,665	1,478	35	5

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	81.5%	84.7%	87.3%	90.9%	—	9	1
Mean travel time to work (minutes)	35.7	34.3	35.2	35.1	—	46	48
Serious crime rate (per 1,000 residents)	—	24.1	21.4	19.5	20.8	—	5
Students performing at grade level in ELA, 4th grade	—	—	—	53.1%	58.7%	—	21
Students performing at grade level in math, 4th grade	—	—	—	45.1%	55.4%	—	24
Residential units within ½ mile of a subway station	—	—	—	94.4%	—	—	19
Residential units within ¼ mile of a park	—	—	—	97.4%	—	—	14

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	26.4%	18.6%	—	—	43
◆ Severely rent-burdened households	18.6%	—	20.4%	18.2%	—	49	54
◆ Severely rent-burdened households, low-income households	—	—	40.7%	43.4%	—	—	43
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	2.1%	2.2%	—	—	37

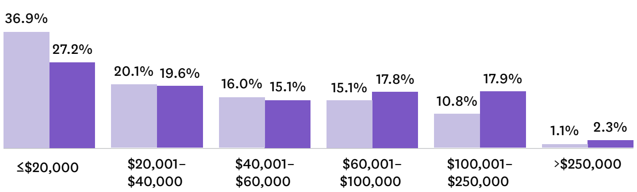
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK03

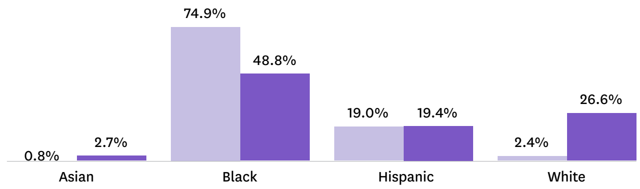
Bedford Stuyvesant

*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	121,054	132,087	133,302	142,027	—	—	—
Population aged 65+	8.8%	9.4%	10.7%	10.3%	—	45	48
Foreign-born population	18.4%	19.6%	22.2%	18.4%	—	49	52
Households with children under 18 years old	45.0%	40.5%	36.1%	29.2%	—	10	29
Racial diversity index	0.40	0.51	0.58	0.65	—	46	17
Income diversity ratio	—	8.1	7.1	6.8	—	—	11
Median household income (2018$)	$35,250	$34,220	$42,020	$52,900	—	50	36
Poverty rate	35.9%	37.7%	30.7%	24.4%	—	9	14
Unemployment rate	17.9%	12.8%	12.9%	4.7%	—	7	42
Population aged 25+ with a bachelor's degree or higher	10.6%	16.9%	23.0%	35.8%	—	48	23
Population aged 25+ without a high school diploma	—	29.4%	23.6%	16.3%	—	—	30

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	19.2%	26.1%	20.4%	23.8%	—	40	35
◆ Rental vacancy rate	—	—	6.1%	5.4%	—	—	6
◆ Severe crowding rate (% of renter households)	—	—	3.2%	3.6%	—	—	31
Serious housing code violations (per 1,000 privately owned rental units)	—	130.9	103.5	70.9	76.2	—	19
Median rent, all (2018$)	$800	$900	$1,080	$1,240	—	50	42
Median rent, asking	—	—	$1,900	$2,400	$2,500	—	15
Index of housing price appreciation, all property types	100.0	252.9	153.7	409.6	466.0	—	9
● Index of housing price appreciation, 2–4 unit building	100.0	251.9	144.2	430.6	471.6	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$149,940	$316,170	$184,320	$547,750	$500,000	—	—
Sales volume, all property types	583	1,498	634	654	741	19	11
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	34.6	46.6	52.5	20.5	16.0	2	11
Home purchase loan rate (per 1,000 properties)	—	79.9	17.8	22.2	—	—	19

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	57.5	58.0	61.8	—	—	13
Units authorized by new residential building permits	125	778	251	597	619	33	12
Units issued new certificates of occupancy	94	816	344	807	856	27	10

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	73.4%	74.8%	80.6%	78.2%	—	19	22
Mean travel time to work (minutes)	44.7	40.0	39.6	42.0	—	17	37
Serious crime rate (per 1,000 residents)	—	22.6	21.1	17.5	17.5	—	8
Students performing at grade level in ELA, 4th grade	—	—	—	31.3%	44.3%	—	36
Students performing at grade level in math, 4th grade	—	—	—	23.1%	37.3%	—	37
Residential units within ½ mile of a subway station	—	—	—	87.7%	—	—	29
Residential units within ¼ mile of a park	—	—	—	94.2%	—	—	17

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	63.9%	47.8%	—	—	31
◆ Severely rent-burdened households	28.8%	—	32.4%	30.2%	—	10	29
◆ Severely rent-burdened households, low-income households	—	—	43.8%	42.1%	—	—	46
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	12.6%	8.7%	—	—	16

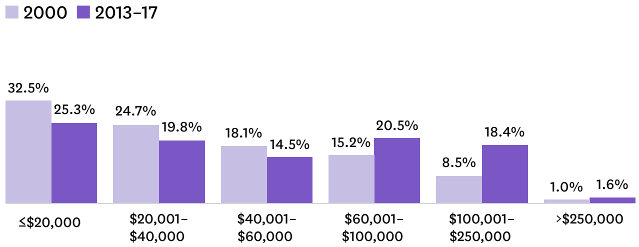
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK04

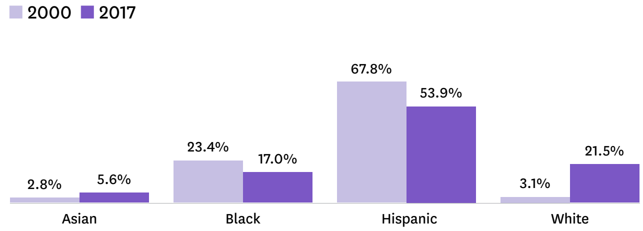
Bushwick

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	120,710	123,871	140,437	140,474	—	—	—
Population aged 65+	6.7%	7.7%	7.1%	7.4%	—	54	55
Foreign-born population	33.2%	38.7%	35.7%	30.3%	—	33	36
Households with children under 18 years old	53.6%	42.8%	43.3%	30.3%	—	2	27
Racial diversity index	0.48	0.46	0.49	0.63	—	39	22
Income diversity ratio	—	6.3	4.6	7.0	—	—	9
Median household income (2018$)	$35,560	$34,530	$42,090	$51,620	—	47	39
Poverty rate	38.2%	32.9%	28.5%	27.1%	—	6	10
Unemployment rate	17.2%	7.1%	10.2%	5.2%	—	8	34
Population aged 25+ with a bachelor's degree or higher	6.9%	14.0%	16.6%	32.2%	—	54	28
Population aged 25+ without a high school diploma	—	44.6%	39.4%	24.8%	—	—	13

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	13.7%	18.7%	15.9%	12.9%	—	45	47
◆ Rental vacancy rate	—	—	5.2%	3.7%	—	—	18
◆ Severe crowding rate (% of renter households)	—	—	5.4%	4.3%	—	—	22
Serious housing code violations (per 1,000 privately owned rental units)	—	180.8	175.6	92.7	97.0	—	13
Median rent, all (2018$)	$910	$1,020	$1,250	$1,460	—	41	23
Median rent, asking	—	—	$1,600	$2,530	$2,600	—	12
Index of housing price appreciation, all property types	100.0	237.0	178.2	409.2	460.4	—	10
● Index of housing price appreciation, 2–4 unit building	100.0	247.7	156.0	372.1	452.7	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$129,700	$295,500	$189,160	$423,760	$469,580	—	—
Sales volume, all property types	423	910	257	284	350	32	44
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	23.1	35.1	53.1	20.8	15.0	8	13
Home purchase loan rate (per 1,000 properties)	—	95.6	20.6	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)	—	48.9	55.4	55.4	—	—	15
Units authorized by new residential building permits	225	576	49	561	449	22	16
Units issued new certificates of occupancy	4	568	450	427	1,502	56	4

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	73.6%	78.9%	84.5%	82.2%	—	18	17
Mean travel time to work (minutes)	39.8	41.6	38.3	41.3	—	37	41
Serious crime rate (per 1,000 residents)	—	19.4	16.3	13.8	13.1	—	19
Students performing at grade level in ELA, 4th grade	—	—	—	28.0%	37.0%	—	46
Students performing at grade level in math, 4th grade	—	—	—	27.8%	31.5%	—	48
Residential units within ½ mile of a subway station	—	—	—	97.9%	—	—	12
Residential units within ¼ mile of a park	—	—	—	76.5%	—	—	31

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	65.2%	45.5%	—	—	32
◆ Severely rent-burdened households	31.9%	—	35.7%	31.2%	—	3	25
◆ Severely rent-burdened households, low-income households	—	—	45.4%	46.0%	—	—	36
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	7.5%	4.5%	—	—	26

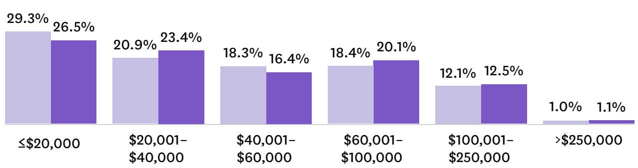
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK05

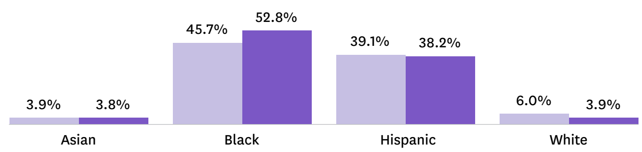
East New York/ Starrett City

*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	146,857	161,064	146,614	176,471	—	—	—
Population aged 65+	8.3%	7.9%	10.6%	11.1%	—	48	44
Foreign-born population	33.8%	34.1%	32.9%	31.5%	—	31	34
Households with children under 18 years old	50.3%	48.7%	47.0%	37.3%	—	7	10
Racial diversity index	0.63	0.64	0.56	0.57	—	19	33
Income diversity ratio	—	6.1	6.0	5.7	—	—	27
Median household income (2018$)	$42,360	$34,800	$35,860	$37,490	—	43	47
Poverty rate	31.3%	27.8%	36.0%	24.7%	—	12	12
Unemployment rate	15.2%	7.2%	12.3%	9.0%	—	11	9
Population aged 25+ with a bachelor's degree or higher	9.7%	11.6%	11.7%	12.5%	—	49	53
Population aged 25+ without a high school diploma	—	21.0%	25.2%	15.6%	—	—	31

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	23.4%	24.8%	23.1%	21.9%	—	33	38
◆ Rental vacancy rate	—	—	4.8%	5.1%	—	—	9
◆ Severe crowding rate (% of renter households)	—	—	4.1%	4.8%	—	—	18
Serious housing code violations (per 1,000 privately owned rental units)	—	94.0	132.7	111.3	101.3	—	9
Median rent, all (2018$)	$930	$1,070	$1,160	$1,250	—	39	41
Median rent, asking	—	—	—	$2,000	$2,100	—	24
Index of housing price appreciation, all property types	100.0	248.7	153.1	273.5	264.6	—	45
● Index of housing price appreciation, 2–4 unit building	100.0	250.9	146.7	268.6	260.1	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$134,950	$295,710	$184,130	$276,420	$280,000	—	—
Sales volume, all property types	957	1,665	521	550	610	11	22
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	23.7	31.8	52.0	32.5	25.3	7	3
Home purchase loan rate (per 1,000 properties)	—	93.4	25.5	22.0	—	—	21

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	26.5	24.2	29.1	—	—	39
Units authorized by new residential building permits	392	835	316	672	972	12	5
Units issued new certificates of occupancy	485	679	414	564	104	11	43

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	63.0%	71.1%	76.7%	76.6%	—	35	26
Mean travel time to work (minutes)	48.2	47.0	42.1	42.6	—	3	34
Serious crime rate (per 1,000 residents)	—	17.7	16.7	17.1	17.2	—	10
Students performing at grade level in ELA, 4th grade	—	—	—	29.9%	35.6%	—	47
Students performing at grade level in math, 4th grade	—	—	—	24.5%	33.5%	—	44
Residential units within ½ mile of a subway station	—	—	—	71.2%	—	—	39
Residential units within ¼ mile of a park	—	—	—	85.4%	—	—	24

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	81.3%	81.0%	—	—	8
◆ Severely rent-burdened households	27.1%	—	33.4%	32.2%	—	13	20
◆ Severely rent-burdened households, low-income households	—	—	41.6%	41.3%	—	—	47
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	15.4%	12.8%	—	—	9

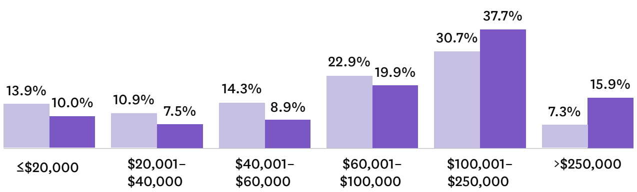
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK06

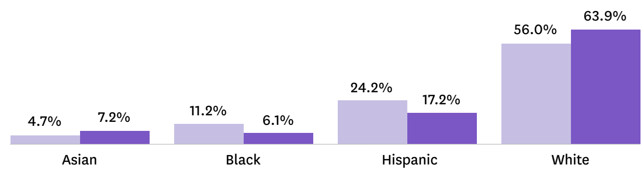
Park Slope/ Carroll Gardens

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	105,555	110,032	119,558	116,209	—	—	—
Population aged 65+	8.6%	8.1%	7.8%	9.9%	—	46	50
Foreign-born population	17.4%	16.6%	16.1%	16.8%	—	52	54
Households with children under 18 years old	25.1%	26.3%	29.2%	32.2%	—	47	25
Racial diversity index	0.61	0.57	0.56	0.55	—	21	36
Income diversity ratio	—	4.4	5.7	4.9	—	—	41
Median household income (2018$)	$81,940	$92,010	$94,230	$137,370	—	10	2
Poverty rate	14.4%	12.0%	11.3%	7.8%	—	38	53
Unemployment rate	5.5%	5.1%	7.9%	4.2%	—	47	47
Population aged 25+ with a bachelor's degree or higher	53.4%	61.3%	64.0%	73.4%	—	6	6
Population aged 25+ without a high school diploma	—	12.0%	9.5%	6.3%	—	—	52

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	28.7%	34.7%	36.0%	42.8%	—	25	15
◆ Rental vacancy rate	—	—	2.5%	2.3%	—	—	40
◆ Severe crowding rate (% of renter households)	—	—	1.6%	2.7%	—	—	44
Serious housing code violations (per 1,000 privately owned rental units)	—	20.3	18.0	18.2	20.3	—	46
Median rent, all (2018$)	$1,320	$1,660	$1,850	$2,280	—	7	4
Median rent, asking	—	—	$2,300	$2,800	$2,900	—	10
Index of housing price appreciation, all property types	100.0	262.7	270.2	480.2	491.8	—	4
● Index of housing price appreciation, condominium	100.0	166.9	223.0	293.3	308.3	—	—
● Median sales price per unit, condominium (2018$)	$372,500	$814,320	$714,260	$1,306,450	$1,346,590	—	—
Sales volume, all property types	430	691	633	624	634	31	21
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	3.8	3.9	4.4	1.8	2.0	41	53
Home purchase loan rate (per 1,000 properties)	—	49.8	42.7	34.2	—	—	2

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	27.5	29.9	29.0	—	—	40
Units authorized by new residential building permits	101	348	11	156	120	40	38
Units issued new certificates of occupancy	34	180	458	904	229	51	28

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	81.5%	82.9%	88.6%	86.3%	—	9	9
Mean travel time to work (minutes)	37.9	37.4	37.5	39.2	—	41	42
Serious crime rate (per 1,000 residents)	—	14.8	12.5	10.6	9.5	—	32
Students performing at grade level in ELA, 4th grade	—	—	—	69.8%	77.3%	—	6
Students performing at grade level in math, 4th grade	—	—	—	63.3%	71.2%	—	9
Residential units within ½ mile of a subway station	—	—	—	91.0%	—	—	24
Residential units within ¼ mile of a park	—	—	—	85.5%	—	—	23

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	10.1%	9.0%	—	—	48
◆ Severely rent-burdened households	18.4%	—	17.1%	16.8%	—	50	55
◆ Severely rent-burdened households, low-income households	—	—	40.7%	46.5%	—	—	28
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.2%	1.4%	—	—	44

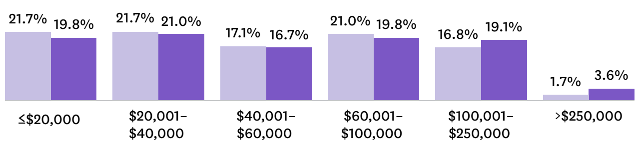
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK07

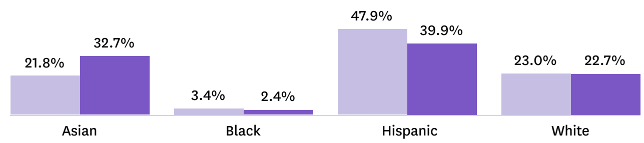
Sunset Park

*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	139,269	153,066	141,190	144,332	—	—	—
Population aged 65+	9.1%	8.8%	8.3%	10.7%	—	42	46
Foreign-born population	46.4%	46.9%	51.6%	44.5%	—	13	15
Households with children under 18 years old	42.4%	40.5%	37.8%	40.9%	—	16	5
Racial diversity index	0.67	0.65	0.68	0.68	—	11	11
Income diversity ratio	—	5.0	5.0	6.3	—	—	15
Median household income (2018$)	$51,330	$58,110	$45,900	$57,870	—	35	28
Poverty rate	26.3%	20.8%	26.7%	22.1%	—	20	18
Unemployment rate	8.3%	4.4%	12.9%	6.7%	—	30	21
Population aged 25+ with a bachelor's degree or higher	16.5%	22.8%	25.1%	29.3%	—	38	34
Population aged 25+ without a high school diploma	—	36.7%	40.7%	37.5%	—	—	2

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	25.2%	31.7%	26.8%	29.9%	—	31	30
◆ Rental vacancy rate	—	—	2.4%	2.4%	—	—	36
◆ Severe crowding rate (% of renter households)	—	—	8.2%	9.1%	—	—	4
Serious housing code violations (per 1,000 privately owned rental units)	—	60.4	46.7	41.1	46.8	—	25
Median rent, all (2018$)	$1,060	$1,210	$1,310	$1,470	—	26	22
Median rent, asking	—	—	$1,600	$2,380	$2,400	—	18
Index of housing price appreciation, all property types	100.0	247.7	259.6	441.1	471.6	—	7
● Index of housing price appreciation, 2–4 unit building	100.0	248.9	264.3	454.5	479.7	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$187,430	$387,460	$397,630	$585,970	$625,000	—	—
Sales volume, all property types	443	545	362	385	368	29	40
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	5.9	5.8	8.3	4.8	2.6	33	48
Home purchase loan rate (per 1,000 properties)	—	40.3	22.8	20.2	—	—	27

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	38.1	35.2	36.0	—	—	31
Units authorized by new residential building permits	81	451	30	255	145	46	35
Units issued new certificates of occupancy	55	130	244	96	160	43	36

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	72.8%	75.2%	79.0%	79.8%	—	23	20
Mean travel time to work (minutes)	40.6	41.5	47.0	42.8	—	34	31
Serious crime rate (per 1,000 residents)	—	11.7	9.3	8.5	8.4	—	40
Students performing at grade level in ELA, 4th grade	—	—	—	44.1%	50.3%	—	31
Students performing at grade level in math, 4th grade	—	—	—	47.0%	52.3%	—	25
Residential units within ½ mile of a subway station	—	—	—	94.4%	—	—	19
Residential units within ¼ mile of a park	—	—	—	77.5%	—	—	29

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	66.6%	62.3%	—	—	17
◆ Severely rent-burdened households	26.4%	—	31.6%	32.9%	—	14	16
◆ Severely rent-burdened households, low-income households	—	—	47.4%	50.4%	—	—	15
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	3.3%	2.9%	—	—	32

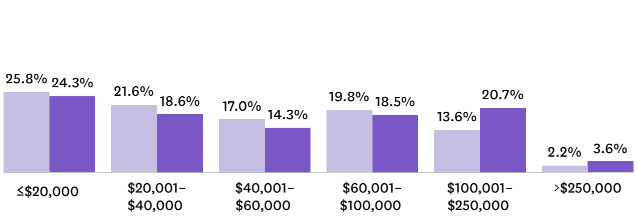
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK08

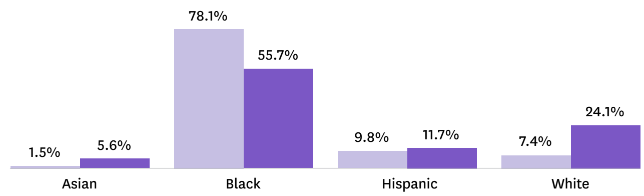
Crown Hts/ Prospect Hts

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	123,117	127,013	119,323	141,725	—	—	—
Population aged 65+	9.6%	9.5%	9.1%	10.8%	—	40	45
Foreign-born population	30.7%	32.2%	30.1%	28.5%	—	36	39
Households with children under 18 years old	38.2%	35.1%	30.7%	24.8%	—	28	41
Racial diversity index	0.37	0.43	0.56	0.61	—	50	26
Income diversity ratio	—	6.9	6.3	6.8	—	—	11
Median household income (2018$)	$46,380	$47,770	$43,820	$61,250	—	38	25
Poverty rate	28.2%	22.9%	25.9%	20.0%	—	19	19
Unemployment rate	14.7%	12.7%	10.1%	6.8%	—	13	20
Population aged 25+ with a bachelor's degree or higher	18.3%	27.6%	33.1%	42.4%	—	35	13
Population aged 25+ without a high school diploma	—	20.0%	16.1%	18.6%	—	—	26

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	16.0%	20.0%	19.3%	19.8%	—	42	40
◆ Rental vacancy rate	—	—	5.3%	4.5%	—	—	12
◆ Severe crowding rate (% of renter households)	—	—	2.7%	2.7%	—	—	44
Serious housing code violations (per 1,000 privately owned rental units)	—	156.8	111.1	75.0	94.6	—	14
Median rent, all (2018$)	$900	$1,070	$1,210	$1,270	—	44	40
Median rent, asking	—	—	$1,870	$2,500	$2,570	—	14
Index of housing price appreciation, all property types	100.0	266.2	218.4	445.9	469.3	—	8
● Index of housing price appreciation, 2–4 unit building	100.0	273.7	198.4	440.2	409.6	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$148,940	$330,630	$247,100	$484,060	$500,000	—	—
Sales volume, all property types	263	547	301	540	413	43	37
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	26.5	28.8	37.5	19.2	15.6	4	12
Home purchase loan rate (per 1,000 properties)	—	64.3	30.3	30.6	—	—	5

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	57.2	53.7	63.8	—	—	12
Units authorized by new residential building permits	152	435	10	236	158	26	32
Units issued new certificates of occupancy	17	310	197	723	517	55	17

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	78.8%	79.8%	86.8%	84.9%	—	11	12
Mean travel time to work (minutes)	45.0	40.5	39.4	42.0	—	14	37
Serious crime rate (per 1,000 residents)	—	14.7	14.0	12.1	11.2	—	26
Students performing at grade level in ELA, 4th grade	—	—	—	39.5%	54.5%	—	27
Students performing at grade level in math, 4th grade	—	—	—	29.8%	39.8%	—	36
Residential units within ½ mile of a subway station	—	—	—	98.2%	—	—	11
Residential units within ¼ mile of a park	—	—	—	76.7%	—	—	30

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	63.1%	39.9%	—	—	35
◆ Severely rent-burdened households	24.7%	—	27.7%	28.6%	—	23	38
◆ Severely rent-burdened households, low-income households	—	—	42.7%	45.2%	—	—	40
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	6.8%	5.4%	—	—	24

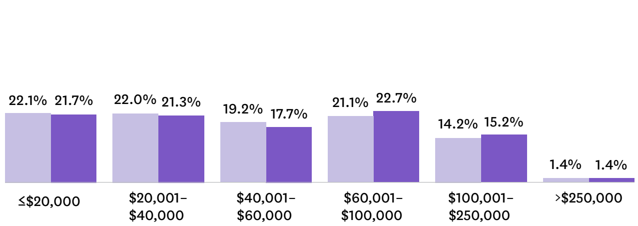
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK09

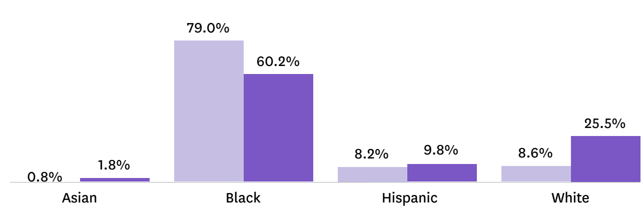
S. Crown Hts/ Lefferts Gardens

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	112,670	110,333	107,419	113,212	—	—	—
Population aged 65+	9.7%	10.2%	11.1%	15.3%	—	39	18
Foreign-born population	47.9%	46.5%	44.4%	41.1%	—	11	21
Households with children under 18 years old	42.2%	34.7%	34.4%	26.4%	—	17	37
Racial diversity index	0.36	0.41	0.41	0.56	—	52	34
Income diversity ratio	—	4.6	5.0	5.3	—	—	33
Median household income (2018$)	$46,840	$42,340	$44,070	$52,050	—	37	38
Poverty rate	24.0%	22.3%	25.6%	19.1%	—	22	21
Unemployment rate	13.6%	11.3%	20.2%	7.8%	—	16	15
Population aged 25+ with a bachelor's degree or higher	14.3%	18.8%	22.3%	34.4%	—	44	27
Population aged 25+ without a high school diploma	—	21.5%	18.3%	11.4%	—	—	45

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	15.0%	17.4%	15.1%	17.3%	—	43	42
◆ Rental vacancy rate	—	—	2.8%	3.6%	—	—	19
◆ Severe crowding rate (% of renter households)	—	—	4.4%	4.3%	—	—	22
Serious housing code violations (per 1,000 privately owned rental units)	—	125.2	119.3	84.7	92.1	—	15
Median rent, all (2018$)	$1,000	$1,090	$1,180	$1,300	—	36	35
Median rent, asking	—	—	$1,480	$2,180	$2,300	—	21
Index of housing price appreciation, all property types	100.0	215.1	203.8	378.5	417.9	—	14
• Index of housing price appreciation, 2–4 unit building	100.0	230.3	174.9	386.1	480.7	—	—
• Median sales price per unit, 2–4 unit building (2018$)	$174,680	$310,200	$202,600	$502,740	$472,500	—	—
Sales volume, all property types	171	327	123	175	195	45	48
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	11.8	16.6	33.3	18.6	14.0	23	15
Home purchase loan rate (per 1,000 properties)	—	35.2	15.7	18.5	—	—	34

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	64.6	62.9	66.3	—	—	11
Units authorized by new residential building permits	24	223	104	193	114	55	42
Units issued new certificates of occupancy	40	263	39	448	388	48	22

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	76.5%	78.5%	79.4%	82.6%	—	14	15
Mean travel time to work (minutes)	46.4	42.3	41.9	45.3	—	7	22
Serious crime rate (per 1,000 residents)	—	16.7	14.7	12.4	11.8	—	23
Students performing at grade level in ELA, 4th grade	—	—	—	36.8%	41.2%	—	41
Students performing at grade level in math, 4th grade	—	—	—	25.1%	37.2%	—	38
Residential units within ½ mile of a subway station	—	—	—	90.5%	—	—	26
Residential units within ¼ mile of a park	—	—	—	70.5%	—	—	38

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	70.9%	50.9%	—	—	28
◆ Severely rent-burdened households	25.2%	—	30.0%	32.6%	—	20	18
◆ Severely rent-burdened households, low-income households	—	—	45.1%	47.8%	—	—	21
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	3.4%	3.5%	—	—	31

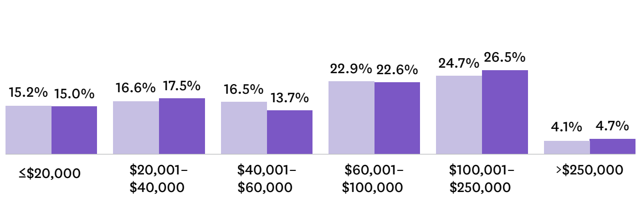
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
• For information on additional property types, see CoreData.nyc.

BK10

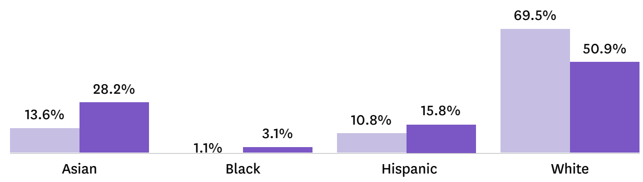
Bay Ridge/ Dyker Hts

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 ½ mile of a subway station	—	—	—	74.4%	—	—	35
Residential units within ¼ mile of a park	—	—	—	59.8%	—	—	47

Renters

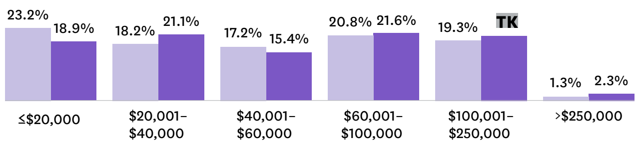
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	64.8%	57.5%	—	—	22
◆ Severely rent-burdened households	21.2%	—	25.8%	30.2%	—	39	29
◆ Severely rent-burdened households, low-income households	—	—	43.6%	55.4%	—	—	7
Housing choice vouchers (% 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.

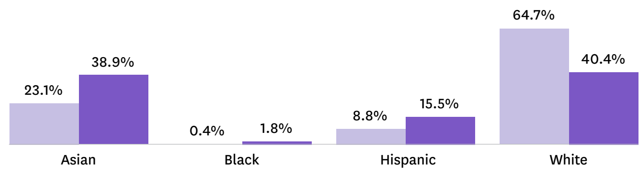
BK11 Bensonhurst

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	171,778	174,593	164,506	205,850	—	—	—
Population aged 65+	17.0%	18.0%	20.5%	14.3%	—	6	24
Foreign-born population	50.7%	51.1%	52.2%	55.6%	—	7	4
Households with children under 18 years old	31.9%	31.9%	29.4%	37.3%	—	37	10
Racial diversity index	0.52	0.55	0.61	0.66	—	34	15
Income diversity ratio	—	5.8	4.7	4.9	—	—	41
Median household income (2018$)	$52,560	$48,000	$43,450	$54,510	—	34	34
Poverty rate	19.7%	17.9%	14.0%	17.3%	—	26	25
Unemployment rate	7.1%	4.9%	8.6%	6.1%	—	40	24
Population aged 25+ with a bachelor's degree or higher	20.5%	23.0%	18.6%	31.6%	—	28	29
Population aged 25+ without a high school diploma	—	28.3%	30.1%	24.3%	—	—	15

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	31.2%	39.1%	39.4%	36.7%	—	21	23
◆ Rental vacancy rate	—	—	3.9%	2.3%	—	—	40
◆ Severe crowding rate (% of renter households)	—	—	3.9%	5.5%	—	—	12
Serious housing code violations (per 1,000 privately owned rental units)	—	17.2	22.5	22.7	29.7	—	35
Median rent, all (2018$)	$1,080	$1,200	$1,150	$1,390	—	25	32
Median rent, asking	—	—	$1,330	$1,750	$1,800	—	47
Index of housing price appreciation, all property types	100.0	198.2	219.9	332.3	341.1	—	18
● Index of housing price appreciation, 2–4 unit building	100.0	194.3	219.0	341.8	351.8	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$217,410	$356,460	$353,700	$501,210	$495,000	—	—
Sales volume, all property types	624	804	519	551	583	16	25
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.5	3.1	5.2	3.1	2.4	48	49
Home purchase loan rate (per 1,000 properties)	—	34.8	25.8	17.8	—	—	36

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	47.2	44.5	55.7	—	—	14
Units authorized by new residential building permits	97	295	33	149	99	43	44
Units issued new certificates of occupancy	86	256	218	71	195	35	33

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	63.3%	66.6%	69.6%	68.7%	—	33	35
Mean travel time to work (minutes)	44.9	43.3	44.4	47.4	—	16	10
Serious crime rate (per 1,000 residents)	—	10.0	6.7	6.2	5.3	—	54
Students performing at grade level in ELA, 4th grade	—	—	—	58.3%	65.7%	—	12
Students performing at grade level in math, 4th grade	—	—	—	60.4%	68.1%	—	11
Residential units within ½ mile of a subway station	—	—	—	86.5%	—	—	30
Residential units within ¼ mile of a park	—	—	—	46.0%	—	—	53

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	82.5%	75.3%	—	—	13
◆ Severely rent-burdened households	30.9%	—	30.5%	32.8%	—	5	17
◆ Severely rent-burdened households, low-income households	—	—	41.1%	47.8%	—	—	21
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	7.3%	4.7%	—	—	25

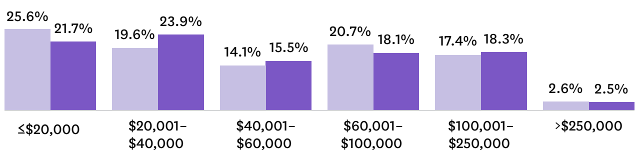
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK12

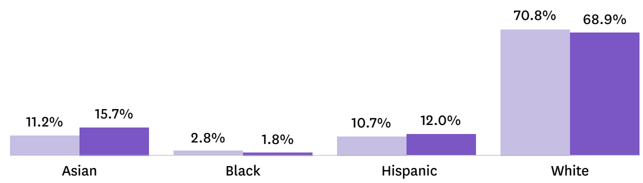
Borough Park

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	158,548	155,509	168,915	146,556	—	—	—
Population aged 65+	13.2%	11.0%	9.3%	14.5%	—	19	23
Foreign-born population	39.8%	33.9%	35.9%	27.9%	—	18	40
Households with children under 18 years old	41.1%	41.1%	45.5%	41.1%	—	23	4
Racial diversity index	0.47	0.47	0.46	0.49	—	40	44
Income diversity ratio	—	4.9	4.8	5.8	—	—	24
Median household income (2018$)	$49,010	$49,640	$41,060	$46,230	—	36	44
Poverty rate	28.5%	24.5%	32.2%	30.8%	—	16	8
Unemployment rate	7.4%	6.1%	8.2%	5.2%	—	35	34
Population aged 25+ with a bachelor's degree or higher	20.8%	25.2%	22.7%	30.1%	—	27	32
Population aged 25+ without a high school diploma	—	24.1%	27.3%	22.7%	—	—	16

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	29.3%	31.1%	30.6%	37.7%	—	23	21
◆ Rental vacancy rate	—	—	3.0%	2.6%	—	—	32
◆ Severe crowding rate (% of renter households)	—	—	7.5%	9.8%	—	—	3
Serious housing code violations (per 1,000 privately owned rental units)	—	33.3	41.9	30.5	35.6	—	32
Median rent, all (2018$)	$1,090	$1,210	$1,360	$1,450	—	24	24
Median rent, asking	—	—	$1,580	$1,950	$1,980	—	35
Index of housing price appreciation, all property types	100.0	213.8	182.9	322.2	352.5	—	17
● Index of housing price appreciation, 2–4 unit building	100.0	222.6	179.9	335.7	344.2	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$232,410	$426,210	$369,230	$560,490	$625,000	—	—
Sales volume, all property types	566	671	398	487	533	21	30
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	4.8	3.9	20.4	12.2	11.3	36	22
Home purchase loan rate (per 1,000 properties)	—	24.6	12.6	17.4	—	—	37

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	49.4	53.7	46.6	—	—	20
Units authorized by new residential building permits	122	374	56	157	166	34	31
Units issued new certificates of occupancy	47	227	273	199	174	46	34

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	63.1%	65.6%	71.3%	65.8%	—	34	38
Mean travel time to work (minutes)	37.3	34.6	36.0	36.9	—	42	45
Serious crime rate (per 1,000 residents)	—	7.5	6.6	4.5	4.7	—	58
Students performing at grade level in ELA, 4th grade	—	—	—	44.8%	56.8%	—	24
Students performing at grade level in math, 4th grade	—	—	—	50.9%	61.2%	—	15
Residential units within ½ mile of a subway station	—	—	—	91.5%	—	—	23
Residential units within ¼ mile of a park	—	—	—	39.6%	—	—	56

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	67.9%	60.9%	—	—	20
◆ Severely rent-burdened households	35.0%	—	39.1%	45.6%	—	1	1
◆ Severely rent-burdened households, low-income households	—	—	51.5%	59.2%	—	—	4
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	12.1%	13.4%	—	—	7

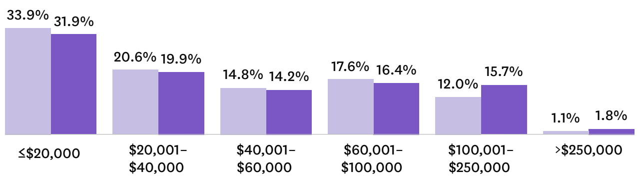
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK13

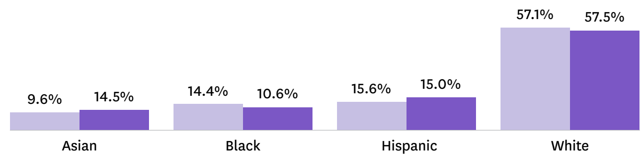
Coney Island

*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	116,138	103,687	103,112	122,009	—	—	—
Population aged 65+	20.7%	26.1%	22.4%	23.7%	—	1	1
Foreign-born population	47.6%	54.0%	53.1%	52.5%	—	12	7
Households with children under 18 years old	29.3%	21.8%	24.2%	27.9%	—	44	34
Racial diversity index	0.62	0.55	0.60	0.63	—	20	22
Income diversity ratio	—	8.5	5.6	8.2	—	—	5
Median household income (2018$)	$37,880	$34,700	$33,080	$36,810	—	46	49
Poverty rate	28.5%	22.0%	28.0%	24.8%	—	16	11
Unemployment rate	10.4%	4.9%	14.4%	6.1%	—	23	24
Population aged 25+ with a bachelor's degree or higher	23.5%	33.4%	27.6%	38.8%	—	22	19
Population aged 25+ without a high school diploma	—	17.1%	17.7%	19.3%	—	—	23

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	23.3%	28.5%	30.2%	27.8%	—	34	33
◆ Rental vacancy rate	—	—	3.0%	1.9%	—	—	48
◆ Severe crowding rate (% of renter households)	—	—	3.0%	4.5%	—	—	21
Serious housing code violations (per 1,000 privately owned rental units)	—	25.9	31.9	31.6	39.7	—	29
Median rent, all (2018$)	$850	$870	$990	$1,040	—	48	51
Median rent, asking	—	—	$1,340	$2,000	$2,050	—	26
Index of housing price appreciation, all property types	100.0	263.8	223.2	289.5	302.2	—	32
● Index of housing price appreciation, 2–4 unit building	100.0	178.6	181.5	299.5	319.3	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$202,420	$675,440	$566,900	$560,490	$529,500	—	—
Sales volume, all property types	289	409	167	246	252	38	46
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	7.5	6.8	14.0	9.3	8.0	31	29
Home purchase loan rate (per 1,000 properties)	—	22.1	12.7	15.7	—	—	43

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	30.2	30.0	35.5	—	—	32
Units authorized by new residential building permits	250	326	67	71	929	16	6
Units issued new certificates of occupancy	39	161	172	99	104	50	43

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	64.1%	71.4%	67.0%	71.2%	—	32	32
Mean travel time to work (minutes)	46.3	44.7	44.4	45.7	—	8	20
Serious crime rate (per 1,000 residents)	—	14.7	12.6	8.4	8.8	—	36
Students performing at grade level in ELA, 4th grade	—	—	—	41.7%	49.1%	—	33
Students performing at grade level in math, 4th grade	—	—	—	40.4%	45.1%	—	32
Residential units within ½ mile of a subway station	—	—	—	72.9%	—	—	36
Residential units within ¼ mile of a park	—	—	—	85.0%	—	—	25

Renters

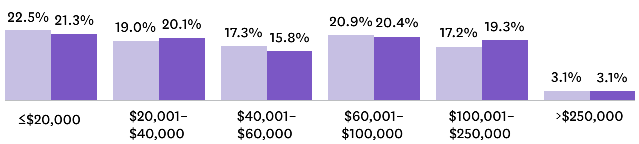
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	—	76.3%	—	—	12
◆ Severely rent-burdened households	29.6%	—	27.0%	31.3%	—	8	23
◆ Severely rent-burdened households, low-income households	—	—	34.5%	38.2%	—	—	50
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	14.1%	15.5%	—	—	5

◆ 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.

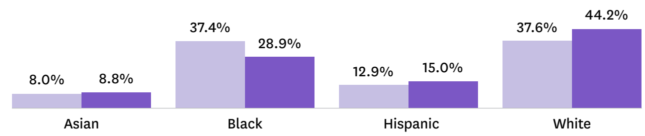
BK14 Flatbush/ Midwood

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	166,315	163,099	162,715	150,707	—	—	—
Population aged 65+	10.8%	12.2%	9.8%	13.5%	—	31	29
Foreign-born population	49.4%	45.6%	46.6%	39.5%	—	9	24
Households with children under 18 years old	41.8%	35.2%	37.1%	29.2%	—	19	29
Racial diversity index	0.70	0.67	0.68	0.69	—	7	8
Income diversity ratio	—	4.6	5.3	5.6	—	—	30
Median household income (2018$)	$54,110	$49,740	$48,930	$57,680	—	30	29
Poverty rate	22.8%	18.1%	22.4%	16.8%	—	23	26
Unemployment rate	10.7%	7.4%	11.1%	6.2%	—	20	23
Population aged 25+ with a bachelor's degree or higher	24.7%	31.9%	29.8%	41.4%	—	19	15
Population aged 25+ without a high school diploma	—	17.7%	17.3%	11.5%	—	—	44

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	20.4%	22.8%	24.3%	23.9%	—	36	34
◆ Rental vacancy rate	—	—	3.2%	2.2%	—	—	46
◆ Severe crowding rate (% of renter households)	—	—	5.7%	7.4%	—	—	8
Serious housing code violations (per 1,000 privately owned rental units)	—	103.6	109.7	72.0	98.5	—	12
Median rent, all (2018$)	$1,040	$1,150	$1,240	$1,420	—	30	27
Median rent, asking	—	—	$1,750	$1,930	$2,000	—	29
Index of housing price appreciation, all property types	100.0	218.6	178.2	328.4	332.0	—	21
● Index of housing price appreciation, 1 unit building	100.0	218.8	175.4	318.0	306.5	—	—
● Median sales price per unit, 1 unit building (2018$)	$554,780	$902,010	$852,060	$1,222,890	$1,242,750	—	—
Sales volume, all property types	335	395	217	281	363	37	42
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	7.8	9.4	20.6	10.7	9.9	30	26
Home purchase loan rate (per 1,000 properties)	—	34.0	16.2	19.6	—	—	31

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	56.1	56.0	51.8	—	—	17
Units authorized by new residential building permits	—	218	9	454	157	—	33
Units issued new certificates of occupancy	24	74	297	652	347	53	23

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	68.1%	70.6%	73.8%	70.3%	—	28	33
Mean travel time to work (minutes)	46.0	44.4	41.7	43.7	—	10	27
Serious crime rate (per 1,000 residents)	—	15.1	12.3	8.0	7.4	—	47
Students performing at grade level in ELA, 4th grade	—	—	—	41.3%	49.7%	—	32
Students performing at grade level in math, 4th grade	—	—	—	39.5%	46.5%	—	30
Residential units within ½ mile of a subway station	—	—	—	94.7%	—	—	18
Residential units within ¼ mile of a park	—	—	—	29.7%	—	—	59

Renters

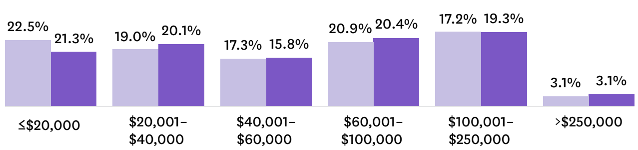
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	70.3%	48.7%	—	—	30
◆ Severely rent-burdened households	28.2%	—	29.7%	34.9%	—	12	11
◆ Severely rent-burdened households, low-income households	—	—	44.2%	50.2%	—	—	16
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	7.8%	6.4%	—	—	22

◆ 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.

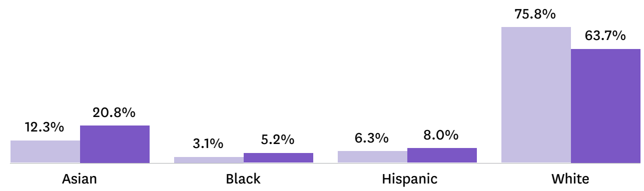
BK15 Sheepshead Bay

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	149,351	148,784	133,282	171,030	—	—	—
Population aged 65+	17.9%	19.1%	18.3%	18.0%	—	4	11
Foreign-born population	44.8%	45.0%	46.0%	51.0%	—	15	8
Households with children under 18 years old	31.0%	26.4%	24.1%	31.7%	—	39	26
Racial diversity index	0.41	0.40	0.39	0.54	—	44	39
Income diversity ratio	—	6.2	5.9	5.3	—	—	33
Median household income (2018$)	$58,750	$52,580	$53,340	$62,440	—	26	24
Poverty rate	16.8%	17.7%	13.7%	14.0%	—	34	33
Unemployment rate	6.6%	5.1%	9.0%	5.2%	—	42	34
Population aged 25+ with a bachelor's degree or higher	28.8%	37.6%	35.5%	39.0%	—	14	18
Population aged 25+ without a high school diploma	—	15.1%	13.2%	14.3%	—	—	37

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	41.6%	48.3%	46.5%	46.7%	—	12	11
◆Rental vacancy rate	—	—	3.8%	2.7%	—	—	31
◆Severe crowding rate (% of renter households)	—	—	3.7%	4.6%	—	—	20
Serious housing code violations (per 1,000 privately owned rental units)	—	19.9	28.2	27.8	25.9	—	39
Median rent, all (2018$)	$1,060	$1,100	$1,190	$1,410	—	26	28
Median rent, asking	—	—	$1,650	$1,800	$1,800	—	47
Index of housing price appreciation, all property types	100.0	207.1	183.1	262.2	284.9	—	35
●Index of housing price appreciation, 2–4 unit building	100.0	206.7	183.3	275.7	304.7	—	—
●Median sales price per unit, 2–4 unit building (2018$)	$224,910	$373,510	$321,510	$438,200	$440,000	—	—
Sales volume, all property types	912	815	464	663	740	12	12
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	3.7	4.2	11.5	7.7	5.9	42	34
Home purchase loan rate (per 1,000 properties)	—	30.6	17.6	22.0	—	—	21

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	34.4	30.8	39.5	—	—	29
Units authorized by new residential building permits	134	322	27	200	268	29	26
Units issued new certificates of occupancy	88	209	120	527	229	32	28

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	55.5%	57.9%	62.5%	58.1%	—	39	42
Mean travel time to work (minutes)	43.5	42.1	43.1	49.0	—	20	3
Serious crime rate (per 1,000 residents)	—	10.5	7.0	7.8	6.8	—	49
Students performing at grade level in ELA, 4th grade	—	—	—	54.1%	60.3%	—	18
Students performing at grade level in math, 4th grade	—	—	—	57.2%	57.6%	—	20
Residential units within ½ mile of a subway station	—	—	—	58.1%	—	—	45
Residential units within ¼ mile of a park	—	—	—	65.6%	—	—	42
	—	—	—	59.5%	—	—	21

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆Rental units affordable at 80% AMI (% of recently available units)							
◆Severely rent-burdened households	28.3%	—	29.5%	31.7%	—	11	22
◆Severely rent-burdened households, low-income households	—	—	42.7%	46.3%	—	—	32
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	13.3%	5.7%	—	—	23

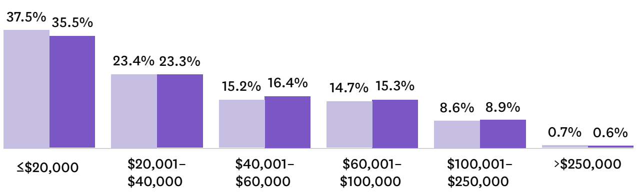
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK16

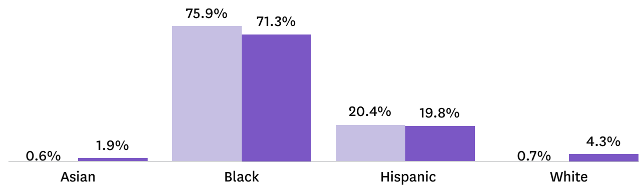
Brownsville

*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	116,790	116,936	115,433	111,511	—	—	—
Population aged 65+	7.2%	9.1%	9.4%	12.2%	—	51	39
Foreign-born population	23.6%	28.3%	28.8%	26.2%	—	42	41
Households with children under 18 years old	51.7%	45.1%	45.1%	25.2%	—	3	39
Racial diversity index	0.38	0.36	0.39	0.45	—	49	48
Income diversity ratio	—	6.8	6.0	9.7	—	—	1
Median household income (2018$)	$32,930	$28,490	$29,810	$20,640	—	53	55
Poverty rate	42.6%	38.7%	39.8%	39.9%	—	3	2
Unemployment rate	22.3%	13.1%	15.6%	20.7%	—	2	1
Population aged 25+ with a bachelor's degree or higher	7.6%	8.6%	10.2%	12.7%	—	52	52
Population aged 25+ without a high school diploma	—	33.0%	27.7%	19.4%	—	—	22

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	16.8%	21.6%	17.5%	15.7%	—	41	45
◆ Rental vacancy rate	—	—	5.3%	4.9%	—	—	10
◆ Severe crowding rate (% of renter households)	—	—	2.0%	2.5%	—	—	47
Serious housing code violations (per 1,000 privately owned rental units)	—	136.4	143.7	115.0	106.8	—	7
Median rent, all (2018$)	$750	$770	$950	$900	—	51	55
Median rent, asking	—	—	—	$2,150	$2,200	—	22
Index of housing price appreciation, all property types	100.0	214.5	130.9	263.5	272.9	—	39
● Index of housing price appreciation, 2–4 unit building	100.0	213.2	130.5	249.2	259.3	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$142,440	$264,510	$145,420	$281,940	$332,500	—	—
Sales volume, all property types	284	567	153	186	225	39	47
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	21.4	41.0	59.7	35.3	30.7	12	1
Home purchase loan rate (per 1,000 properties)	—	74.6	13.5	13.6	—	—	46

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	45.1	44.6	43.0	—	—	23
Units authorized by new residential building permits	34	232	288	206	774	52	9
Units issued new certificates of occupancy	92	313	310	542	218	29	32

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	73.1%	—	76.7%	79.5%	—	20	21
Mean travel time to work (minutes)	48.1	—	43.4	45.8	—	4	18
Serious crime rate (per 1,000 residents)	—	23.9	23.3	18.4	18.1	—	6
Students performing at grade level in ELA, 4th grade	—	—	—	19.3%	31.3%	—	55
Students performing at grade level in math, 4th grade	—	—	—	13.1%	23.7%	—	56
Residential units within ½ mile of a subway station	—	—	—	89.4%	—	—	27
Residential units within ¼ mile of a park	—	—	—	88.7%	—	—	22

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	86.4%	86.2%	—	—	5
◆ Severely rent-burdened households	29.6%	—	32.2%	38.8%	—	8	5
◆ Severely rent-burdened households, low-income households	—	—	39.0%	43.8%	—	—	42
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	12.3%	11.1%	—	—	12

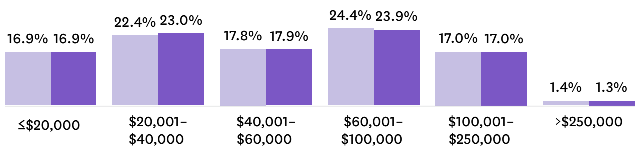
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

BK17

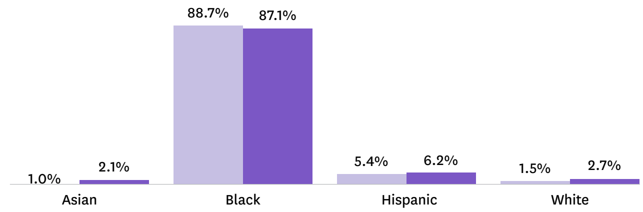
East Flatbush

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	145,263	147,390	140,285	140,087	—	—	—
Population aged 65+	9.1%	11.2%	11.7%	16.0%	—	42	16
Foreign-born population	54.5%	53.5%	52.6%	51.0%	—	4	8
Households with children under 18 years old	45.0%	42.9%	40.7%	28.7%	—	10	31
Racial diversity index	0.21	0.19	0.20	0.24	—	54	55
Income diversity ratio	—	3.9	5.0	5.2	—	—	36
Median household income (2018$)	$54,110	$51,460	$49,230	$50,290	—	30	41
Poverty rate	19.4%	19.1%	15.4%	13.7%	—	27	35
Unemployment rate	12.5%	8.4%	12.8%	5.9%	—	18	26
Population aged 25+ with a bachelor's degree or higher	15.1%	18.6%	17.6%	25.1%	—	40	40
Population aged 25+ without a high school diploma	—	17.9%	15.1%	11.9%	—	—	40

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	32.1%	38.2%	36.0%	34.7%	—	20	25
◆ Rental vacancy rate	—	—	5.1%	3.9%	—	—	16
◆ Severe crowding rate (% of renter households)	—	—	3.4%	3.0%	—	—	41
Serious housing code violations (per 1,000 privately owned rental units)	—	103.8	123.6	103.8	113.0	—	4
Median rent, all (2018$)	$1,030	$1,140	$1,230	$1,310	—	32	34
Median rent, asking	—	—	$1,630	$1,900	$2,050	—	26
Index of housing price appreciation, all property types	100.0	223.7	162.1	260.1	267.0	—	43
● Index of housing price appreciation, 2–4 unit building	100.0	225.9	161.8	232.3	254.0	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$144,940	$286,410	$201,650	$275,150	$287,500	—	—
Sales volume, all property types	517	962	241	374	538	25	28
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	16.1	22.8	33.3	26.6	23.8	19	4
Home purchase loan rate (per 1,000 properties)	—	48.9	11.7	16.9	—	—	41

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	47.9	45.6	45.5	—	—	21
Units authorized by new residential building permits	26	214	7	461	277	54	25
Units issued new certificates of occupancy	82	176	80	213	408	37	20

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	67.7%	72.2%	69.9%	72.1%	—	29	31
Mean travel time to work (minutes)	50.1	45.6	46.6	48.4	—	1	6
Serious crime rate (per 1,000 residents)	—	14.7	13.5	12.4	10.9	—	27
Students performing at grade level in ELA, 4th grade	—	—	—	36.4%	42.0%	—	40
Students performing at grade level in math, 4th grade	—	—	—	26.7%	33.2%	—	47
Residential units within ½ mile of a subway station	—	—	—	58.1%	—	—	45
Residential units within ¼ mile of a park	—	—	—	38.3%	—	—	58

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	85.6%	81.7%	—	—	7
◆ Severely rent-burdened households	26.1%	—	30.7%	34.7%	—	15	13
◆ Severely rent-burdened households, low-income households	—	—	43.2%	47.6%	—	—	23
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	5.4%	4.3%	—	—	27

◆ 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.

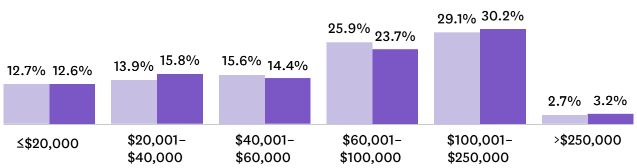
BK18

Flatlands/ Canarsie

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

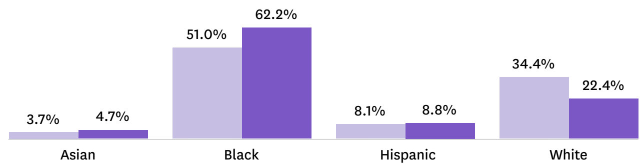
Household Income Distribution (2018$)

2000 ■ 2013–17



Race and Ethnicity

2000 ■ 2017



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population	194,836	204,600	202,929	215,637	—	—	—
Population aged 65+	11.2%	10.8%	11.1%	15.3%	—	26	18
Foreign-born population	37.3%	39.2%	41.4%	40.0%	—	22	23
Households with children under 18 years old	43.0%	40.6%	38.4%	34.7%	—	14	19
Racial diversity index	0.61	0.55	0.55	0.55	—	21	36
Income diversity ratio	—	3.5	4.0	4.5	—	—	45
Median household income (2018$)	$77,300	$73,300	$66,830	$78,110	—	11	11
Poverty rate	12.2%	10.8%	11.4%	8.9%	—	43	47
Unemployment rate	8.0%	5.5%	8.3%	5.3%	—	33	33
Population aged 25+ with a bachelor's degree or higher	22.5%	27.9%	28.6%	31.3%	—	24	30
Population aged 25+ without a high school diploma	—	13.2%	12.6%	10.4%	—	—	46

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	54.7%	62.4%	57.8%	56.9%	—	6	6
◆ Rental vacancy rate	—	—	3.4%	3.4%	—	—	21
◆ Severe crowding rate (% of renter households)	—	—	2.4%	4.2%	—	—	25
Serious housing code violations (per 1,000 privately owned rental units)	—	18.0	37.8	37.9	41.0	—	28
Median rent, all (2018$)	$1,170	$1,220	$1,290	$1,430	—	13	26
Median rent, asking	—	—	—	$1,850	$2,000	—	29
Index of housing price appreciation, all property types	100.0	213.2	175.8	230.9	231.6	—	54
● Index of housing price appreciation, 2–4 unit building	100.0	216.4	168.9	210.9	214.7	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$190,120	$340,970	$269,820	$310,820	$312,500	—	—
Sales volume, all property types	1,792	1,798	677	947	1,088	2	7
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	10.7	15.1	26.0	21.0	17.6	26	8
Home purchase loan rate (per 1,000 properties)	—	47.6	16.8	21.1	—	—	23

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	16.1	16.0	17.0	—	—	48
Units authorized by new residential building permits	129	121	21	9	54	31	51
Units issued new certificates of occupancy	134	238	55	10	21	24	56

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	46.6%	52.4%	50.2%	56.1%	—	46	43
Mean travel time to work (minutes)	46.7	43.9	41.3	49.0	—	6	3
Serious crime rate (per 1,000 residents)	—	15.2	12.2	9.3	8.2	—	42
Students performing at grade level in ELA, 4th grade	—	—	—	45.6%	53.8%	—	28
Students performing at grade level in math, 4th grade	—	—	—	42.3%	48.6%	—	29
Residential units within ½ mile of a subway station	—	—	—	12.7%	—	—	57
Residential units within ¼ mile of a park	—	—	—	72.5%	—	—	35

Renters

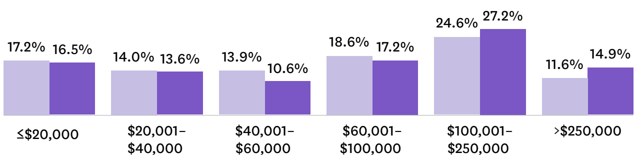
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	60.5%	68.2%	—	—	16
◆ Severely rent-burdened households	22.9%	—	24.3%	28.6%	—	31	38
◆ Severely rent-burdened households, low-income households	—	—	39.6%	46.8%	—	—	27
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	4.4%	2.5%	—	—	35

◆ 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.

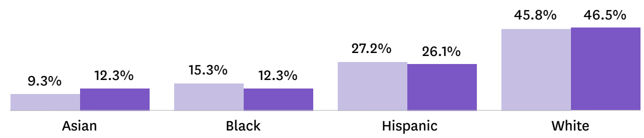
Manhattan

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	1,529,375	1,611,580	1,586,700	1,664,730	—	—	—
Population aged 65+	12.2%	12.7%	13.5%	16.0%	—	2	1
Foreign-born population	29.4%	28.7%	28.5%	28.2%	—	3	4
Households with children under 18 years old	19.7%	20.2%	18.2%	17.9%	—	5	5
Racial diversity index	0.68	0.68	0.68	0.69	—	3	3
Income diversity ratio	—	8.4	8.0	8.8	—	—	1
Median household income (2018$)	$72,710	$74,410	$72,520	$86,690	—	2	1
Poverty rate	19.9%	18.3%	16.4%	16.2%	—	3	3
Unemployment rate	8.4%	6.8%	9.2%	5.4%	—	3	3
Population aged 25+ with a bachelor's degree or higher	49.4%	55.2%	58.1%	60.6%	—	1	1
Population aged 25+ without a high school diploma	—	16.2%	14.4%	14.0%	—	—	4

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	20.2%	23.5%	22.3%	24.7%	—	4	4
◆ Rental vacancy rate	—	—	3.5%	4.6%	—	—	2
◆ Severe crowding rate (% of renter households)	—	—	3.0%	3.3%	—	—	4
Serious housing code violations (per 1,000 privately owned rental units)	—	38.0	41.1	42.1	44.3	—	3
Median rent, all (2018$)	$1,190	$1,340	$1,480	$1,630	—	1	1
Median rent, asking	—	—	$2,800	$3,150	$3,150	—	1
Index of housing price appreciation, all property types	100.0	209.6	209.6	314.9	309.3	—	2
● Index of housing price appreciation, condominium	100.0	204.4	205.6	299.5	293.0	—	—
● Median sales price per unit, condominium (2018$)	$752,600	$1,041,570	$1,135,990	$1,691,660	$1,544,040	—	—
Sales volume, all property types	3,017	8,769	6,380	6,446	5,368	4	4
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	3.6	2.0	8.1	2.2	2.2	5	5
Home purchase loan rate (per 1,000 properties)	—	34.8	19.4	18.7	—	—	4

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	71.1	70.0	73.5	—	—	1
Units authorized by new residential building permits	1,652	7,862	1,180	4,957	2,949	5	4
Units issued new certificates of occupancy	5,052	7,028	6,588	5,709	5,672	1	3

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	82.5%	84.0%	86.9%	87.2%	—	1	1
Mean travel time to work (minutes)	30.5	30.1	30.1	32.5	—	5	5
Serious crime rate (per 1,000 residents)	32.2	22.3	17.1	16.5	16.5	1	1
Students performing at grade level in ELA, 4th grade	—	—	—	52.2%	57.6%	—	1
Students performing at grade level in math, 4th grade	—	—	—	50.9%	54.2%	—	1
Residential units within ½ mile of a subway station	—	—	—	96.8%	—	—	1
Residential units within ¼ mile of a park	—	—	—	89.6%	—	—	1

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Rental units affordable at 80% AMI (% of recently available units)	—	—	23.0%	23.8%	—	—	5
◆ Severely rent-burdened households	20.0%	—	22.7%	22.8%	—	5	5
◆ Severely rent-burdened households, low-income households	—	—	43.3%	44.3%	—	—	4
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	4.1%	3.8%	—	—	4

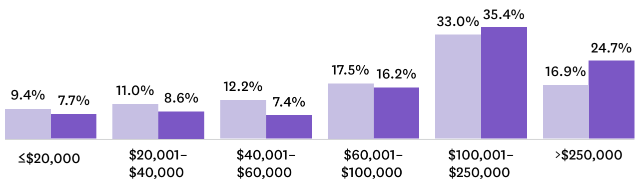
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

MN01

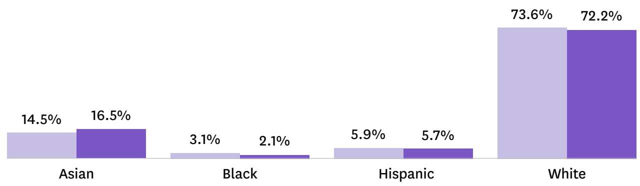
Financial District*

*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	125,567	147,198	144,944	148,982	—	—	—
Population aged 65+	10.5%	9.8%	11.2%	14.3%	—	32	24
Foreign-born population	23.3%	25.9%	23.1%	22.9%	—	43	47
Households with children under 18 years old	11.4%	13.9%	12.7%	16.1%	—	53	53
Racial diversity index	0.43	0.45	0.44	0.45	—	42	48
Income diversity ratio	—	6.7	6.0	6.6	—	—	13
Median household income (2018$)	$106,980	$117,630	$116,020	$147,640	—	2	1
Poverty rate	9.9%	11.9%	9.9%	8.8%	—	49	49
Unemployment rate	5.8%	4.8%	6.1%	2.6%	—	46	53
Population aged 25+ with a bachelor's degree or higher	69.0%	76.3%	79.4%	80.9%	—	3	2
Population aged 25+ without a high school diploma	—	7.5%	5.2%	6.6%	—	—	50

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	25.9%	29.8%	25.3%	30.7%	—	30	29
◆ Rental vacancy rate	—	—	5.0%	5.2%	—	—	8
◆ Severe crowding rate (% of renter households)	—	—	3.2%	3.6%	—	—	31
Serious housing code violations (per 1,000 privately owned rental units)	—	1.8	1.5	3.2	4.1	—	58
Median rent, all (2018$)	$1,740	$2,180	$2,480	$2,610	—	3	1
Median rent, asking	—	—	$3,500	$3,950	$4,000	—	1
Index of housing price appreciation, all property types	100.0	203.6	203.0	291.8	280.9	—	36
● Index of housing price appreciation, condominium	100.0	206.1	137.7	202.2	175.1	—	—
● Median sales price per unit, condominium (2018$)	$907,140	$921,630	$1,167,320	$2,413,920	$1,900,000	—	—
Sales volume, all property types	404	1,162	855	1,104	679	33	18
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.9	1.1	5.5	2.1	2.7	45	47
Home purchase loan rate (per 1,000 properties)	—	50.1	23.9	22.4	—	—	17

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	50.8	50.0	51.4	—	—	18
Units authorized by new residential building permits	491	513	—	436	113	10	43
Units issued new certificates of occupancy	580	859	215	0	717	9	14

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	85.9%	84.5%	88.3%	88.3%	—	3	6
Mean travel time to work (minutes)	24.4	26.1	24.3	26.0	—	55	55
Serious crime rate (per 1,000 residents)	—	43.6	17.8	17.9	16.1	—	13
Students performing at grade level in ELA, 4th grade	—	—	—	78.4%	85.5%	—	2
Students performing at grade level in math, 4th grade	—	—	—	81.6%	83.2%	—	2
Residential units within ½ mile of a subway station	—	—	—	100.0%	—	—	1
Residential units within ¼ mile of a park	—	—	—	98.6%	—	—	12

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	10.8%	10.7%	—	—	47
◆ Severely rent-burdened households	19.3%	—	22.0%	18.4%	—	46	53
◆ Severely rent-burdened households, low-income households	—	—	60.2%	65.4%	—	—	1
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.0%	0.7%	—	—	49

* Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough level are identical

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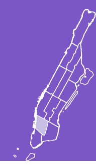
● For information on additional property types, see CoreData.nyc.

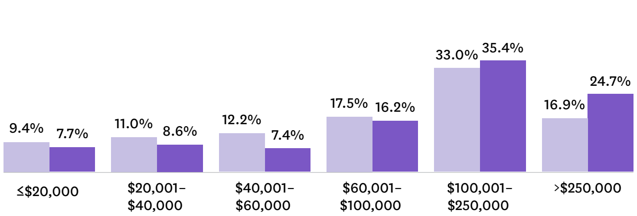
MN02



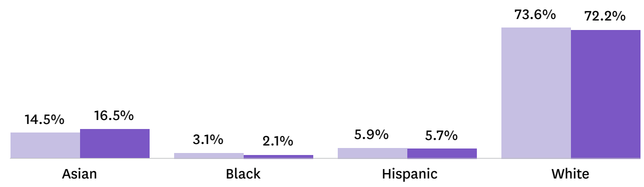
Greenwich Village/Soho*

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	125,567	147,198	144,944	148,982	—	—	—
Population aged 65+	10.5%	9.8%	11.2%	14.3%	—	32	24
Foreign-born population	23.3%	25.9%	23.1%	22.9%	—	43	47
Households with children under 18 years old	11.4%	13.9%	12.7%	16.1%	—	53	53
Racial diversity index	0.43	0.45	0.44	0.45	—	42	48
Income diversity ratio	—	6.7	6.0	6.6	—	—	13
Median household income (2018$)	$106,980	$117,630	$116,020	$147,640	—	2	1
Poverty rate	9.9%	11.9%	9.9%	8.8%	—	49	49
Unemployment rate	5.8%	4.8%	6.1%	2.6%	—	46	53
Population aged 25+ with a bachelor's degree or higher	69.0%	76.3%	79.4%	80.9%	—	3	2
Population aged 25+ without a high school diploma	—	7.5%	5.2%	6.6%	—	—	50

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	25.9%	29.8%	25.3%	30.7%	—	30	29
◆ Rental vacancy rate	—	—	5.0%	5.2%	—	—	8
◆ Severe crowding rate (% of renter households)	—	—	3.2%	3.6%	—	—	31
Serious housing code violations (per 1,000 privately owned rental units)	—	22.6	13.9	22.2	28.0	—	38
Median rent, all (2018$)	$1,740	$2,180	$2,480	$2,610	—	3	1
Median rent, asking	—	—	$3,200	$3,600	$3,660	—	3
Index of housing price appreciation, all property types	100.0	205.9	205.9	322.2	317.1	—	27
● Index of housing price appreciation, condominium	100.0	203.8	203.6	291.8	281.2	—	—
● Median sales price per unit, condominium (2018$)	$1,012,100	$1,563,490	$1,976,780	$3,159,120	$3,225,000	—	—
Sales volume, all property types	271	521	526	402	400	41	38
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	1.2	1.8	2.4	2.0	1.7	57	56
Home purchase loan rate (per 1,000 properties)	—	50.1	23.9	22.4	—	—	17

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	50.8	50.0	51.4	—	—	18
Units authorized by new residential building permits	31	105	—	112	358	53	20
Units issued new certificates of occupancy	19	193	242	256	113	54	42

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	85.9%	84.5%	88.3%	88.3%	—	3	6
Mean travel time to work (minutes)	24.4	26.1	24.3	26.0	—	55	55
Serious crime rate (per 1,000 residents)	—	34.5	29.3	25.7	27.5	—	2
Students performing at grade level in ELA, 4th grade	—	—	—	79.0%	88.5%	—	1
Students performing at grade level in math, 4th grade	—	—	—	83.2%	87.6%	—	1
Residential units within ½ mile of a subway station	—	—	—	100.0%	—	—	1
Residential units within ¼ mile of a park	—	—	—	99.6%	—	—	8

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	10.8%	10.7%	—	—	47
◆ Severely rent-burdened households	19.3%	—	22.0%	18.4%	—	46	53
◆ Severely rent-burdened households, low-income households	—	—	60.2%	65.4%	—	—	1
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.0%	0.7%	—	—	49

* Community districts MN 01 and MN 02 both fall within sub-borough area 301. Data reported at the sub-borough level are identical
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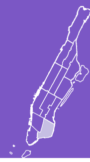
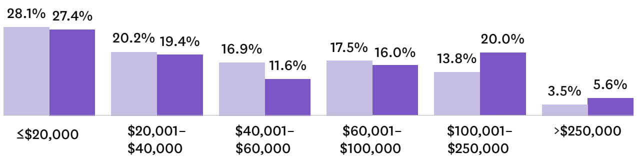
MN03



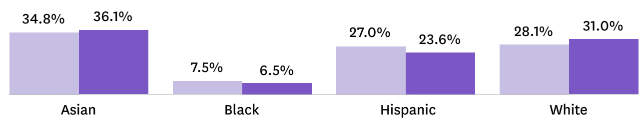
Lower East Side/ Chinatown

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	166,379	178,669	159,009	160,490	—	—	—
Population aged 65+	13.4%	13.7%	14.3%	19.5%	—	17	7
Foreign-born population	40.3%	39.3%	35.2%	36.0%	—	17	28
Households with children under 18 years old	22.1%	18.3%	16.3%	16.3%	—	49	52
Racial diversity index	0.72	0.72	0.71	0.71	—	4	5
Income diversity ratio	—	6.9	6.9	8.5	—	—	4
Median household income (2018$)	$44,830	$45,750	$48,070	$40,340	—	42	46
Poverty rate	28.4%	25.1%	22.2%	27.3%	—	18	9
Unemployment rate	9.4%	7.5%	10.1%	6.3%	—	27	22
Population aged 25+ with a bachelor's degree or higher	28.0%	36.3%	41.4%	39.4%	—	16	17
Population aged 25+ without a high school diploma	—	28.9%	26.6%	30.7%	—	—	6

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	12.0%	10.8%	13.6%	11.7%	—	46	48
◆ Rental vacancy rate	—	—	2.4%	3.0%	—	—	26
◆ Severe crowding rate (% of renter households)	—	—	4.0%	3.8%	—	—	28
Serious housing code violations (per 1,000 privately owned rental units)	—	23.4	24.2	38.0	42.7	—	27
Median rent, all (2018$)	$810	$960	$1,050	$1,140	—	49	48
Median rent, asking	—	—	$2,500	$3,000	$3,150	—	7
Index of housing price appreciation, all property types	100.0	239.9	251.4	403.1	424.2	—	12
● Index of housing price appreciation, condominium	100.0	208.3	207.9	322.2	311.4	—	—
● Median sales price per unit, condominium (2018$)	$279,520	$945,410	$1,022,470	$1,326,500	$1,588,470	—	—
Sales volume, all property types	108	370	226	245	375	49	39
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	1.5	0.8	3.9	1.9	1.3	56	59
Home purchase loan rate (per 1,000 properties)	—	28.6	14.6	13.5	—	—	47

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
	—	102.4	91.1	92.0	—	—	5
Population density (1,000 persons per square mile)	229	1,022	78	461	190	21	28
Units authorized by new residential building permits	667	640	446	730	916	6	9
Units issued new certificates of occupancy	86.0%	86.1%	90.7%	89.2%	—	2	3

Neighborhood Services and Conditions

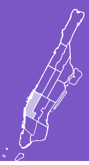
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	30.9	30.3	29.3	30.7	—	50	51
Mean travel time to work (minutes)	—	15.0	13.8	14.3	13.9	—	15
Serious crime rate (per 1,000 residents)	—	—	—	56.7%	63.2%	—	14
Students performing at grade level in ELA, 4th grade	—	—	—	59.3%	59.3%	—	16
Students performing at grade level in math, 4th grade	—	—	—	85.5%	—	—	32
Residential units within ½ mile of a subway station	—	—	—	99.8%	—	—	3
Residential units within ¼ mile of a park	—	—	30.2%	27.3%	—	—	37

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	19.9%	—	24.3%	23.1%	—	44	48
◆ Severely rent-burdened households	—	—	35.7%	36.1%	—	—	52
◆ Severely rent-burdened households, low-income households	—	—	3.3%	2.6%	—	—	33
Housing choice vouchers (% of occupied, privately owned rental units)							

◆ 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.

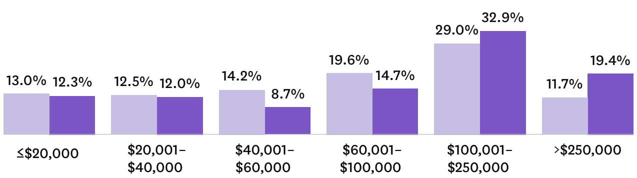
MN04



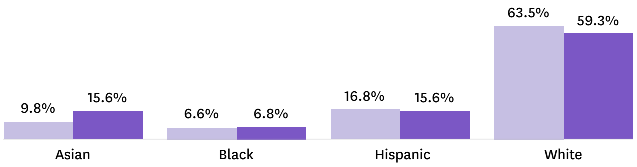
Clinton/ Chelsea*

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	122,241	131,439	134,471	152,455	—	—	—
Population aged 65+	11.4%	11.3%	11.9%	13.5%	—	23	29
Foreign-born population	25.3%	24.0%	27.0%	32.5%	—	37	32
Households with children under 18 years old	8.4%	8.7%	9.2%	8.4%	—	54	55
Racial diversity index	0.55	0.55	0.56	0.59	—	30	29
Income diversity ratio	—	7.2	8.2	7.5	—	—	8
Median household income (2018$)	$85,030	$90,150	$88,440	$103,930	—	9	6
Poverty rate	14.4%	13.6%	11.7%	13.8%	—	38	34
Unemployment rate	7.3%	5.5%	8.3%	4.8%	—	37	38
Population aged 25+ with a bachelor's degree or higher	60.6%	68.1%	69.1%	73.6%	—	5	5
Population aged 25+ without a high school diploma	—	8.4%	7.7%	6.5%	—	—	51

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	20.2%	20.1%	24.9%	23.6%	—	37	36
◆Rental vacancy rate	—	—	3.9%	6.9%	—	—	3
◆Severe crowding rate (% of renter households)	—	—	2.6%	3.0%	—	—	41
Serious housing code violations (per 1,000 privately owned rental units)	—	18.3	16.5	17.5	20.0	—	47
Median rent, all (2018$)	$1,490	$1,780	$1,840	$2,150	—	5	5
Median rent, asking	—	—	$2,900	$3,400	$3,470	—	4
Index of housing price appreciation, all property types	100.0	214.3	219.9	326.1	317.7	—	26
●Index of housing price appreciation, condominium	100.0	236.8	238.7	349.7	366.2	—	—
●Median sales price per unit, condominium (2018$)	$938,960	$946,880	$1,249,690	$1,508,230	$1,550,000	—	—
Sales volume, all property types	561	1,647	724	749	547	23	27
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.4	2.2	17.6	2.3	1.9	49	54
Home purchase loan rate (per 1,000 properties)	—	54.9	20.4	19.0	—	—	33
	—	42.8	43.8	49.6	—	—	19

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	1,151	1,081	367	857	330	3	22
Units authorized by new residential building permits	1,021	1,669	1,838	2,124	1,886	2	3
Units issued new certificates of occupancy	86.7%	87.7%	88.2%	88.8%	—	1	5

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	24.8	24.2	24.9	26.5	—	54	53
Mean travel time to work (minutes)	—	34.4	23.0	23.5	23.8	—	4
Serious crime rate (per 1,000 residents)	—	—	—	67.3%	66.7%	—	10
Students performing at grade level in ELA, 4th grade	—	—	—	64.9%	65.4%	—	14
Students performing at grade level in math, 4th grade	—	—	—	94.4%	—	—	19
Residential units within ½ mile of a subway station	—	—	—	78.9%	—	—	27
Residential units within ¼ mile of a park	—	—	15.4%	17.3%	—	—	44

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆Rental units affordable at 80% AMI (% of recently available units)	18.4%	—	19.9%	20.6%	—	50	49
◆Severely rent-burdened households	—	—	46.3%	45.9%	—	—	38
◆Severely rent-burdened households, low-income households	—	—	2.2%	2.0%	—	—	39
Housing choice vouchers (% of occupied, privately owned rental units)							

* Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough level are identical.
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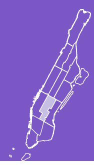
● For information on additional property types, see CoreData.nyc.

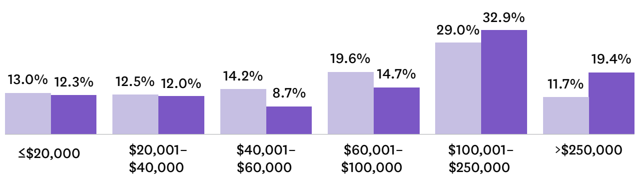
MN05



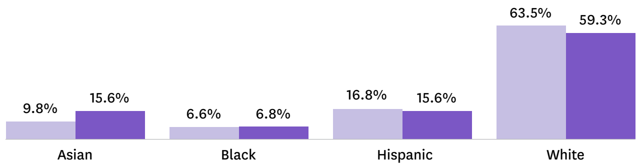
Midtown*

*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	122,241	131,439	134,471	152,455	—	—	—
Population aged 65+	11.4%	11.3%	11.9%	13.5%	—	23	29
Foreign-born population	25.3%	24.0%	27.0%	32.5%	—	37	32
Households with children under 18 years old	8.4%	8.7%	9.2%	8.4%	—	54	55
Racial diversity index	0.55	0.55	0.56	0.59	—	30	29
Income diversity ratio	—	7.2	8.2	7.5	—	—	8
Median household income (2018$)	$85,030	$90,150	$88,440	$103,930	—	9	6
Poverty rate	14.4%	13.6%	11.7%	13.8%	—	38	34
Unemployment rate	7.3%	5.5%	8.3%	4.8%	—	37	38
Population aged 25+ with a bachelor's degree or higher	60.6%	68.1%	69.1%	73.6%	—	5	5
Population aged 25+ without a high school diploma	—	8.4%	7.7%	6.5%	—	—	51

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	20.2%	20.1%	24.9%	23.6%	—	37	36
◆ Rental vacancy rate	—	—	3.9%	6.9%	—	—	3
◆ Severe crowding rate (% of renter households)	—	—	2.6%	3.0%	—	—	41
Serious housing code violations (per 1,000 privately owned rental units)	—	6.8	7.1	8.6	8.5	—	55
Median rent, all (2018$)	$1,490	$1,780	$1,840	$2,150	—	5	5
Median rent, asking	—	—	$3,500	$4,000	$4,000	—	1
Index of housing price appreciation, all property types	100.0	211.9	207.9	287.8	286.3	—	34
● Index of housing price appreciation, condominium	100.0	210.9	217.7	319.3	310.5	—	—
● Median sales price per unit, condominium (2018$)	$697,220	$1,230,940	$1,474,940	$2,411,480	$2,036,500	—	—
Sales volume, all property types	344	1,025	640	632	515	36	31
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	0.9	1.6	17.3	2.1	2.2	58	50
Home purchase loan rate (per 1,000 properties)	—	54.9	20.4	19.0	—	—	33

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	42.8	43.8	49.6	—	—	19
Units authorized by new residential building permits	1,174	950	14	170	186	2	30
Units issued new certificates of occupancy	594	655	496	676	766	8	12

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	86.7%	87.7%	88.2%	88.8%	—	1	5
Mean travel time to work (minutes)	24.8	24.2	24.9	26.5	—	54	53
Serious crime rate (per 1,000 residents)	—	160.2	105.7	90.3	89.7	—	1
Students performing at grade level in ELA, 4th grade	—	—	—	82.9%	75.8%	—	7
Students performing at grade level in math, 4th grade	—	—	—	68.3%	75.8%	—	5
Residential units within ½ mile of a subway station	—	—	—	100.0%	—	—	1
Residential units within ¼ mile of a park	—	—	—	63.6%	—	—	44

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	15.4%	17.3%	—	—	44
◆ Severely rent-burdened households	18.4%	—	19.9%	20.6%	—	50	49
◆ Severely rent-burdened households, low-income households	—	—	46.3%	45.9%	—	—	38
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	2.2%	2.0%	—	—	39

* Community districts MN 04 and MN 05 both fall within sub-borough area 303. Data reported at the sub-borough level are identical.
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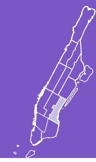
● For information on additional property types, see CoreData.nyc.

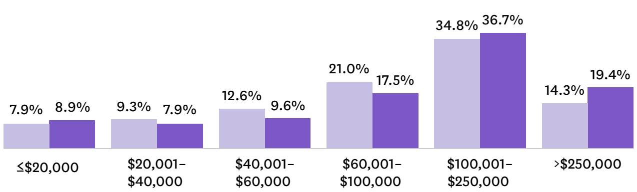
MN06



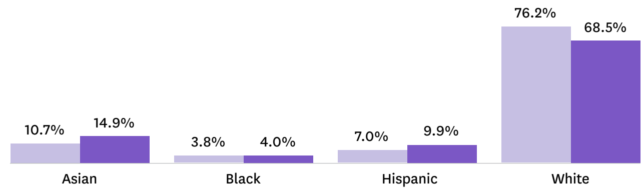
Stuyvesant Town/Turtle Bay

*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

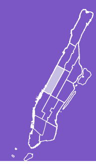
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	83.2%	84.7%	87.4%	89.9%	—	7	2
Mean travel time to work (minutes)	25.6	25.7	26.0	26.2	—	53	54
Serious crime rate (per 1,000 residents)	—	15.3	12.1	11.2	11.5	—	25
Students performing at grade level in ELA, 4th grade	—	—	—	77.8%	80.6%	—	4
Students performing at grade level in math, 4th grade	—	—	—	68.7%	74.4%	—	7
Residential units within ½ mile of a subway station	—	—	—	95.0%	—	—	17
Residential units within ¼ 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.

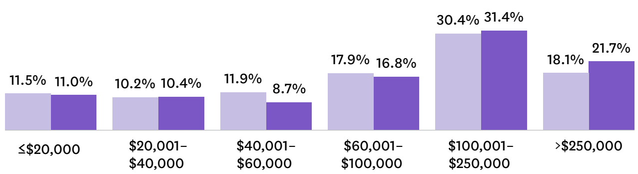
MN07



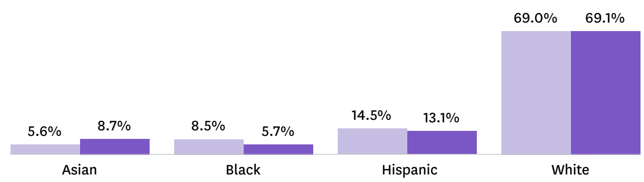
Upper West Side

*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	192,213	216,812	199,843	207,134	—	—	—
Population aged 65+	13.4%	14.8%	16.7%	20.1%	—	17	4
Foreign-born population	21.3%	20.2%	22.4%	17.6%	—	46	53
Households with children under 18 years old	14.6%	21.2%	18.9%	20.8%	—	51	48
Racial diversity index	0.49	0.45	0.50	0.49	—	37	44
Income diversity ratio	—	6.7	8.6	9.2	—	—	3
Median household income (2018$)	$102,040	$112,370	$102,250	$126,260	—	4	4
Poverty rate	10.0%	9.0%	10.4%	9.9%	—	48	44
Unemployment rate	4.8%	4.5%	7.5%	4.8%	—	51	38
Population aged 25+ with a bachelor's degree or higher	68.9%	73.8%	74.7%	79.6%	—	4	4
Population aged 25+ without a high school diploma	—	5.9%	5.1%	3.5%	—	—	54

Housing Market and Conditions	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	29.2%	35.6%	32.0%	40.2%	—	24	18
◆ Rental vacancy rate	—	—	3.8%	4.7%	—	—	11
◆ Severe crowding rate (% of renter households)	—	—	1.8%	2.3%	—	—	48
Serious housing code violations (per 1,000 privately owned rental units)	—	13.9	14.8	24.1	25.5	—	40
Median rent, all (2018$)	$1,500	$1,660	$1,730	$1,950	—	4	7
Median rent, asking	—	—	$2,750	$3,200	$3,200	—	6
Index of housing price appreciation, all property types	100.0	207.1	215.8	318.0	314.9	—	28
● Index of housing price appreciation, condominium	100.0	201.0	196.4	267.0	266.4	—	—
● Median sales price per unit, condominium (2018$)	$843,410	$1,180,490	$1,225,570	$1,738,840	$1,608,890	—	—
Sales volume, all property types	79	1,218	1,123	904	789	54	9
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	0.9	1.7	3.8	1.3	1.4	58	58
Home purchase loan rate (per 1,000 properties)	—	29.8	20.5	17.1	—	—	39

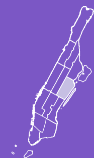
Land Use and Development	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	73.2	67.4	69.9	—	—	10
Units authorized by new residential building permits	441	703	—	1,030	74	11	47
Units issued new certificates of occupancy	921	566	1,285	401	127	3	41

Neighborhood Services and Conditions	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	83.3%	83.9%	85.7%	85.5%	—	6	11
Mean travel time to work (minutes)	30.3	28.8	29.6	33.2	—	52	50
Serious crime rate (per 1,000 residents)	—	11.9	9.0	9.3	8.8	—	36
Students performing at grade level in ELA, 4th grade	—	—	—	72.0%	75.8%	—	7
Students performing at grade level in math, 4th grade	—	—	—	73.5%	74.7%	—	6
Residential units within ½ mile of a subway station	—	—	—	99.1%	—	—	9
Residential units within ¼ mile of a park	—	—	—	99.3%	—	—	10

Renters	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	17.4%	26.9%	—	—	39
◆ Severely rent-burdened households	16.6%	—	20.1%	20.1%	—	55	51
◆ Severely rent-burdened households, low-income households	—	—	48.2%	44.7%	—	—	41
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	2.1%	2.3%	—	—	36

◆ 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.

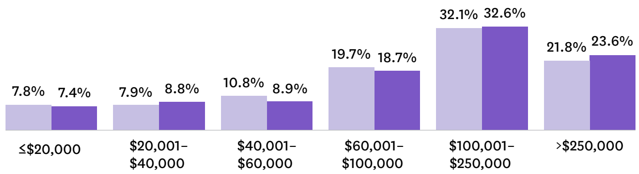
MN08



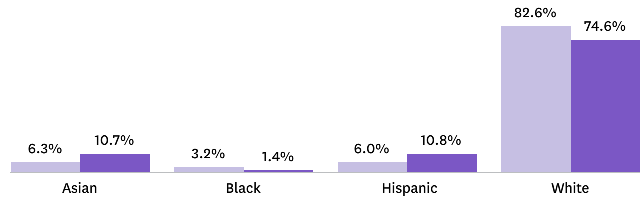
Upper East Side

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	217,063	214,459	218,842	214,219	—	—	—
Population aged 65+	14.2%	14.3%	17.6%	19.2%	—	12	8
Foreign-born population	21.5%	20.5%	21.1%	22.9%	—	44	47
Households with children under 18 years old	13.3%	17.2%	16.2%	17.5%	—	52	51
Racial diversity index	0.31	0.33	0.38	0.42	—	53	53
Income diversity ratio	—	5.5	6.0	5.2	—	—	36
Median household income (2018$)	$115,950	$119,330	$108,470	$133,850	—	1	3
Poverty rate	6.5%	4.8%	6.8%	6.1%	—	53	55
Unemployment rate	3.7%	3.5%	6.0%	2.1%	—	55	55
Population aged 25+ with a bachelor's degree or higher	74.7%	77.7%	76.7%	83.7%	—	1	1
Population aged 25+ without a high school diploma	—	4.5%	3.1%	2.0%	—	—	55

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	30.7%	37.3%	32.7%	36.9%	—	22	22
◆ Rental vacancy rate	—	—	5.2%	5.5%	—	—	5
◆ Severe crowding rate (% of renter households)	—	—	2.0%	2.2%	—	—	49
Serious housing code violations (per 1,000 privately owned rental units)	—	9.9	12.1	14.8	16.1	—	49
Median rent, all (2018$)	$1,850	$1,960	$2,020	$2,380	—	1	3
Median rent, asking	—	—	$2,470	$2,780	$2,770	—	11
Index of housing price appreciation, all property types	100.0	179.0	177.5	249.2	237.0	—	51
● Index of housing price appreciation, condominium	100.0	216.8	224.1	330.0	320.0	—	—
● Median sales price per unit, condominium (2018$)	$977,610	$1,030,650	$1,359,260	$1,706,940	$1,650,000	—	—
Sales volume, all property types	396	1,216	973	941	735	34	14
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.1	1.6	7.5	2.2	1.9	53	54
Home purchase loan rate (per 1,000 properties)	—	25.5	16.1	17.1	—	—	39

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	107.9	110.1	107.8	—	—	1
Units authorized by new residential building permits	241	744	—	178	593	18	13
Units issued new certificates of occupancy	554	948	157	506	147	10	38

Neighborhood Services and Conditions

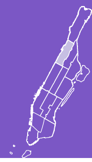
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	78.4%	78.6%	83.8%	83.2%	—	12	14
Mean travel time to work (minutes)	30.7	31.0	30.0	29.8	—	51	52
Serious crime rate (per 1,000 residents)	—	12.6	8.4	8.8	8.8	—	36
Students performing at grade level in ELA, 4th grade	—	—	—	80.2%	84.4%	—	3
Students performing at grade level in math, 4th grade	—	—	—	78.0%	79.8%	—	4
Residential units within ½ mile of a subway station	—	—	—	96.5%	—	—	15
Residential units within ¼ mile of a park	—	—	—	68.6%	—	—	40

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	10.2%	12.3%	—	—	46
◆ Severely rent-burdened households	17.3%	—	19.3%	19.7%	—	54	52
◆ Severely rent-burdened households, low-income households	—	—	62.8%	59.4%	—	—	3
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.7%	1.3%	—	—	46

◆ 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.

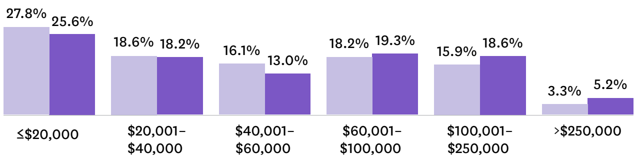
MN09



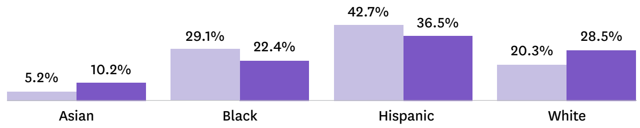
Morningside Hts/ Hamilton

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	129,533	122,736	138,048	136,017	—	—	—
Population aged 65+	10.0%	13.3%	10.9%	13.1%	—	34	33
Foreign-born population	35.0%	34.1%	32.6%	31.3%	—	27	35
Households with children under 18 years old	30.9%	24.8%	25.3%	21.1%	—	40	47
Racial diversity index	0.69	0.69	0.71	0.73	—	9	3
Income diversity ratio	—	8.3	9.3	8.2	—	—	5
Median household income (2018$)	$46,380	$35,660	$42,340	$51,000	—	38	40
Poverty rate	30.1%	27.3%	28.7%	22.7%	—	13	17
Unemployment rate	16.5%	8.1%	9.4%	5.7%	—	10	29
Population aged 25+ with a bachelor's degree or higher	31.3%	38.2%	45.0%	44.8%	—	12	11
Population aged 25+ without a high school diploma	—	23.0%	21.7%	18.9%	—	—	25

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	10.9%	12.4%	14.3%	16.2%	—	47	43
◆Rental vacancy rate	—	—	3.1%	4.1%	—	—	13
◆Severe crowding rate (% of renter households)	—	—	3.1%	3.3%	—	—	38
Serious housing code violations (per 1,000 privately owned rental units)	—	114.4	120.1	106.7	113.7	—	3
Median rent, all (2018$)	$910	$990	$1,130	$1,280	—	41	38
Median rent, asking	—	—	$1,900	$2,600	$2,600	—	12
Index of housing price appreciation, all property types	100.0	320.6	301.0	636.6	615.3	—	1
●Index of housing price appreciation, 5+ unit building	100.0	183.3	180.9	248.4	237.5	—	—
●Median sales price per unit, 5+ unit building (2018$)	—	$659,920	$403,200	$687,870	$596,500	—	—
Sales volume, all property types	32	165	86	104	101	59	56
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	42.3	3.9	20.5	6.4	4.2	1	38
Home purchase loan rate (per 1,000 properties)	—	27.6	17.1	18.4	—	—	35

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	72.8	81.9	80.7	—	—	7
Units authorized by new residential building permits	2	307	—	39	258	58	27
Units issued new certificates of occupancy	0	322	162	82	2	57	59

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	84.3%	89.6%	90.2%	88.9%	—	5	4
Mean travel time to work (minutes)	33.8	31.7	35.0	37.5	—	49	44
Serious crime rate (per 1,000 residents)	—	15.5	12.7	11.4	12.4	—	22
Students performing at grade level in ELA, 4th grade	—	—	—	38.4%	33.6%	—	50
Students performing at grade level in math, 4th grade	—	—	—	34.6%	31.1%	—	50
Residential units within ½ mile of a subway station	—	—	—	100.0%	—	—	1
Residential units within ¼ mile of a park	—	—	—	100.0%	—	—	1

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆Rental units affordable at 80% AMI (% of recently available units)	—	—	38.1%	39.0%	—	—	36
◆Severely rent-burdened households	24.0%	—	29.6%	29.7%	—	25	34
◆Severely rent-burdened households, low-income households	—	—	43.1%	47.6%	—	—	23
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	7.7%	7.1%	—	—	20

◆ 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.
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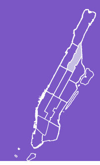
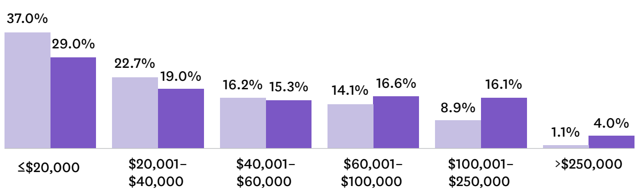
MN10



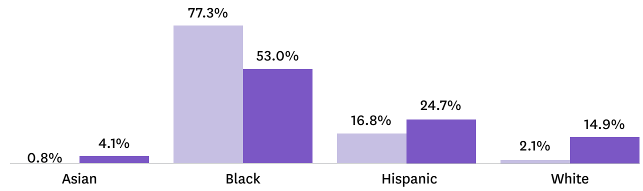
Central Harlem

*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	109,091	118,143	126,558	147,442	—	—	—
Population aged 65+	11.3%	10.3%	10.5%	11.4%	—	24	43
Foreign-born population	17.8%	20.8%	19.7%	25.2%	—	51	44
Households with children under 18 years old	34.0%	32.5%	27.8%	26.4%	—	35	37
Racial diversity index	0.37	0.48	0.59	0.63	—	50	22
Income diversity ratio	—	7.5	7.5	9.3	—	—	2
Median household income (2018$)	$33,080	$33,490	$40,140	$49,990	—	52	42
Poverty rate	36.4%	28.7%	28.1%	23.5%	—	8	15
Unemployment rate	18.6%	13.4%	15.9%	8.2%	—	5	13
Population aged 25+ with a bachelor's degree or higher	14.8%	25.6%	34.1%	40.5%	—	41	16
Population aged 25+ without a high school diploma	—	26.3%	21.1%	17.8%	—	—	28

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	6.6%	12.2%	13.4%	14.9%	—	52	46
◆ Rental vacancy rate	—	—	4.7%	4.1%	—	—	13
◆ Severe crowding rate (% of renter households)	—	—	3.0%	2.0%	—	—	51
Serious housing code violations (per 1,000 privately owned rental units)	—	52.5	50.5	73.0	80.3	—	18
Median rent, all (2018$)	$730	$800	$900	$1,070	—	52	50
Median rent, asking	—	—	$1,850	$2,350	$2,430	—	17
Index of housing price appreciation, all property types	100.0	324.8	294.5	605.0	614.1	—	2
● Index of housing price appreciation, condominium	100.0	322.5	329.4	514.0	581.2	—	—
● Median sales price per unit, condominium (2018$)	$251,720	$675,440	$682,520	$933,750	$870,000	—	—
Sales volume, all property types	121	334	417	363	353	46	43
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	32.9	7.7	13.3	4.9	6.4	3	31
Home purchase loan rate (per 1,000 properties)	—	37.8	42.9	21.0	—	—	25

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	82.6	88.5	103.1	—	—	2
Units authorized by new residential building permits	261	705	77	477	315	15	23
Units issued new certificates of occupancy	87	232	514	113	132	34	40

Neighborhood Services and Conditions

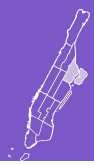
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	81.7%	83.8%	85.0%	85.6%	—	8	10
Mean travel time to work (minutes)	37.3	35.5	34.8	36.9	—	42	45
Serious crime rate (per 1,000 residents)	—	22.7	17.1	16.8	16.8	—	11
Students performing at grade level in ELA, 4th grade	—	—	—	22.5%	26.1%	—	58
Students performing at grade level in math, 4th grade	—	—	—	14.2%	23.4%	—	57
Residential units within ½ mile of a subway station	—	—	—	100.0%	—	—	1
Residential units within ¼ mile of a park	—	—	—	96.7%	—	—	15

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	59.2%	44.7%	—	—	33
◆ Severely rent-burdened households	24.1%	—	24.1%	24.8%	—	24	43
◆ Severely rent-burdened households, low-income households	—	—	34.0%	35.3%	—	—	54
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	7.6%	6.5%	—	—	21

◆ 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.

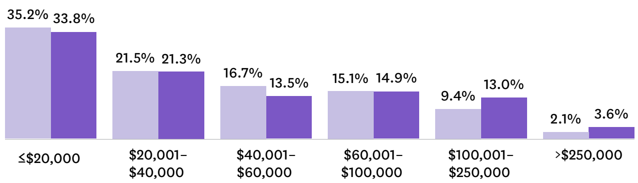
MN11



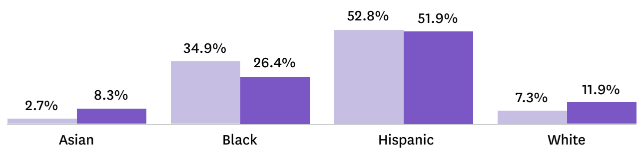
East Harlem

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	115,433	134,287	114,525	128,316	—	—	—
Population aged 65+	11.5%	10.4%	12.5%	12.8%	—	22	37
Foreign-born population	21.1%	23.1%	25.9%	25.5%	—	47	42
Households with children under 18 years old	38.1%	36.5%	26.9%	25.0%	—	29	40
Racial diversity index	0.59	0.62	0.66	0.64	—	25	20
Income diversity ratio	—	6.5	6.3	6.5	—	—	14
Median household income (2018$)	$35,560	$33,490	$34,730	$37,470	—	47	48
Poverty rate	37.1%	36.9%	30.8%	31.5%	—	7	7
Unemployment rate	16.8%	10.6%	14.8%	8.9%	—	9	10
Population aged 25+ with a bachelor's degree or higher	14.2%	22.0%	27.5%	27.3%	—	45	38
Population aged 25+ without a high school diploma	—	36.5%	27.6%	28.6%	—	—	9

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	6.3%	7.6%	6.6%	8.6%	—	54	50
◆ Rental vacancy rate	—	—	2.7%	3.0%	—	—	26
◆ Severe crowding rate (% of renter households)	—	—	4.3%	3.6%	—	—	31
Serious housing code violations (per 1,000 privately owned rental units)	—	62.4	51.0	73.4	76.0	—	20
Median rent, all (2018$)	$730	$690	$910	$910	—	52	54
Median rent, asking	—	—	$2,000	$2,400	$2,380	—	20
Index of housing price appreciation, all property types	100.0	295.1	295.6	431.9	450.9	—	11
● Index of housing price appreciation, condominium	100.0	281.2	294.5	554.0	551.8	—	—
● Median sales price per unit, condominium (2018$)	$599,760	$621,140	$495,330	$657,300	$743,580	—	—
Sales volume, all property types	50	139	107	149	108	58	55
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	26.2	1.8	16.1	2.2	3.9	5	44
Home purchase loan rate (per 1,000 properties)	—	36.3	9.3	9.5	—	—	54

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	57.8	49.3	55.3	—	—	16
Units authorized by new residential building permits	334	581	633	864	119	13	39
Units issued new certificates of occupancy	210	764	981	357	315	16	24

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	85.2%	89.0%	89.1%	86.7%	—	4	8
Mean travel time to work (minutes)	35.5	33.9	33.7	39.0	—	47	43
Serious crime rate (per 1,000 residents)	—	16.2	14.4	16.1	16.4	—	12
Students performing at grade level in ELA, 4th grade	—	—	—	35.2%	40.5%	—	43
Students performing at grade level in math, 4th grade	—	—	—	33.2%	33.7%	—	43
Residential units within ½ mile of a subway station	—	—	—	97.5%	—	—	13
Residential units within ¼ mile of a park	—	—	—	100.0%	—	—	1

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	51.1%	50.0%	—	—	29
◆ Severely rent-burdened households	20.3%	—	19.8%	23.2%	—	43	47
◆ Severely rent-burdened households, low-income households	—	—	28.0%	29.4%	—	—	55
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	10.3%	10.0%	—	—	14

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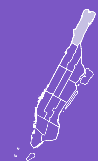
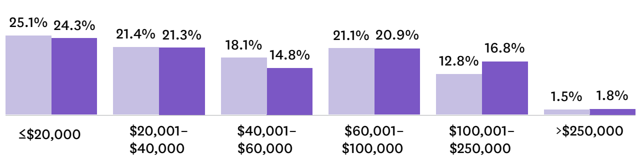
MN12



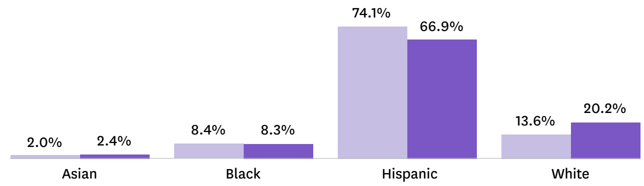
Washington Hts/ Inwood

*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	208,414	208,867	205,414	219,998	—	—	—
Population aged 65+	9.9%	12.5%	12.0%	14.9%	—	35	20
Foreign-born population	53.3%	50.3%	50.1%	44.0%	—	5	16
Households with children under 18 years old	40.8%	34.0%	28.7%	23.4%	—	24	43
Racial diversity index	0.43	0.42	0.47	0.50	—	42	42
Income diversity ratio	—	5.5	4.7	5.7	—	—	27
Median household income (2018$)	$46,380	$40,280	$46,770	$57,460	—	38	31
Poverty rate	29.8%	28.1%	19.5%	18.7%	—	14	22
Unemployment rate	14.5%	11.4%	13.7%	8.7%	—	14	11
Population aged 25+ with a bachelor's degree or higher	19.0%	25.6%	29.7%	34.7%	—	33	25
Population aged 25+ without a high school diploma	—	32.4%	33.3%	29.2%	—	—	8

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	6.5%	8.3%	10.3%	8.9%	—	53	49
◆Rental vacancy rate	—	—	1.2%	1.7%	—	—	53
◆Severe crowding rate (% of renter households)	—	—	3.9%	5.6%	—	—	10
Serious housing code violations (per 1,000 privately owned rental units)	—	122.1	153.9	116.0	112.3	—	5
Median rent, all (2018$)	$960	$1,030	$1,180	$1,300	—	38	35
Median rent, asking	—	—	$1,600	$2,090	$2,100	—	24
Index of housing price appreciation, all property types	100.0	320.0	227.5	630.3	565.2	—	3
●Index of housing price appreciation, 5+ unit building	100.0	307.4	225.7	733.0	611.0	—	—
●Median sales price per unit, 5+ unit building (2018$)	$52,610	$132,110	$116,890	$279,690	$239,750	—	—
Sales volume, all property types	53	108	69	112	81	57	58
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	24.6	13.9	9.9	6.7	1.5	6	57
Home purchase loan rate (per 1,000 properties)	—	36.5	17.8	22.3	—	—	18

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	71.3	70.1	75.1	—	—	8
Units authorized by new residential building permits	127	162	—	104	8	32	59
Units issued new certificates of occupancy	0	0	40	35	103	57	45

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	75.0%	78.8%	83.9%	87.7%	—	15	7
Mean travel time to work (minutes)	40.4	38.3	39.0	42.4	—	36	36
Serious crime rate (per 1,000 residents)	—	10.6	10.8	10.6	10.4	—	30
Students performing at grade level in ELA, 4th grade	—	—	—	28.3%	40.6%	—	42
Students performing at grade level in math, 4th grade	—	—	—	27.8%	36.8%	—	39
Residential units within ½ mile of a subway station	—	—	—	100.0%	—	—	1
Residential units within ¼ mile of a park	—	—	—	98.4%	—	—	13

Renters

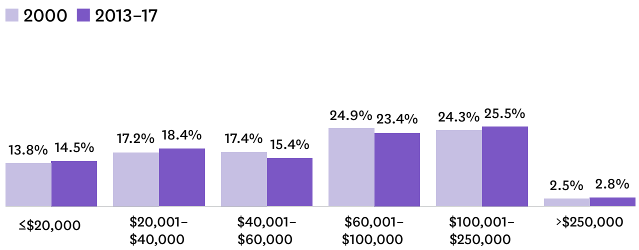
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆Rental units affordable at 80% AMI (% of recently available units)	—	—	59.6%	44.7%	—	—	33
◆Severely rent-burdened households	25.7%	—	30.2%	30.1%	—	17	32
◆Severely rent-burdened households, low-income households	—	—	42.8%	46.5%	—	—	28
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	9.0%	7.3%	—	—	19

◆ 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.

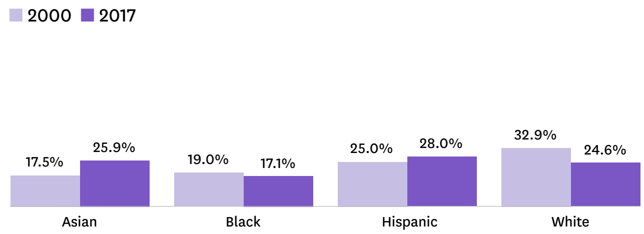
Queens

*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	2,242,159	2,255,180	2,233,840	2,358,580	—	—	—
Population aged 65+	12.6%	13.0%	12.9%	15.0%	—	1	3
Foreign-born population	45.9%	48.5%	47.7%	47.3%	—	1	1
Households with children under 18 years old	35.9%	34.3%	33.7%	30.1%	—	4	4
Racial diversity index	0.76	0.76	0.76	0.76	—	1	1
Income diversity ratio	—	4.3	4.5	4.6	—	—	5
Median household income (2018$)	$65,610	$63,470	$60,270	$65,740	—	3	3
Poverty rate	14.6%	12.2%	15.0%	12.1%	—	4	4
Unemployment rate	7.7%	7.5%	11.1%	5.2%	—	4	4
Population aged 25+ with a bachelor's degree or higher	24.3%	27.8%	29.4%	30.9%	—	2	4
Population aged 25+ without a high school diploma	—	20.4%	19.6%	18.0%	—	—	2

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	42.8%	47.0%	43.8%	44.3%	—	2	2
◆ Rental vacancy rate	—	—	3.2%	2.8%	—	—	4
◆ Severe crowding rate (% of renter households)	—	—	4.5%	4.7%	—	—	2
Serious housing code violations (per 1,000 privately owned rental units)	—	23.7	22.8	19.9	22.5	—	5
Median rent, all (2018$)	$1,160	$1,320	$1,410	$1,530	—	2	2
Median rent, asking	—	—	$1,700	$2,180	$2,200	—	3
Index of housing price appreciation, all property types	100.0	226.4	170.4	263.5	271.6	—	3
● Index of housing price appreciation, 1 unit building	100.0	220.1	167.4	249.9	257.8	—	—
● Median sales price per unit, 1 unit building (2018$)	$337,370	$590,800	$470,000	$626,730	$618,000	—	—
Sales volume, all property types	12,679	18,228	8,755	8,928	10,409	1	1
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	9.0	12.3	20.1	11.8	10.4	3	3
Home purchase loan rate (per 1,000 properties)	—	47.8	20.7	21.1	—	—	3

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	20.7	20.5	21.7	—	—	4
Units authorized by new residential building permits	3,207	7,210	1,471	4,180	4,523	2	2
Units issued new certificates of occupancy	2,181	5,743	3,651	5,262	6,309	3	2

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	53.6%	57.9%	57.8%	59.5%	—	4	4
Mean travel time to work (minutes)	42.2	41.8	41.1	44.4	—	4	3
Serious crime rate (per 1,000 residents)	19.1	12.4	10.3	8.6	8.1	4	4
Students performing at grade level in ELA, 4th grade	—	—	—	46.3%	54.6%	—	3
Students performing at grade level in math, 4th grade	—	—	—	45.5%	53.3%	—	2
Residential units within ½ mile of a subway station	—	—	—	52.0%	—	—	4
Residential units within ¼ mile of a park	—	—	—	62.9%	—	—	4

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Rental units affordable at 80% AMI (% of recently available units)	—	—	50.4%	48.4%	—	—	4
◆ Severely rent-burdened households	22.0%	—	28.0%	30.4%	—	3	4
◆ Severely rent-burdened households, low-income households	—	—	46.2%	50.7%	—	—	1
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	2.8%	2.4%	—	—	5

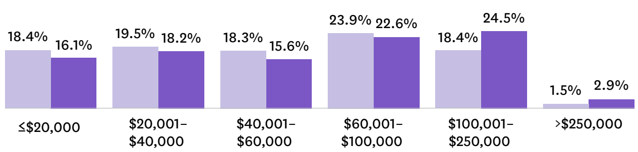
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN01 Astoria

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

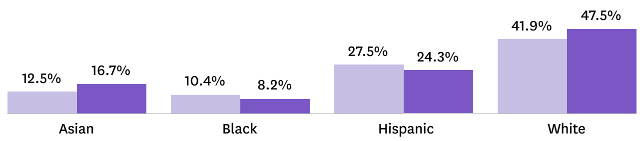
Household Income Distribution (2018$)

2000 2013–17



Race and Ethnicity

2000 2017



Demographics

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

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

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

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 ½ mile of a subway station	—	—	—	72.9%	—	—	36
Residential units within ¼ mile of a park	—	—	—	63.3%	—	—	45

Renters

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.

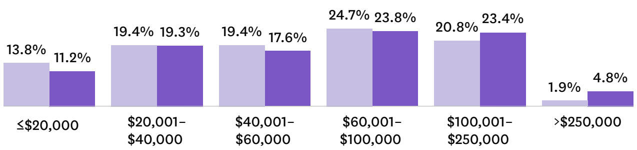
● For information on additional property types, see CoreData.nyc.

QN02

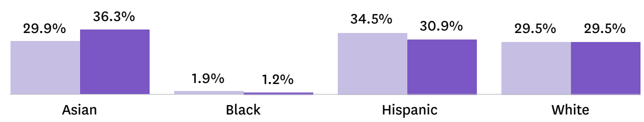
Woodside/Sunnyside

*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	130,166	128,673	125,229	133,822	—	—	—
Population aged 65+	11.0%	10.5%	9.7%	13.8%	—	29	28
Foreign-born population	61.0%	60.7%	54.7%	53.7%	—	3	5
Households with children under 18 years old	29.9%	28.1%	26.0%	21.3%	—	42	46
Racial diversity index	0.70	0.69	0.69	0.68	—	7	11
Income diversity ratio	—	3.5	3.7	4.4	—	—	48
Median household income (2018$)	$61,840	$55,430	$59,300	$68,640	—	23	19
Poverty rate	16.4%	18.1%	12.2%	9.3%	—	35	46
Unemployment rate	7.4%	8.7%	7.4%	3.0%	—	35	51
Population aged 25+ with a bachelor's degree or higher	25.7%	29.6%	33.4%	42.5%	—	17	12
Population aged 25+ without a high school diploma	—	21.8%	19.8%	13.6%	—	—	39

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	25.2%	29.5%	24.2%	29.5%	—	31	32
◆ Rental vacancy rate	—	—	2.3%	3.2%	—	—	23
◆ Severe crowding rate (% of renter households)	—	—	6.5%	5.1%	—	—	17
Serious housing code violations (per 1,000 privately owned rental units)	—	28.2	15.9	11.8	12.7	—	52
Median rent, all (2018$)	$1,170	$1,320	$1,470	$1,640	—	13	12
Median rent, asking	—	—	$2,450	$2,420	$2,400	—	18
Index of housing price appreciation, all property types	100.0	234.2	189.1	351.8	356.4	—	16
● Index of housing price appreciation, condominium	100.0	252.4	241.3	391.2	398.7	—	—
● Median sales price per unit, condominium (2018$)	$165,680	$445,120	$646,860	$866,450	$814,800	—	—
Sales volume, all property types	269	448	445	393	457	42	32
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.2	5.1	11.4	5.0	4.0	51	41
Home purchase loan rate (per 1,000 properties)	—	45.5	25.9	23.4	—	—	13

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	21.5	20.9	22.3	—	—	44
Units authorized by new residential building permits	116	1,062	35	587	1,045	35	4
Units issued new certificates of occupancy	66	754	272	2,817	2,435	41	1

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	73.8%	74.1%	76.6%	74.7%	—	17	28
Mean travel time to work (minutes)	37.2	38.2	35.6	36.5	—	44	47
Serious crime rate (per 1,000 residents)	—	14.1	11.1	8.6	7.8	—	46
Students performing at grade level in ELA, 4th grade	—	—	—	53.7%	61.1%	—	16
Students performing at grade level in math, 4th grade	—	—	—	52.8%	58.1%	—	18
Residential units within ½ mile of a subway station	—	—	—	89.3%	—	—	28
Residential units within ¼ mile of a park	—	—	—	78.9%	—	—	27

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	43.0%	25.8%	—	—	40
◆ Severely rent-burdened households	21.1%	—	24.0%	24.4%	—	40	45
◆ Severely rent-burdened households, low-income households	—	—	45.7%	46.0%	—	—	36
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	0.9%	0.6%	—	—	51

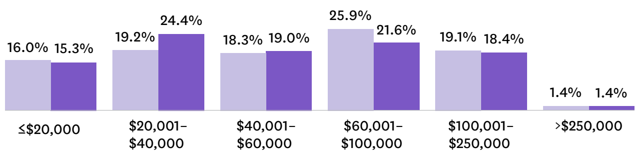
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN03

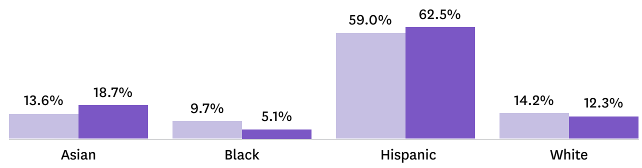
Jackson Heights

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	181,370	176,387	170,161	170,222	—	—	—
Population aged 65+	9.8%	10.7%	9.6%	13.1%	—	37	33
Foreign-born population	62.2%	60.8%	63.7%	60.1%	—	2	2
Households with children under 18 years old	41.6%	39.3%	38.6%	37.3%	—	22	10
Racial diversity index	0.60	0.57	0.54	0.56	—	24	34
Income diversity ratio	—	3.8	4.2	3.4	—	—	55
Median household income (2018$)	$59,660	$59,260	$50,990	$57,680	—	25	29
Poverty rate	19.3%	15.7%	22.4%	13.5%	—	29	36
Unemployment rate	9.9%	6.8%	10.3%	4.2%	—	25	47
Population aged 25+ with a bachelor's degree or higher	17.6%	21.2%	20.1%	20.8%	—	36	46
Population aged 25+ without a high school diploma	—	29.3%	29.3%	25.0%	—	—	12

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	33.1%	37.5%	33.7%	38.1%	—	19	20
◆ Rental vacancy rate	—	—	2.4%	1.9%	—	—	48
◆ Severe crowding rate (% of renter households)	—	—	10.0%	10.4%	—	—	2
Serious housing code violations (per 1,000 privately owned rental units)	—	39.1	28.3	23.8	28.5	—	36
Median rent, all (2018$)	$1,180	$1,360	$1,380	$1,530	—	12	15
Median rent, asking	—	—	$1,400	$1,850	$1,850	—	42
Index of housing price appreciation, all property types	100.0	249.4	167.5	300.7	333.3	—	20
● Index of housing price appreciation, 2–4 unit building	100.0	242.1	151.9	278.4	312.7	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$204,920	$412,260	$274,260	$417,820	$425,000	—	—
Sales volume, all property types	698	1,033	368	402	451	14	33
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	10.3	13.8	26.7	13.5	11.7	28	20
Home purchase loan rate (per 1,000 properties)	—	51.1	20.6	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)	—	42.1	40.7	40.7	—	—	27
Units authorized by new residential building permits	114	423	19	76	115	36	41
Units issued new certificates of occupancy	72	336	204	66	83	39	48

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	67.5%	74.6%	77.5%	75.2%	—	30	27
Mean travel time to work (minutes)	41.3	43.1	40.7	44.4	—	30	24
Serious crime rate (per 1,000 residents)	—	12.1	10.1	10.6	9.3	—	33
Students performing at grade level in ELA, 4th grade	—	—	—	34.4%	47.6%	—	34
Students performing at grade level in math, 4th grade	—	—	—	32.7%	41.1%	—	35
Residential units within ½ mile of a subway station	—	—	—	59.5%	—	—	44
Residential units within ¼ mile of a park	—	—	—	61.5%	—	—	46

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	48.1%	56.8%	—	—	24
◆ Severely rent-burdened households	23.0%	—	29.2%	35.2%	—	30	10
◆ Severely rent-burdened households, low-income households	—	—	43.3%	54.8%	—	—	8
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.5%	1.2%	—	—	47

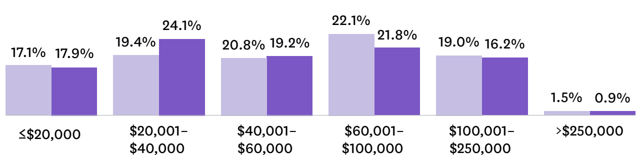
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN04

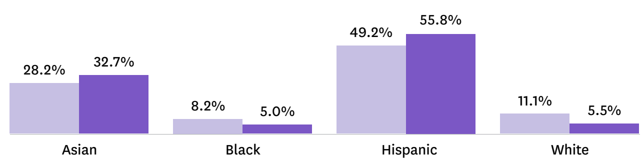
Elmhurst/ Corona

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	142,022	138,593	136,517	146,301	—	—	—
Population aged 65+	8.6%	9.8%	11.0%	11.6%	—	46	41
Foreign-born population	66.8%	66.3%	63.9%	63.9%	—	1	1
Households with children under 18 years old	41.8%	40.2%	36.4%	34.6%	—	19	20
Racial diversity index	0.66	0.62	0.64	0.58	—	15	32
Income diversity ratio	—	4.4	3.8	4.0	—	—	54
Median household income (2018$)	$55,660	$51,360	$46,910	$52,980	—	29	35
Poverty rate	19.2%	18.8%	19.2%	15.6%	—	30	29
Unemployment rate	9.3%	5.3%	8.5%	4.3%	—	28	46
Population aged 25+ with a bachelor's degree or higher	20.0%	22.1%	18.2%	21.3%	—	30	45
Population aged 25+ without a high school diploma	—	31.5%	30.0%	27.7%	—	—	10

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	21.8%	25.9%	27.6%	22.5%	—	35	37
◆ Rental vacancy rate	—	—	2.7%	1.4%	—	—	54
◆ Severe crowding rate (% of renter households)	—	—	9.8%	11.2%	—	—	1
Serious housing code violations (per 1,000 privately owned rental units)	—	19.5	19.7	19.2	23.2	—	44
Median rent, all (2018$)	$1,140	$1,340	$1,420	$1,490	—	18	19
Median rent, asking	—	—	$1,150	$1,850	$1,900	—	38
Index of housing price appreciation, all property types	100.0	241.3	187.2	305.6	329.0	—	22
● Index of housing price appreciation, 2–4 unit building	100.0	241.1	175.9	277.3	331.0	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$191,170	$378,160	$296,800	$402,530	$436,670	—	—
Sales volume, all property types	596	771	334	261	335	18	45
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	4.3	6.2	16.1	6.0	6.0	39	32
Home purchase loan rate (per 1,000 properties)	—	54.8	17.7	12.4	—	—	49

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	38.4	37.8	40.6	—	—	28
Units authorized by new residential building permits	210	473	236	255	85	25	46
Units issued new certificates of occupancy	138	416	276	136	234	23	27

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	70.7%	75.4%	74.7%	77.4%	—	25	23
Mean travel time to work (minutes)	41.7	43.3	42.0	42.8	—	27	31
Serious crime rate (per 1,000 residents)	—	11.5	9.0	7.5	7.9	—	44
Students performing at grade level in ELA, 4th grade	—	—	—	33.7%	43.6%	—	37
Students performing at grade level in math, 4th grade	—	—	—	36.8%	44.1%	—	33
Residential units within ½ mile of a subway station	—	—	—	72.2%	—	—	38
Residential units within ¼ mile of a park	—	—	—	68.3%	—	—	41

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	56.6%	52.6%	—	—	26
◆ Severely rent-burdened households	22.8%	—	33.2%	35.9%	—	32	7
◆ Severely rent-burdened households, low-income households	—	—	47.3%	51.8%	—	—	13
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	2.1%	1.5%	—	—	42

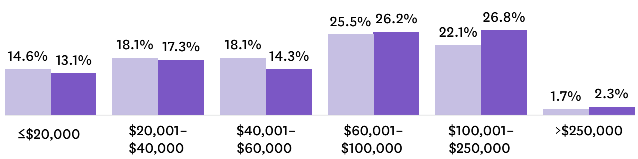
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN05

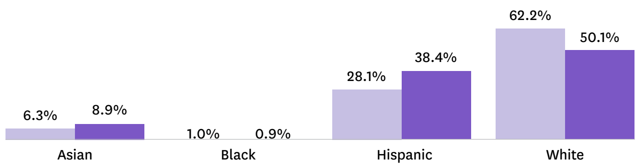
Ridgewood/ Maspeth

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	167,201	179,768	180,932	199,043	—	—	—
Population aged 65+	13.8%	12.5%	12.7%	11.7%	—	15	40
Foreign-born population	35.9%	40.0%	39.0%	38.8%	—	25	25
Households with children under 18 years old	35.0%	37.8%	36.4%	34.2%	—	32	21
Racial diversity index	0.53	0.54	0.59	0.59	—	32	29
Income diversity ratio	—	4.3	4.0	4.3	—	—	49
Median household income (2018$)	$63,390	$62,590	$60,510	$72,590	—	22	15
Poverty rate	13.8%	10.6%	17.1%	8.4%	—	41	50
Unemployment rate	7.3%	6.5%	7.9%	4.8%	—	37	38
Population aged 25+ with a bachelor's degree or higher	16.2%	19.9%	21.7%	29.0%	—	39	35
Population aged 25+ without a high school diploma	—	20.6%	22.1%	15.4%	—	—	32

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	40.5%	45.1%	40.4%	39.7%	—	14	19
◆ Rental vacancy rate	—	—	3.7%	3.4%	—	—	21
◆ Severe crowding rate (% of renter households)	—	—	2.1%	2.2%	—	—	49
Serious housing code violations (per 1,000 privately owned rental units)	—	22.7	17.3	17.7	20.9	—	45
Median rent, all (2018$)	$1,110	$1,300	$1,420	$1,490	—	22	19
Median rent, asking	—	—	$1,500	$2,300	$2,480	—	16
Index of housing price appreciation, all property types	100.0	227.3	195.4	321.6	329.0	—	22
● Index of housing price appreciation, 2–4 unit building	100.0	237.3	190.0	321.9	341.4	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$183,680	$350,270	$268,970	$395,740	$416,670	—	—
Sales volume, all property types	1,079	1,202	619	613	698	10	17
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	3.3	4.9	10.3	4.7	4.6	43	37
Home purchase loan rate (per 1,000 properties)	—	36.4	20.7	17.3	—	—	38

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	24.5	24.7	27.2	—	—	41
Units authorized by new residential building permits	101	263	30	253	72	40	48
Units issued new certificates of occupancy	140	268	184	171	86	22	47

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	51.0%	60.3%	58.5%	63.4%	—	44	40
Mean travel time to work (minutes)	38.4	40.1	37.8	42.5	—	40	35
Serious crime rate (per 1,000 residents)	—	10.8	10.1	7.5	6.7	—	50
Students performing at grade level in ELA, 4th grade	—	—	—	49.2%	57.1%	—	23
Students performing at grade level in math, 4th grade	—	—	—	48.6%	56.1%	—	23
Residential units within ½ mile of a subway station	—	—	—	39.7%	—	—	49
Residential units within ¼ mile of a park	—	—	—	54.4%	—	—	51

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	72.7%	61.7%	—	—	18
◆ Severely rent-burdened households	22.0%	—	27.3%	26.0%	—	34	42
◆ Severely rent-burdened households, low-income households	—	—	44.0%	49.5%	—	—	19
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	2.6%	1.5%	—	—	42

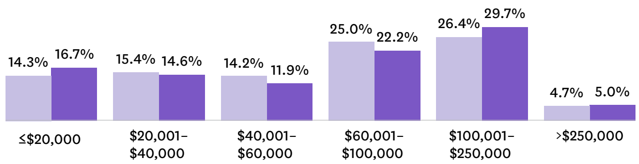
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN06

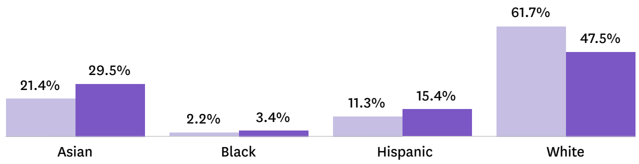
Rego Park/ Forest Hills

*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	113,422	116,418	114,462	118,922	—	—	—
Population aged 65+	18.8%	17.0%	16.5%	19.7%	—	2	5
Foreign-born population	52.1%	53.3%	49.6%	47.5%	—	6	10
Households with children under 18 years old	21.9%	24.3%	24.6%	22.4%	—	50	44
Racial diversity index	0.56	0.58	0.59	0.66	—	28	15
Income diversity ratio	—	5.5	4.8	5.3	—	—	33
Median household income (2018$)	$74,210	$74,500	$62,640	$76,890	—	14	13
Poverty rate	11.2%	9.5%	9.7%	8.1%	—	45	51
Unemployment rate	5.2%	6.2%	8.9%	3.0%	—	49	51
Population aged 25+ with a bachelor's degree or higher	46.2%	53.1%	52.2%	56.4%	—	7	8
Population aged 25+ without a high school diploma	—	9.3%	8.6%	8.3%	—	—	48

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	38.3%	42.8%	42.0%	45.2%	—	15	14
◆ Rental vacancy rate	—	—	1.9%	2.8%	—	—	29
◆ Severe crowding rate (% of renter households)	—	—	2.3%	4.2%	—	—	25
Serious housing code violations (per 1,000 privately owned rental units)	—	9.9	9.3	11.9	12.0	—	53
Median rent, all (2018$)	$1,270	$1,380	$1,500	$1,680	—	8	10
Median rent, asking	—	—	$1,600	$2,000	$2,000	—	29
Index of housing price appreciation, all property types	100.0	208.5	188.7	287.2	290.4	—	33
● Index of housing price appreciation, 1 unit building	100.0	201.6	193.9	290.7	283.5	—	—
● Median sales price per unit, 1 unit building (2018$)	$509,800	$823,280	$748,110	$980,350	$970,000	—	—
Sales volume, all property types	440	515	293	322	366	30	41
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.3	3.7	7.3	3.2	2.1	50	52
Home purchase loan rate (per 1,000 properties)	—	44.0	25.4	26.0	—	—	9

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	41.5	40.8	42.4	—	—	26
Units authorized by new residential building permits	81	25	12	9	67	46	49
Units issued new certificates of occupancy	171	72	92	95	173	20	35

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	65.7%	70.0%	71.5%	73.0%	—	31	30
Mean travel time to work (minutes)	42.3	41.6	39.7	43.7	—	25	27
Serious crime rate (per 1,000 residents)	—	11.6	7.1	5.5	4.9	—	57
Students performing at grade level in ELA, 4th grade	—	—	—	57.9%	62.4%	—	15
Students performing at grade level in math, 4th grade	—	—	—	59.7%	65.5%	—	13
Residential units within ½ mile of a subway station	—	—	—	80.1%	—	—	33
Residential units within ¼ mile of a park	—	—	—	73.5%	—	—	34

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	26.0%	27.1%	—	—	38
◆ Severely rent-burdened households	22.0%	—	28.6%	29.3%	—	34	35
◆ Severely rent-burdened households, low-income households	—	—	56.5%	58.6%	—	—	5
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.7%	1.4%	—	—	44

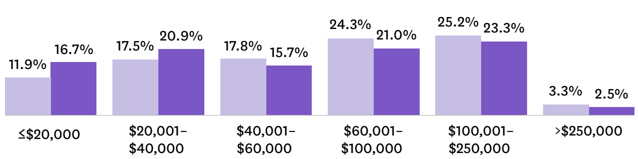
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN07

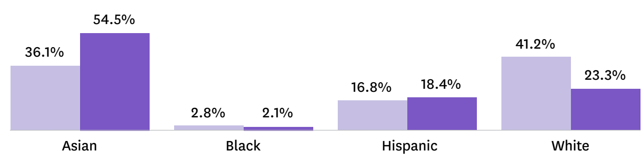
Flushing/Whitestone

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	243,690	246,542	257,327	260,282	—	—	—
Population aged 65+	15.8%	17.8%	16.0%	19.6%	—	9	6
Foreign-born population	50.3%	58.2%	53.0%	58.7%	—	8	3
Households with children under 18 years old	31.5%	28.6%	29.9%	26.9%	—	38	36
Racial diversity index	0.67	0.65	0.64	0.61	—	11	26
Income diversity ratio	—	4.5	4.8	6.0	—	—	20
Median household income (2018$)	$68,020	$62,780	$59,190	$52,260	—	17	37
Poverty rate	13.2%	10.6%	14.3%	16.2%	—	42	28
Unemployment rate	5.5%	7.8%	11.6%	2.6%	—	47	53
Population aged 25+ with a bachelor's degree or higher	28.1%	30.8%	31.5%	23.1%	—	15	42
Population aged 25+ without a high school diploma	—	16.5%	19.9%	24.8%	—	—	13

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	47.3%	50.2%	49.0%	45.8%	—	9	13
◆ Rental vacancy rate	—	—	2.9%	4.1%	—	—	13
◆ Severe crowding rate (% of renter households)	—	—	4.9%	4.7%	—	—	19
Serious housing code violations (per 1,000 privately owned rental units)	—	16.8	9.4	13.6	16.1	—	49
Median rent, all (2018$)	$1,240	$1,440	$1,510	$1,510	—	10	16
Median rent, asking	—	—	$1,550	$2,060	$1,900	—	38
Index of housing price appreciation, all property types	100.0	207.9	195.0	292.4	305.3	—	31
● Index of housing price appreciation, 1 unit building	100.0	208.1	187.4	283.5	300.1	—	—
● Median sales price per unit, 1 unit building (2018$)	$449,820	$762,520	$670,290	$876,400	$898,890	—	—
Sales volume, all property types	1,615	1,752	1,063	1,830	1,476	5	5
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	3.2	3.7	7.5	3.7	4.8	44	36
Home purchase loan rate (per 1,000 properties)	—	41.0	21.0	19.7	—	—	30

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	20.9	21.9	22.1	—	—	46
Units authorized by new residential building permits	529	708	429	602	721	7	10
Units issued new certificates of occupancy	596	727	475	265	288	7	26

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	42.4%	46.3%	47.4%	52.1%	—	50	47
Mean travel time to work (minutes)	40.5	41.1	40.1	41.5	—	35	40
Serious crime rate (per 1,000 residents)	—	9.7	7.7	7.1	7.2	—	48
Students performing at grade level in ELA, 4th grade	—	—	—	59.9%	66.2%	—	11
Students performing at grade level in math, 4th grade	—	—	—	64.9%	71.3%	—	8
Residential units within ½ mile of a subway station	—	—	—	32.1%	—	—	51
Residential units within ¼ mile of a park	—	—	—	70.7%	—	—	37

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	43.6%	57.2%	—	—	23
◆ Severely rent-burdened households	23.7%	—	31.3%	39.9%	—	26	3
◆ Severely rent-burdened households, low-income households	—	—	50.3%	54.2%	—	—	10
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	0.9%	0.5%	—	—	52

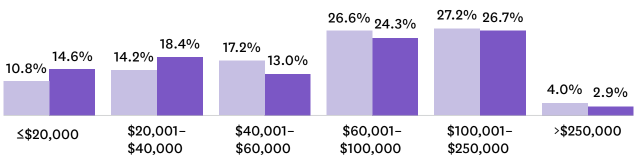
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN08

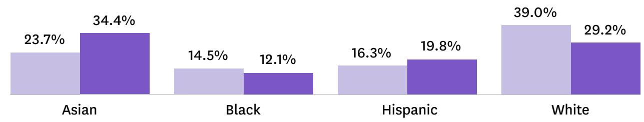
Hillcrest/ Fresh Meadows

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	148,712	147,374	138,004	164,291	—	—	—
Population aged 65+	14.1%	15.2%	15.7%	14.9%	—	14	20
Foreign-born population	44.8%	47.2%	45.5%	44.9%	—	15	13
Households with children under 18 years old	34.4%	32.0%	29.3%	28.7%	—	34	31
Racial diversity index	0.74	0.73	0.74	0.74	—	3	2
Income diversity ratio	—	3.7	5.1	4.5	—	—	45
Median household income (2018$)	$75,750	$70,260	$62,750	$65,230	—	12	21
Poverty rate	10.6%	8.1%	13.7%	12.3%	—	46	38
Unemployment rate	6.3%	6.4%	12.7%	5.8%	—	44	28
Population aged 25+ with a bachelor's degree or higher	35.8%	36.1%	42.9%	38.8%	—	10	19
Population aged 25+ without a high school diploma	—	15.2%	13.3%	13.7%	—	—	38

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	43.8%	54.5%	46.0%	48.6%	—	11	9
◆ Rental vacancy rate	—	—	2.7%	2.6%	—	—	32
◆ Severe crowding rate (% of renter households)	—	—	3.8%	3.5%	—	—	34
Serious housing code violations (per 1,000 privately owned rental units)	—	19.0	20.9	19.2	25.2	—	41
Median rent, all (2018$)	$1,140	$1,310	$1,350	$1,500	—	18	18
Median rent, asking	—	—	$1,400	$1,800	$1,850	—	42
Index of housing price appreciation, all property types	100.0	205.4	174.7	259.6	275.9	—	38
● Index of housing price appreciation, 1 unit building	100.0	200.8	173.0	254.5	273.2	—	—
● Median sales price per unit, 1 unit building (2018$)	$461,070	$764,370	$614,480	$830,540	$856,000	—	—
Sales volume, all property types	669	805	472	516	590	15	23
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	3.9	5.8	10.2	4.4	5.4	40	35
Home purchase loan rate (per 1,000 properties)	—	37.5	18.6	19.3	—	—	32

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	19.8	18.5	22.0	—	—	47
Units authorized by new residential building permits	53	235	90	133	35	50	57
Units issued new certificates of occupancy	94	161	174	70	141	27	39

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	47.8%	47.7%	52.8%	52.7%	—	45	45
Mean travel time to work (minutes)	43.2	40.3	40.1	44.8	—	22	23
Serious crime rate (per 1,000 residents)	—	12.8	8.7	7.1	6.6	—	51
Students performing at grade level in ELA, 4th grade	—	—	—	51.9%	59.8%	—	20
Students performing at grade level in math, 4th grade	—	—	—	49.1%	58.8%	—	17
Residential units within ½ mile of a subway station	—	—	—	28.1%	—	—	53
Residential units within ¼ mile of a park	—	—	—	71.0%	—	—	36

Renters

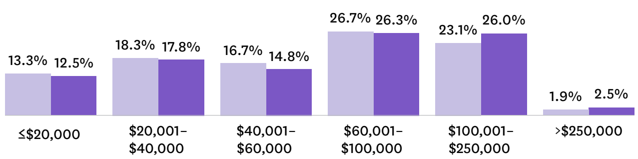
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	45.9%	53.5%	—	—	25
◆ Severely rent-burdened households	17.4%	—	25.3%	30.7%	—	53	27
◆ Severely rent-burdened households, low-income households	—	—	46.7%	57.2%	—	—	6
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.2%	0.7%	—	—	49

◆ 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.

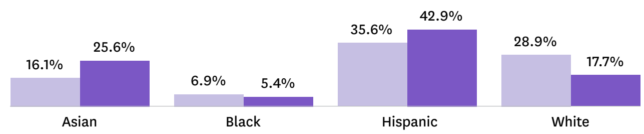
QN09 Kew Gardens/ Woodhaven

*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	143,120	138,679	135,589	152,283	—	—	—
Population aged 65+	9.4%	8.9%	8.6%	12.9%	—	41	36
Foreign-born population	48.7%	50.2%	49.4%	53.6%	—	10	6
Households with children under 18 years old	43.1%	41.3%	37.9%	32.6%	—	13	24
Racial diversity index	0.76	0.74	0.74	0.72	—	2	4
Income diversity ratio	—	4.5	4.3	4.2	—	—	51
Median household income (2018$)	$66,710	$65,370	$64,930	$71,250	—	18	17
Poverty rate	14.7%	14.2%	13.1%	12.2%	—	37	39
Unemployment rate	8.2%	7.6%	13.3%	5.9%	—	31	26
Population aged 25+ with a bachelor's degree or higher	19.5%	23.6%	26.9%	27.0%	—	31	39
Population aged 25+ without a high school diploma	—	21.4%	18.6%	19.8%	—	—	19

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	41.6%	46.7%	43.3%	45.9%	—	12	12
◆ Rental vacancy rate	—	—	4.3%	3.2%	—	—	23
◆ Severe crowding rate (% of renter households)	—	—	2.7%	3.4%	—	—	35
Serious housing code violations (per 1,000 privately owned rental units)	—	21.5	32.6	25.7	24.1	—	42
Median rent, all (2018$)	$1,190	$1,380	$1,380	$1,510	—	11	16
Median rent, asking	—	—	$1,430	$1,850	$1,850	—	42
Index of housing price appreciation, all property types	100.0	234.0	158.4	259.9	270.5	—	40
● Index of housing price appreciation, 2–4 unit building	100.0	240.6	161.0	257.8	269.1	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$183,680	$363,490	$213,020	$331,200	$335,500	—	—
Sales volume, all property types	1,084	1,489	573	509	589	8	24
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	11.7	16.2	33.1	14.4	11.4	24	21
Home purchase loan rate (per 1,000 properties)	—	65.6	22.9	25.1	—	—	11

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	29.2	28.6	32.1	—	—	34
Units authorized by new residential building permits	64	422	7	97	41	48	55
Units issued new certificates of occupancy	41	382	51	9	27	47	55

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	55.9%	62.3%	60.6%	64.5%	—	38	39
Mean travel time to work (minutes)	44.4	42.7	44.4	47.5	—	18	9
Serious crime rate (per 1,000 residents)	—	12.1	10.5	6.3	5.2	—	55
Students performing at grade level in ELA, 4th grade	—	—	—	44.3%	56.2%	—	26
Students performing at grade level in math, 4th grade	—	—	—	46.0%	57.1%	—	22
Residential units within ½ mile of a subway station	—	—	—	90.8%	—	—	25
Residential units within ¼ mile of a park	—	—	—	46.8%	—	—	52

Renters

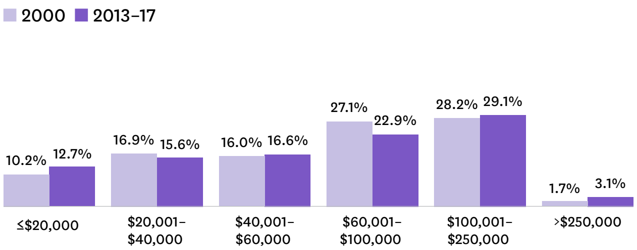
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	64.7%	61.6%	—	—	19
◆ Severely rent-burdened households	25.7%	—	29.7%	31.1%	—	17	26
◆ Severely rent-burdened households, low-income households	—	—	47.6%	53.2%	—	—	11
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	4.7%	3.7%	—	—	29

◆ 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.

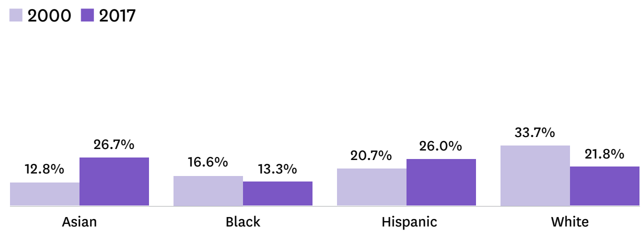
QN10 S. Ozone Park/ Howard Beach

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	128,079	124,623	135,257	139,323	—	—	—
Population aged 65+	11.8%	11.9%	13.2%	14.0%	—	21	26
Foreign-born population	39.4%	46.1%	48.5%	42.7%	—	19	20
Households with children under 18 years old	41.7%	41.3%	40.6%	35.5%	—	21	16
Racial diversity index	0.80	0.80	0.83	0.80	—	1	1
Income diversity ratio	—	3.9	4.1	4.1	—	—	53
Median household income (2018$)	$74,830	$70,200	$63,970	$75,300	—	13	14
Poverty rate	11.5%	9.6%	11.6%	10.4%	—	44	41
Unemployment rate	7.0%	7.8%	10.2%	5.4%	—	41	32
Population aged 25+ with a bachelor's degree or higher	13.8%	16.3%	19.3%	22.9%	—	46	44
Population aged 25+ without a high school diploma	—	23.2%	24.1%	22.5%	—	—	17

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	63.0%	68.3%	65.2%	64.4%	—	5	5
◆Rental vacancy rate	—	—	3.7%	1.9%	—	—	48
◆Severe crowding rate (% of renter households)	—	—	1.1%	3.4%	—	—	35
Serious housing code violations (per 1,000 privately owned rental units)	—	20.5	26.8	25.9	33.2	—	33
Median rent, all (2018$)	$1,170	$1,440	$1,470	$1,590	—	13	14
Median rent, asking	—	—	—	$1,830	$1,700	—	54
Index of housing price appreciation, all property types	100.0	226.6	161.8	231.2	246.2	—	47
●Index of housing price appreciation, 1 unit building	100.0	224.8	159.7	231.2	256.5	—	—
●Median sales price per unit, 1 unit building (2018$)	$298,380	$569,100	$397,630	$519,320	$544,000	—	—
Sales volume, all property types	1,080	1,581	552	684	797	9	8
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	10.5	14.2	26.5	14.1	12.5	27	18
Home purchase loan rate (per 1,000 properties)	—	56.5	19.1	25.3	—	—	10

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	20.3	22.0	22.7	—	—	43
Units authorized by new residential building permits	107	206	23	40	40	38	56
Units issued new certificates of occupancy	40	156	51	20	15	48	57

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	43.7%	48.0%	45.3%	45.8%	—	48	49
Mean travel time to work (minutes)	42.9	42.4	41.6	45.8	—	24	18
Serious crime rate (per 1,000 residents)	—	12.4	11.7	10.3	9.1	—	35
Students performing at grade level in ELA, 4th grade	—	—	—	50.9%	58.3%	—	22
Students performing at grade level in math, 4th grade	—	—	—	48.4%	57.9%	—	19
Residential units within ½ mile of a subway station	—	—	—	39.4%	—	—	50
Residential units within ¼ mile of a park	—	—	—	39.8%	—	—	55

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆Rental units affordable at 80% AMI (% of recently available units)	—	—	—	—	—	—	—
◆Severely rent-burdened households	22.6%	—	32.9%	34.9%	—	33	11
◆Severely rent-burdened households, low-income households	—	—	47.5%	54.7%	—	—	9
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	3.8%	2.6%	—	—	33

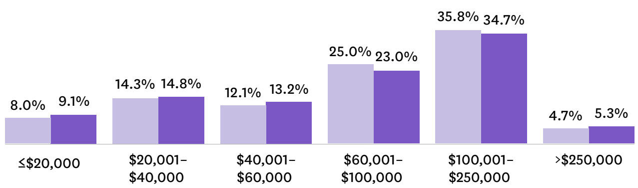
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN11

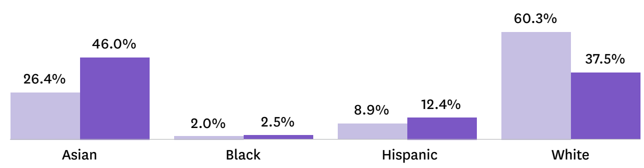
Bayside/ Little Neck

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	116,749	117,784	120,428	118,670	—	—	—
Population aged 65+	17.2%	16.0%	16.2%	22.7%	—	5	2
Foreign-born population	35.9%	39.1%	43.8%	44.6%	—	25	14
Households with children under 18 years old	30.7%	26.1%	29.8%	24.6%	—	41	42
Racial diversity index	0.56	0.62	0.62	0.63	—	28	22
Income diversity ratio	—	4.9	4.2	4.5	—	—	45
Median household income (2018$)	$87,350	$83,660	$80,090	$71,490	—	7	16
Poverty rate	6.5%	5.8%	7.3%	9.8%	—	53	45
Unemployment rate	4.1%	4.4%	9.6%	4.9%	—	54	37
Population aged 25+ with a bachelor's degree or higher	37.4%	40.0%	44.8%	37.9%	—	9	22
Population aged 25+ without a high school diploma	—	14.4%	10.7%	15.1%	—	—	34

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	67.3%	70.8%	70.7%	73.0%	—	3	2
◆ Rental vacancy rate	—	—	4.8%	2.4%	—	—	36
◆ Severe crowding rate (% of renter households)	—	—	1.1%	1.8%	—	—	53
Serious housing code violations (per 1,000 privately owned rental units)	—	5.4	7.1	6.5	7.2	—	56
Median rent, all (2018$)	$1,360	$1,480	$1,600	$1,840	—	6	9
Median rent, asking	—	—	$1,790	$2,050	$2,030	—	28
Index of housing price appreciation, all property types	100.0	190.4	179.0	261.4	268.6	—	42
● Index of housing price appreciation, 1 unit building	100.0	188.9	172.8	256.5	259.1	—	—
● Median sales price per unit, 1 unit building (2018$)	$524,790	$827,930	$715,730	$884,550	$895,000	—	—
Sales volume, all property types	882	1,047	606	656	739	13	13
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	2.6	3.2	6.9	4.9	4.0	46	41
Home purchase loan rate (per 1,000 properties)	—	38.8	23.3	24.3	—	—	12

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	12.7	12.9	12.8	—	—	49
Units authorized by new residential building permits	51	253	95	88	54	51	51
Units issued new certificates of occupancy	49	207	115	59	50	45	52

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	30.6%	36.1%	33.5%	39.4%	—	53	52
Mean travel time to work (minutes)	39.8	38.9	40.6	43.7	—	37	27
Serious crime rate (per 1,000 residents)	—	9.9	7.7	6.3	5.6	—	53
Students performing at grade level in ELA, 4th grade	—	—	—	72.9%	78.4%	—	5
Students performing at grade level in math, 4th grade	—	—	—	77.8%	83.2%	—	2
Residential units within ½ mile of a subway station	—	—	—	20.5%	—	—	56
Residential units within ¼ mile of a park	—	—	—	68.7%	—	—	39

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	—	—	—	—	—
◆ Severely rent-burdened households	19.7%	—	26.3%	28.1%	—	45	40
◆ Severely rent-burdened households, low-income households	—	—	55.7%	51.3%	—	—	14
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	0.2%	0.0%	—	—	55

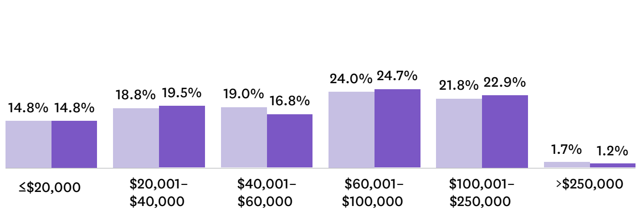
◆ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006–2010 ACS and data under the 2017 heading comes from the 2013–2017 ACS.
● For information on additional property types, see CoreData.nyc.

QN12

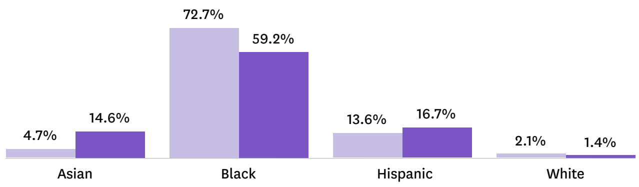
Jamaica/ Hollis

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	218,993	216,115	222,074	249,331	—	—	—
Population aged 65+	11.3%	11.3%	11.2%	13.4%	—	24	31
Foreign-born population	34.2%	40.8%	42.3%	45.5%	—	30	12
Households with children under 18 years old	44.9%	42.3%	42.0%	35.0%	—	12	18
Racial diversity index	0.45	0.49	0.55	0.60	—	41	28
Income diversity ratio	—	3.8	4.4	4.3	—	—	49
Median household income (2018$)	$61,220	$60,630	$56,540	$62,850	—	24	23
Poverty rate	17.0%	10.1%	18.8%	11.3%	—	33	40
Unemployment rate	10.9%	9.9%	15.5%	7.4%	—	19	18
Population aged 25+ with a bachelor's degree or higher	14.8%	17.2%	18.4%	20.8%	—	41	46
Population aged 25+ without a high school diploma	—	22.6%	21.1%	19.5%	—	—	21

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	50.6%	55.7%	46.3%	49.4%	—	8	8
◆Rental vacancy rate	—	—	4.2%	2.9%	—	—	28
◆Severe crowding rate (% of renter households)	—	—	4.4%	5.4%	—	—	14
Serious housing code violations (per 1,000 privately owned rental units)	—	52.0	67.0	43.1	45.0	—	26
Median rent, all (2018$)	$1,050	$1,150	$1,250	$1,330	—	28	33
Median rent, asking	—	—	—	$2,000	$2,000	—	29
Index of housing price appreciation, all property types	100.0	228.0	139.0	212.8	230.7	—	55
●Index of housing price appreciation, 1 unit building	100.0	223.9	140.1	208.8	226.4	—	—
●Median sales price per unit, 1 unit building (2018$)	$269,890	$496,990	$318,950	$433,110	$465,000	—	—
Sales volume, all property types	1,525	3,486	1,628	1,048	1,631	7	3
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	23.0	33.9	41.3	30.2	26.0	10	2
Home purchase loan rate (per 1,000 properties)	—	65.9	20.4	20.0	—	—	28

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	23.2	23.9	26.8	—	—	42
Units authorized by new residential building permits	218	1,067	51	1,237	789	23	8
Units issued new certificates of occupancy	250	689	687	79	804	15	11

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	53.2%	55.9%	54.7%	52.5%	—	41	46
Mean travel time to work (minutes)	49.3	48.8	47.5	48.9	—	2	5
Serious crime rate (per 1,000 residents)	—	17.2	16.6	12.4	11.7	—	24
Students performing at grade level in ELA, 4th grade	—	—	—	34.0%	42.4%	—	39
Students performing at grade level in math, 4th grade	—	—	—	25.9%	33.5%	—	44
Residential units within ½ mile of a subway station	—	—	—	40.7%	—	—	48
Residential units within ¼ mile of a park	—	—	—	58.7%	—	—	48

Renters

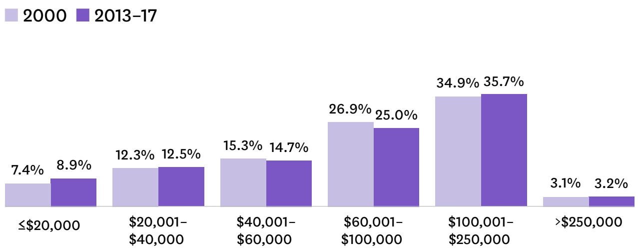
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆Rental units affordable at 80% AMI (% of recently available units)	—	—	66.7%	75.0%	—	—	14
◆Severely rent-burdened households	23.1%	—	30.9%	31.3%	—	29	23
◆Severely rent-burdened households, low-income households	—	—	43.7%	46.9%	—	—	26
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	6.0%	3.8%	—	—	28

◆ 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.

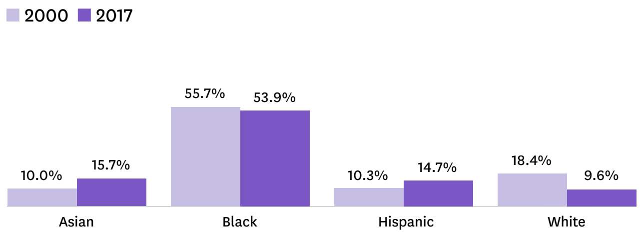
QN13 Queens Village

*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	196,428	213,704	207,164	208,786	—	—	—
Population aged 65+	12.2%	14.0%	13.9%	17.0%	—	20	14
Foreign-born population	38.3%	42.4%	43.3%	43.0%	—	20	18
Households with children under 18 years old	42.5%	39.6%	40.5%	36.6%	—	15	13
Racial diversity index	0.64	0.64	0.63	0.65	—	18	17
Income diversity ratio	—	3.4	4.0	4.2	—	—	51
Median household income (2018$)	$87,670	$81,890	$86,420	$87,490	—	6	9
Poverty rate	7.2%	5.9%	7.1%	8.9%	—	52	47
Unemployment rate	7.3%	6.7%	10.1%	7.5%	—	37	17
Population aged 25+ with a bachelor's degree or higher	23.9%	27.8%	29.7%	30.8%	—	21	31
Population aged 25+ without a high school diploma	—	14.7%	14.7%	11.6%	—	—	42

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	72.3%	75.3%	72.2%	72.5%	—	2	3
◆ Rental vacancy rate	—	—	5.3%	2.8%	—	—	29
◆ Severe crowding rate (% of renter households)	—	—	1.6%	1.7%	—	—	54
Serious housing code violations (per 1,000 privately owned rental units)	—	21.9	38.1	30.1	38.4	—	30
Median rent, all (2018$)	$1,260	$1,500	$1,550	$1,630	—	9	13
Median rent, asking	—	—	—	$1,900	$1,950	—	36
Index of housing price appreciation, all property types	100.0	221.0	165.9	233.5	232.1	—	52
● Index of housing price appreciation, 1 unit building	100.0	221.4	169.4	234.9	233.3	—	—
● Median sales price per unit, 1 unit building (2018$)	$307,380	$560,420	$420,350	$504,440	$520,000	—	—
Sales volume, all property types	1,694	2,388	1,006	986	1,322	3	6
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	13.7	16.1	25.9	18.5	17.4	21	10
Home purchase loan rate (per 1,000 properties)	—	49.4	18.7	23.3	—	—	14

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	10.8	10.5	10.6	—	—	53
Units authorized by new residential building permits	112	302	38	36	28	37	58
Units issued new certificates of occupancy	64	188	90	34	37	42	53

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	35.7%	35.8%	37.0%	36.6%	—	52	53
Mean travel time to work (minutes)	47.8	45.0	43.7	47.4	—	5	10
Serious crime rate (per 1,000 residents)	—	10.6	9.8	8.8	8.4	—	40
Students performing at grade level in ELA, 4th grade	—	—	—	47.9%	56.7%	—	25
Students performing at grade level in math, 4th grade	—	—	—	40.7%	48.9%	—	28
Residential units within ½ mile of a subway station	—	—	—	9.1%	—	—	59
Residential units within ¼ mile of a park	—	—	—	38.4%	—	—	57

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	—	—	—	—	—
◆ Severely rent-burdened households	18.9%	—	24.4%	30.5%	—	47	28
◆ Severely rent-burdened households, low-income households	—	—	53.0%	52.9%	—	—	12
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	3.6%	2.0%	—	—	39

◆ 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.

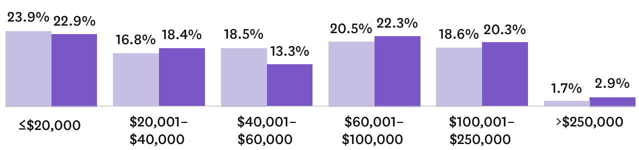
QN14

Rockaway/ Broad Channel

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

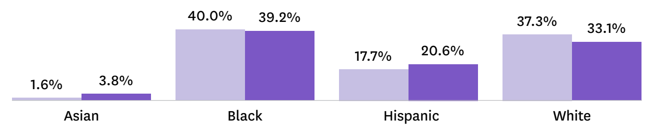
Household Income Distribution (2018$)

2000 ■ 2013–17



Race and Ethnicity

2000 ■ 2017



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population	106,738	120,268	124,031	133,051	—	—	—
Population aged 65+	14.2%	13.9%	13.6%	14.6%	—	12	22
Foreign-born population	24.4%	24.3%	25.7%	22.4%	—	39	50
Households with children under 18 years old	40.1%	41.9%	38.8%	36.3%	—	25	14
Racial diversity index	0.67	0.67	0.67	0.69	—	11	8
Income diversity ratio	—	6.0	6.7	6.0	—	—	20
Median household income (2018$)	$53,960	$54,020	$54,450	$55,040	—	33	32
Poverty rate	22.4%	20.3%	22.4%	19.8%	—	24	20
Unemployment rate	12.8%	9.1%	14.2%	10.0%	—	17	7
Population aged 25+ with a bachelor's degree or higher	20.4%	26.3%	25.1%	28.4%	—	29	36
Population aged 25+ without a high school diploma	—	25.5%	21.9%	19.0%	—	—	24

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	35.1%	41.1%	37.8%	34.1%	—	17	26
◆ Rental vacancy rate	—	—	5.1%	3.1%	—	—	25
◆ Severe crowding rate (% of renter households)	—	—	3.4%	3.0%	—	—	41
Serious housing code violations (per 1,000 privately owned rental units)	—	34.3	39.6	32.5	37.0	—	31
Median rent, all (2018$)	$870	$1,010	$1,040	$1,200	—	47	44
Median rent, asking	—	—	$1,510	$1,800	$1,870	—	41
Index of housing price appreciation, all property types	100.0	233.7	157.8	205.0	209.4	—	58
● Index of housing price appreciation, 2–4 unit building	100.0	240.8	150.7	215.1	211.3	—	—
● Median sales price per unit, 2–4 unit building (2018$)	$161,190	$303,770	$170,410	$270,050	$245,000	—	—
Sales volume, all property types	551	1,055	443	338	535	24	29
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	17.6	23.2	32.4	20.2	14.8	16	14
Home purchase loan rate (per 1,000 properties)	—	53.9	16.6	16.6	—	—	42

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	10.7	11.0	11.8	—	—	52
Units authorized by new residential building permits	1,070	952	46	347	334	4	21
Units issued new certificates of occupancy	266	990	231	331	526	14	16

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	44.2%	49.8%	49.5%	45.2%	—	47	50
Mean travel time to work (minutes)	45.6	41.7	44.7	51.4	—	13	1
Serious crime rate (per 1,000 residents)	—	8.4	8.4	10.8	10.5	—	29
Students performing at grade level in ELA, 4th grade	—	—	—	29.2%	35.0%	—	49
Students performing at grade level in math, 4th grade	—	—	—	26.7%	34.2%	—	42
Residential units within ½ mile of a subway station	—	—	—	67.8%	—	—	41
Residential units within ¼ mile of a park	—	—	—	81.6%	—	—	26

Renters

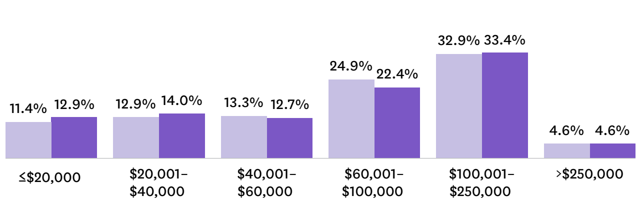
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	77.1%	—	—	—	—
◆ Severely rent-burdened households	24.9%	—	29.8%	28.8%	—	21	37
◆ Severely rent-burdened households, low-income households	—	—	42.5%	41.0%	—	—	49
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	17.8%	17.5%	—	—	3

◆ 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.

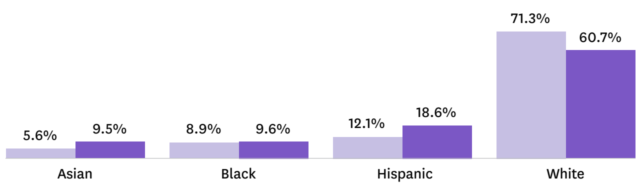
Staten Island

*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	443,728	477,377	469,363	479,458	—	—	—
Population aged 65+	11.6%	11.8%	12.7%	15.8%	—	3	2
Foreign-born population	16.4%	20.9%	21.4%	23.9%	—	5	5
Households with children under 18 years old	38.5%	38.7%	36.8%	35.6%	—	2	2
Racial diversity index	0.47	0.52	0.54	0.58	—	5	5
Income diversity ratio	—	4.3	5.3	5.7	—	—	4
Median household income (2018$)	$85,090	$85,080	$80,160	$80,710	—	1	2
Poverty rate	10.0%	9.2%	11.8%	11.8%	—	5	5
Unemployment rate	5.9%	5.4%	9.1%	4.3%	—	5	5
Population aged 25+ with a bachelor's degree or higher	23.2%	26.8%	30.7%	33.1%	—	3	3
Population aged 25+ without a high school diploma	—	12.1%	12.0%	11.7%	—	—	5

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	63.8%	72.0%	69.6%	69.6%	—	1	1
◆ Rental vacancy rate	—	—	7.6%	6.5%	—	—	1
◆ Severe crowding rate (% of renter households)	—	—	1.9%	3.0%	—	—	5
Serious housing code violations (per 1,000 privately owned rental units)	—	19.0	37.2	25.3	30.5	—	4
Median rent, all (2018$)	$1,110	$1,230	$1,300	$1,310	—	3	4
Median rent, asking	—	—	$1,250	$1,900	$1,800	—	4
Index of housing price appreciation, all property types	100.0	199.0	176.5	225.9	235.1	—	5
● Index of housing price appreciation, 1 unit building	100.0	191.4	174.2	222.8	230.3	—	—
● Median sales price per unit, 1 unit building (2018$)	$314,870	$520,690	$449,890	$504,440	$530,000	—	—
Sales volume, all property types	5,443	6,065	2,848	5,067	5,394	3	3
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	6.8	8.5	14.6	11.5	9.2	4	4
Home purchase loan rate (per 1,000 properties)	—	41.9	20.4	32.0	—	—	1

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	8.2	8.1	8.2	—	—	5
Units authorized by new residential building permits	2,660	954	447	676	591	4	5
Units issued new certificates of occupancy	3,364	1,856	777	677	854	2	5

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	31.6%	35.8%	33.0%	33.2%	—	5	5
Mean travel time to work (minutes)	43.9	42.6	40.1	45.8	—	1	2
Serious crime rate (per 1,000 residents)	10.5	7.6	6.3	6.0	5.5	5	5
Students performing at grade level in ELA, 4th grade	—	—	—	46.8%	57.3%	—	2
Students performing at grade level in math, 4th grade	—	—	—	44.3%	49.7%	—	3
Residential units within ½ mile of a subway station	—	—	—	21.4%	—	—	5
Residential units within ¼ mile of a park	—	—	—	60.4%	—	—	5

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Rental units affordable at 80% AMI (% of recently available units)	—	—	62.5%	72.3%	—	—	2
◆ Severely rent-burdened households	21.5%	—	30.7%	32.9%	—	4	2
◆ Severely rent-burdened households, low-income households	—	—	44.8%	49.0%	—	—	2
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	5.4%	6.0%	—	—	3

◆ 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.
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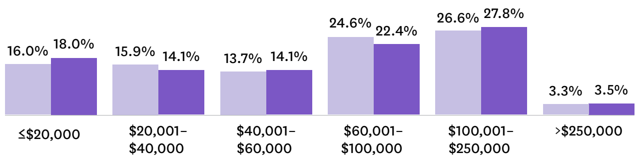
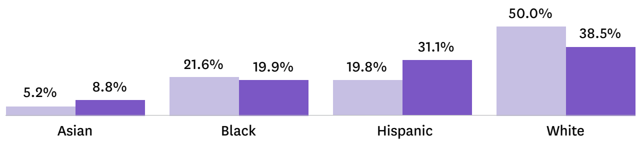
SI01 St. George/ Stapleton

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	162,609	168,395	172,052	176,632	—	—	—
Population aged 65+	11.1%	10.5%	10.7%	13.1%	—	28	33
Foreign-born population	19.1%	24.0%	24.7%	25.4%	—	48	43
Households with children under 18 years old	39.3%	38.4%	40.0%	34.1%	—	27	22
Racial diversity index	0.66	0.70	0.70	0.71	—	15	5
Income diversity ratio	—	5.0	5.7	6.9	—	—	10
Median household income (2018$)	$71,730	$72,510	$67,420	$64,070	—	15	22
Poverty rate	15.7%	15.0%	17.9%	17.9%	—	36	24
Unemployment rate	8.2%	5.7%	10.1%	3.9%	—	31	49
Population aged 25+ with a bachelor's degree or higher	22.9%	24.0%	27.8%	30.1%	—	23	32
Population aged 25+ without a high school diploma	—	15.4%	14.6%	15.2%	—	—	33

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	51.9%	58.7%	58.3%	56.4%	—	7	7
◆ Rental vacancy rate	—	—	8.6%	8.2%	—	—	1
◆ Severe crowding rate (% of renter households)	—	—	2.8%	3.4%	—	—	35
Serious housing code violations (per 1,000 privately owned rental units)	—	34.9	69.4	45.9	58.6	—	23
Median rent, all (2018$)	$1,050	$1,180	$1,290	$1,220	—	28	43
Median rent, asking	—	—	$1,250	$1,950	$1,760	—	50
Index of housing price appreciation, all property types	100.0	209.4	173.0	228.9	239.2	—	49
● Index of housing price appreciation, 1 unit building	100.0	197.0	169.7	225.7	235.1	—	—
● Median sales price per unit, 1 unit building (2018$)	$269,740	$464,950	$386,270	$441,000	$447,530	—	—
Sales volume, all property types	1,576	2,234	853	1,471	1,681	6	2
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	10.9	13.0	20.6	15.7	13.8	25	16
Home purchase loan rate (per 1,000 properties)	—	50.4	18.8	29.8	—	—	6

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	12.0	12.3	12.6	—	—	50
Units authorized by new residential building permits	522	255	181	192	135	8	36
Units issued new certificates of occupancy	839	659	365	216	158	4	37

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	39.6%	45.2%	42.1%	40.6%	—	51	51
Mean travel time to work (minutes)	43.3	42.4	38.6	43.8	—	21	26
Serious crime rate (per 1,000 residents)	—	9.9	8.6	8.9	7.9	—	44
Students performing at grade level in ELA, 4th grade	—	—	—	36.3%	43.5%	—	38
Students performing at grade level in math, 4th grade	—	—	—	32.5%	36.2%	—	40
Residential units within ½ mile of a subway station	—	—	—	12.7%	—	—	57
Residential units within ¼ mile of a park	—	—	—	65.5%	—	—	43

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	64.2%	77.1%	—	—	10
◆ Severely rent-burdened households	22.0%	—	32.3%	35.6%	—	34	8
◆ Severely rent-burdened households, low-income households	—	—	45.4%	49.9%	—	—	18
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	8.2%	10.5%	—	—	13

◆ 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.
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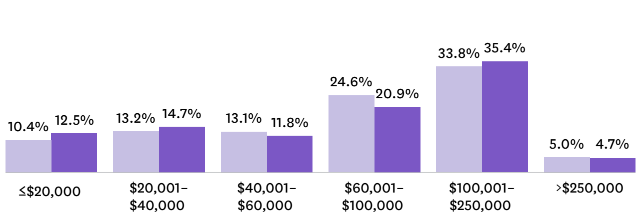
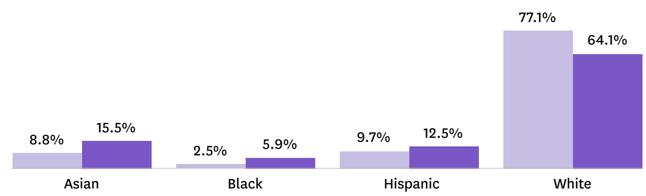
SI02 South Beach/ Willowbrook

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	128,177	133,736	132,502	143,766	—	—	—
Population aged 65+	13.5%	13.9%	15.4%	16.0%	—	16	16
Foreign-born population	18.4%	26.8%	25.7%	30.1%	—	49	37
Households with children under 18 years old	36.2%	36.9%	34.5%	37.9%	—	30	9
Racial diversity index	0.39	0.41	0.48	0.55	—	48	36
Income diversity ratio	—	4.2	5.6	5.0	—	—	39
Median household income (2018$)	$86,470	$85,600	$78,090	$83,040	—	8	10
Poverty rate	9.1%	8.7%	9.7%	10.2%	—	50	42
Unemployment rate	5.1%	7.3%	8.2%	4.8%	—	50	38
Population aged 25+ with a bachelor's degree or higher	24.8%	29.7%	33.6%	35.3%	—	18	24
Population aged 25+ without a high school diploma	—	12.0%	12.6%	11.6%	—	—	42

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	64.5%	72.9%	71.8%	71.1%	—	4	4
◆ Rental vacancy rate	—	—	5.7%	3.8%	—	—	17
◆ Severe crowding rate (% of renter households)	—	—	1.1%	3.1%	—	—	39
Serious housing code violations (per 1,000 privately owned rental units)	—	6.2	10.0	8.3	6.2	—	57
Median rent, all (2018$)	$1,150	$1,280	$1,200	$1,440	—	17	25
Median rent, asking	—	—	$1,750	$1,950	$1,800	—	47
Index of housing price appreciation, all property types	100.0	199.6	179.9	233.0	244.5	—	48
● Index of housing price appreciation, 1 unit building	100.0	192.9	175.6	225.9	236.1	—	—
● Median sales price per unit, 1 unit building (2018$)	$334,340	$536,370	$463,520	$529,920	$568,000	—	—
Sales volume, all property types	1,642	1,764	842	1,589	1,570	4	4
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	5.6	6.3	11.4	8.8	6.0	34	32
Home purchase loan rate (per 1,000 properties)	—	41.1	19.8	32.5	—	—	4

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	5.7	5.7	6.1	—	—	55
Units authorized by new residential building permits	784	269	87	239	150	5	34
Units issued new certificates of occupancy	700	458	140	205	399	5	21

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	29.5%	34.4%	34.2%	32.1%	—	54	54
Mean travel time to work (minutes)	41.7	38.2	38.3	45.9	—	27	17
Serious crime rate (per 1,000 residents)	—	7.0	5.6	5.0	5.2	—	55
Students performing at grade level in ELA, 4th grade	—	—	—	47.6%	59.9%	—	19
Students performing at grade level in math, 4th grade	—	—	—	45.0%	50.6%	—	26
Residential units within ½ mile of a subway station	—	—	—	24.3%	—	—	55
Residential units within ¼ mile of a park	—	—	—	56.9%	—	—	50

Renters

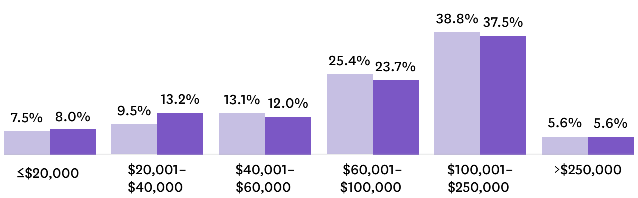
	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	—	—	—	—	—
◆ Severely rent-burdened households	20.8%	—	29.7%	30.2%	—	41	29
◆ Severely rent-burdened households, low-income households	—	—	42.1%	46.4%	—	—	31
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	1.9%	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.

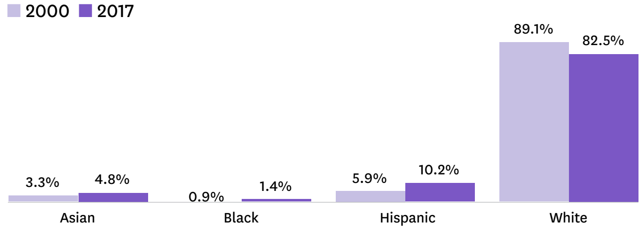
SI03

Tottenville/ Great Kills

Household Income Distribution (2018$)



Race and Ethnicity



Demographics

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population	152,942	175,246	164,809	159,060	—	—	—
Population aged 65+	10.5%	11.3%	12.5%	18.6%	—	32	10
Foreign-born population	11.7%	13.3%	14.5%	16.5%	—	55	55
Households with children under 18 years old	39.7%	40.4%	35.3%	35.3%	—	26	17
Racial diversity index	0.20	0.28	0.29	0.31	—	55	54
Income diversity ratio	—	3.6	4.0	5.4	—	—	32
Median household income (2018$)	$97,400	$101,590	$92,790	$98,640	—	5	7
Poverty rate	4.9%	4.1%	7.0%	6.6%	—	55	54
Unemployment rate	4.2%	3.7%	8.7%	4.4%	—	52	45
Population aged 25+ with a bachelor's degree or higher	22.2%	27.2%	31.1%	34.5%	—	25	26
Population aged 25+ without a high school diploma	—	9.2%	9.1%	8.0%	—	—	49

Housing Market and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Homeownership rate	75.9%	84.9%	79.5%	82.9%	—	1	1
◆ Rental vacancy rate	—	—	7.5%	5.8%	—	—	4
◆ Severe crowding rate (% of renter households)	—	—	0.4%	1.7%	—	—	54
Serious housing code violations (per 1,000 privately owned rental units)	—	2.6	6.2	4.8	3.3	—	59
Median rent, all (2018$)	$1,170	$1,290	$1,400	$1,410	—	13	28
Median rent, asking	—	—	—	$1,750	$1,840	—	46
Index of housing price appreciation, all property types	100.0	188.7	176.1	219.2	226.8	—	56
● Index of housing price appreciation, 1 unit building	100.0	186.8	175.8	219.5	224.6	—	—
● Median sales price per unit, 1 unit building (2018$)	$341,860	$546,960	$474,880	$519,730	$545,000	—	—
Sales volume, all property types	2,225	2,067	1,153	2,007	2,143	1	1
Notices of foreclosure rate (per 1,000 1–4 unit and condo properties)	4.5	6.6	12.4	10.1	8.0	38	29
Home purchase loan rate (per 1,000 properties)	—	35.5	22.0	33.4	—	—	3

Land Use and Development

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Population density (1,000 persons per square mile)	—	8.4	7.9	7.7	—	—	54
Units authorized by new residential building permits	1,291	427	179	245	304	1	24
Units issued new certificates of occupancy	1,825	739	272	256	297	1	25

Neighborhood Services and Conditions

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
Car-free commute (% of commuters)	25.6%	28.4%	23.0%	26.5%	—	55	55
Mean travel time to work (minutes)	46.1	45.8	42.9	47.9	—	9	8
Serious crime rate (per 1,000 residents)	—	4.6	3.9	3.1	2.9	—	59
Students performing at grade level in ELA, 4th grade	—	—	—	59.3%	71.3%	—	9
Students performing at grade level in math, 4th grade	—	—	—	58.6%	65.6%	—	12
Residential units within ½ mile of a subway station	—	—	—	28.4%	—	—	52
Residential units within ¼ mile of a park	—	—	—	57.9%	—	—	49

Renters

	2000	2006	2010	2017	2018	2000 Rank	2017–18 Rank
◆ Rental units affordable at 80% AMI (% of recently available units)	—	—	—	—	—	—	—
◆ Severely rent-burdened households	21.5%	—	27.8%	29.9%	—	38	33
◆ Severely rent-burdened households, low-income households	—	—	46.3%	50.2%	—	—	16
Housing choice vouchers (% of occupied, privately owned rental units)	—	—	2.8%	2.1%	—	—	38

◆ 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.

Part 3:
Indicators, Rankings, and Methods

Indicator Definitions and Rankings

This section includes definitions for indicators in Part 2 of this report. See the Methods section for more on data sources and interpretation. In addition to indicator definitions, we report the five neighborhoods with the highest and lowest values for the indicator. The neighborhood with the highest value will be ranked first, even if higher values are not considered better, as with crime rates. Rankings are provided for the most recent year that data are available for each indicator. In the event of a tie, rank numbers are repeated. Where data are unavailable for a given neighborhood, we report rankings out of all neighborhoods for which the indicator can be calculated. Rankings are listed for community districts, though some indicators are reported at the sub-borough area level. See the Index of Community Districts for more information.

Car-Free Commute

This indicator measures the percentage of workers who commute primarily by foot, bicycle, or public transportation, as a share of all workers over the age of 16 who do not work at home. The types of transportation included as public transportation are bus, subway, railroad, and ferry boat. To be consistent with the way commute transportation modes are tabulated in the American Community Survey (ACS), public transit rates from the 2000 Census exclude those commuting by taxi. For this indicator, "Car" refers to personal motor vehicles, including motorcycles. Respondents were asked to report the "principal" means of getting from home to work, defined as the means used most often and for the longest distance among any other means used.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 02	Brooklyn Heights/Fort Greene	90.9%
2	MN 06	Stuyvesant Town/Turtle Bay	89.9%
3	MN 03	Lower East Side/Chinatown	89.2%
4	MN 09	Morningside Heights/Hamilton Heights	88.9%
5	MN 04, 05	Chelsea/Clinton/Midtown	88.8%
Lowest			
51	SI 01	North Shore	40.6%
52	QN 11	Bayside/Little Neck	39.4%
53	QN 13	Queens Village	36.6%
54	SI 02	Mid-Island	32.1%
55	SI 03	South Shore	26.5%

Foreign-Born Population

This indicator measures the share of the population that is foreign-born. Foreign-born includes all those born outside the United States or Puerto Rico, regardless of whether they currently are United States citizens. Children born abroad to parents who are U.S. citizens are not counted as foreign born.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	QN 04	Elmhurst/Corona	63.9%
2	QN 03	Jackson Heights	60.1%
3	QN 07	Flushing/Whitestone	58.7%
4	BK 11	Bensonhurst	55.6%
5	QN 02	Sunnyside/Woodside	53.7%
Lowest			
51	BK 02	Brooklyn Heights/Fort Greene	18.8%
52	BK 03	Bedford Stuyvesant	18.4%
53	MN 07	Upper West Side	17.6%
54	BK 06	Park Slope/Carroll Gardens	16.8%
55	SI 03	South Shore	16.5%

Home Purchase Loan Rate

(per 1,000 properties)

This indicator measures the home purchase loan rate by dividing the number of first-lien home purchase loan originations for owner-occupied one- to four-family buildings, condominiums, or cooperative apartments by the total number of one- to four-family buildings, condominiums, and cooperative apartments in the given geography and then multiplying by 1,000 to establish a rate. This year we have made minor changes to the classification of property types used in the denominator of this indicator, so the values for this indicator differ slightly from what we have published previously. For more information on Home Mortgage Disclosure Act data, please refer to the Methods section of this report.

Sources: Home Mortgage Disclosure Act, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 02	Brooklyn Heights/Fort Greene	37.1
2	BK 06	Park Slope/Carroll Gardens	34.2
3	SI 03	South Shore	33.4
4	SI 02	Mid-Island	32.5
5	BK 08	North Crown Heights/Prospect Heights	30.6
Lowest			
51	BX 01, 02	Mott Haven/Hunts Point	11.1
52	BX 04	Highbridge/South Concourse	10.9
53	BX 05	University Heights/Fordham	10.2
54	MN 11	East Harlem	9.5
54	BX 03, 06	Morrisania/Belmont	9.5

Homeownership Rate

This indicator measures the number of owner-occupied units divided by the total number of occupied housing units.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	SI 03	South Shore	82.9%
2	QN 11	Bayside/Little Neck	73.0%
3	QN 13	Queens Village	72.5%
4	SI 02	Mid-Island	71.1%
5	QN 10	South Ozone Park/Howard Beach	64.4%
Lowest			
51	BX 03, 06	Morrisania/Belmont	6.8%
51	BX 07	Kingsbridge Heights/Mosholu	6.8%
53	BX 04	Highbridge/South Concourse	6.2%
54	BX 01, 02	Mott Haven/Hunts Point	5.3%
55	BX 05	University Heights/Fordham	3.7%

Households with Children Under 18

This indicator measures the percentage of households with children under 18 present.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BX 07	Kingsbridge Heights/Mosholu	48.3%
2	BX 05	University Heights/Fordham	47.3%
3	BX 03, 06	Morrisania/Belmont	41.6%
4	BK 12	Borough Park	41.1%
5	BK 07	Sunset Park	40.9%
Lowest			
51	MN 08	Upper East Side	17.5%
52	MN 03	Lower East Side/Chinatown	16.3%
53	MN 01, 02	Greenwich Village/Financial District	16.1%
54	MN 06	Stuyvesant Town/Turtle Bay	9.9%
55	MN 04, 05	Chelsea/Clinton/Midtown	8.4%

Household Income Distribution

This indicator measures the share of households with household income in one of six brackets: less than $20,000; $20,000-39,999; $40,000-59,999; $60,000-99,999; $100,000-249,999; and $250,000 or more. Household income is the total income of all members of a household aged 15 years or older. All figures have been adjusted to 2018 dollars. We report data from five-year American Community Survey estimates at the borough and sub-borough levels.

The U.S. Census Bureau advises against comparisons of income data between the decennial census and the American Community Survey (ACS) due to differences in question construction and sampling, and so we urge caution when comparing this indicator over time, particularly at the neighborhood level. For more information on comparisons across years and across U.S. Census Bureau products, please refer to the Methods section of this report.

Sources: IPUMS-USA, University of Minnesota, NYU Furman Center

Geography: City, Borough, Sub-borough Area

Housing Choice Vouchers

(% of occupied, privately owned rental units)

This indicator measures the share of all rental households in privately owned units whose occupants use a housing choice voucher from the U.S. Department of Housing and Urban Development. Because tenants cannot use their vouchers to rent units in public housing, we report this indicator as a percentage of occupied, privately owned rental units. The denominator consists of occupied rental housing units (that is, rental households) from the American Community Survey (ACS) minus the total number of public housing units. For more information about the calculation of this indicator, see the "Housing Choice Vouchers" section of the Methods section. Due to inconsistencies in data collection and reporting before 2009 from the Picture of Subsidized Households, the source of housing choice voucher data, we do not present this indicator before 2009.

Sources: Picture of Subsidized Households, American Community Survey, New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BX 05	University Heights/Fordham	19.4%
2	BX 03, 06	Morrisania/Belmont	18.1%
3	QN 14	Rockaways	17.5%
4	BX 07	Kingsbridge Heights/Mosholu	15.6%
5	BK 13	Coney Island	15.5%
Lowest			
51	QN 02	Sunnyside/Woodside	0.6%
52	QN 01	Astoria	0.5%
52	QN 07	Flushing/Whitestone	0.5%
52	SI 02	Mid-Island	0.5%
55	QN 11	Bayside/Little Neck	0.0%

Income Diversity Ratio

This indicator measures income diversity by dividing the income earned by the 80th percentile household by the income earned by the 20th percentile household, excluding all households without positive income. For example, if the 80th percentile income is $75,000 and the 20th percentile income is $15,000, then the income diversity ratio is 5.0. A higher ratio indicates a broader spread of incomes. The income diversity ratio does not measure the distribution of income. To give a better sense of the distribution, each page also includes a chart showing the percentage of households in a given geographic area that fall into each of several income categories. The percentages in the charts may not add up to 100 percent because of rounding.

Sources: IPUMS-USA, University of Minnesota, NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 16	Brownsville/Ocean Hill	9.7
2	MN 10	Central Harlem	9.3
3	MN 07	Upper West Side	9.2
4	MN 03	Lower East Side/Chinatown	8.5
5	MN 09	Morningside Heights/Hamilton Heights	8.2
5	BK 13	Coney Island	8.2
Lowest			
51	QN 09	Ozone Park/Woodhaven	4.2
51	QN 13	Queens Village	4.2
53	QN 10	South Ozone Park/Howard Beach	4.1
54	QN 04	Elmhurst/Corona	4.0
55	QN 03	Jackson Heights	3.4

Index of Housing Price Appreciation

(by housing type)

This indicator measures average price changes in repeated sales of the same properties. Because it is based on price changes for the same properties, the index captures price appreciation while controlling for variations in the quality of the housing sold in each period. The index is available for all properties, and is broken out for several types of properties: one-unit buildings, two- to four- unit buildings, buildings with five or more units, and condominiums. In Part 2 this report, we display the index for all property types combined and for the most common type of property sold since 2000. We do not report for geographies where there are too few sales of a particular building type to derive an index. Our estimates of sales occurring in 2018 include only sales recorded by the end of January 2019. This encompasses the vast majority of sales in 2018, but due to recording delays, this number may be revised slightly when complete data are available. Only sales deemed to be arm's length transactions are included in the calculation of this indicator. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by the New York City Department of Finance (DOF). This year we received an update of transaction data since 2001 from DOF, and because of improvements in DOF's identification of "insignificant" sales, the values for this indicator differ from what we have published previously. For additional information about arm's length sales and the techniques used to calculate the index, please refer to the Methods section of this report.

Sources: New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

Interpreting Changes in the Index of Housing Price Appreciation

Because the index of housing price appreciation is normalized to be 100 in the base year, one should be careful in interpreting differences in index levels. A difference in two index levels only gives the change in terms of the base year. The percentage change between two years can be calculated by the formula

$$\frac{HPI_{year1} - HPI_{year0}}{HPI_{year0}}$$

For example: The index in 2008 was 196.2 for Manhattan Community District 8 (Upper East Side). In 2018, it was 232.1. So the index was 35.95 index points higher in 2017. This does not mean that the value of the average property went up by 35.9 percent. Using the formula above, we see that the home appreciated by 18 percent between 2008 and 2018:

$$\frac{232.1 - 196.2}{196.2}$$

In addition, be careful not to draw incorrect conclusions when comparing the index across different geographies. Because the index measures changes in prices relative to the base year, it does not reflect differences in current values. For example, the Upper East Side had a lower index level than Lower East Side/Chinatown in 2018. This does not mean that properties in the Upper East Side are less valuable than those in Lower East Side/Chinatown, but rather that Upper East Side properties experienced a more modest increase in value since 2000.

All Property Types

2017–18 Rank	CD#	Name	Value
Highest			
1	MN 09	Morningside Heights/Hamilton	615.3
2	MN 10	Central Harlem	614.1
3	MN 12	Washington Heights/Inwood	565.2
4	BK 06	Park Slope/Carroll Gardens	491.8
5	BK 01	Greenpoint/Williamsburg	487.4
Lowest			
55	QN 12	Jamaica/Hollis	230.7
56	SI 03	Tottenville/Great Kills	226.8
57	BX 10	Throgs Neck/Co-op City	214.7
58	QN 14	Rockaway/Broad Channel	209.4
59	BX 12	Williamsbridge/Baychester	202.6

1 Unit Buildings

2017–18 Rank	CD#	Name	Value
Highest			
1	MN 12	Washington Heights/Inwood	1,390.2
2	MN 09	Morningside Heights/Hamilton	1,051.7
3	MN 10	Central Harlem	777.6
4	BK 02	Fort Greene/Brooklyn Heights	590.6
5	BK 03	Bedford Stuyvesant	587.7
Lowest			
52	BX 12	Williamsbridge/Baychester	191.6
53	MN 06	Stuyvesant Town/Turtle Bay	146.5
54	MN 08	Upper East Side	141.6
55	MN 07	Upper West Side	124.1
56	MN 03	Lower East Side/Chinatown	113.2

2–4 Unit Buildings

2017–18 Rank	CD#	Name	Value
Highest			
1	MN 12	Washington Heights/Inwood	1,246.6
2	MN 04	Clinton/Chelsea	822.4
3	BK 01	Greenpoint/Williamsburg	708.5
4	MN 10	Central Harlem	648.8
5	BK 02	Fort Greene/Brooklyn Heights	557.3
Lowest			
53	BX 10	Throgs Neck/Co-op City	216.6
54	BK 18	Flatlands/Canarsie	214.7
55	QN 14	Rockaway/Broad Channel	211.3
56	BX 03	Morrisania/Crotona	203.2
57	BX 12	Williamsbridge/Baychester	203.0

5+ Unit Buildings

2017–18 Rank	CD#	Name	Value
Highest			
1	QN 11	Bayside/Little Neck	8,511.5
2	MN 05	Midtown	1,117.9
3	BX 01	Mott Haven/Melrose	1,106.7
4	BK 18	Flatlands/Canarsie	963.1
5	BK 06	Park Slope/Carroll Gardens	899.8
Lowest			
52	QN 14	Rockaway/Broad Channel	263.3
53	QN 09	Kew Gardens/Woodhaven	256.3
54	SI 02	South Beach/Willowbrook	236.3
55	QN 10	South Ozone Park/Howard Beach	227.0
56	QN 06	Rego Park/Forest Hills	39.4

Condominiums

2017–18 Rank	CD#	Name	Value
Highest			
1	BK 15	Sheepshead Bay	616.6
2	MN 10	Central Harlem	581.2
3	BK 09	South Crown Heights/Lefferts Gardens	578.3
4	MN 11	East Harlem	551.8
5	QN 04	Elmhurst/Corona	544.1
Lowest			
51	MN 01	Financial District	175.1
52	BK 10	Bay Ridge/Dyker Heights	141.5
53	BX 03	Morrisania/Crotona	114.3
54	BX 06	Belmont/East Tremont	72.1
55	BX 08	Riverdale/Fieldston	59.9

Mean Travel Time to Work

(minutes)

This indicator measures the mean commute time in minutes for commuters residing in the geographic area. The mean is calculated by dividing the aggregate commute time in minutes for each area by the number of workers 16 years old and older who did not work from home.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	QN 14	Rockaways	51.4
2	BX 08	Riverdale/Kingsbridge	49.8
3	BK 15	Sheepshead Bay/Gravesend	49.0
3	BK 18	Flatlands/Canarsie	49.0
5	QN 12	Jamaica	48.9
Lowest			
51	MN 03	Lower East Side/Chinatown	30.7
52	MN 08	Upper East Side	29.8
53	MN 04, 05	Chelsea/Clinton/Midtown	26.5
54	MN 06	Stuyvesant Town/Turtle Bay	26.2
55	MN 01, 02	Greenwich Village/Financial District	26.0

Median Household Income

Household income is the total income of all members of a household aged 15 years or older. All figures have been adjusted to 2018 dollars. The U.S. Census Bureau advises against comparing income data between the decennial census and the American Community Survey (ACS) due to differences in question construction and sampling, so we urge caution when comparing this indicator over time, particularly at the neighborhood level. For more information on comparisons across years and across U.S. Census Bureau products, please refer to the Methods section of this report.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: National, City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 01, 02	Greenwich Village/Financial District	$147,640
2	BK 06	Park Slope/Carroll Gardens	$137,370
3	MN 08	Upper East Side	$133,850
4	MN 07	Upper West Side	$126,260
5	MN 06	Stuyvesant Town/Turtle Bay	$114,530
Lowest			
51	BX 04	Highbridge/South Concourse	$31,490
52	BX 05	University Heights/Fordham	$30,740
53	BX 03, 06	Morrisania/Belmont	$26,470
54	BX 01, 02	Mott Haven/Hunts Point	$21,370
55	BK 16	Brownsville/Ocean Hill	$20,640

Median Rent, All

The monthly rent we report (with the exception of asking rents as outlined above) is *gross rent*, which includes two components: the amount agreed to or specified in the lease regardless of whether furnishings, utilities, or services are included; and the estimated monthly electricity and heating fuel costs paid by the renter. Because the pre-compiled summary tables from the American Community Survey (ACS) do not report estimates for median gross rent when the median is above $2,000, medians above that level come from the Public Use Microdata Sample of the ACS. Although the U.S. Census Bureau advises that rent estimates from the 2000 decennial census are not generally comparable to rent estimates from the ACS, the incompatibility stems from the ways in which rents for properties with large areas of undeveloped land were calculated; because New York City has very few such properties, we report 2000 estimates for median rent but advise some caution in comparing those figures to later years. For more information on comparisons across years, please refer to the Methods section of this report.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 01, 02	Greenwich Village/Financial District	$2,610
2	MN 06	Stuyvesant Town/Turtle Bay	$2,490
3	MN 08	Upper East Side	$2,380
4	BK 06	Park Slope/Carroll Gardens	$2,280
5	MN 04, 05	Chelsea/Clinton/Midtown	$2,150
Lowest			
51	BX 03, 06	Morrisania/Belmont	$1,040
51	BK 13	Coney Island	$1,040
53	BX 01, 02	Mott Haven/Hunts Point	$990
54	MN 11	East Harlem	$910
55	BK 16	Brownsville/Ocean Hill	$900

Median Rent, Asking

This indicator measures the median rent that landlords advertise for housing units available for rent. Advertised rents may not reflect the final lease terms if these units become occupied. The median asking rent will appear to be higher than the median rent for all renters, which may reflect tenants with lower rents due to subsidies, rent regulation, or simply favorable treatment from their landlords. We advise caution when comparing the median asking rent to any other median rent. Asking rents are presumably contract rents, which refer to rental costs that will be specified on a lease and may or may not include any utility costs. All other rents used in this report are gross rents, which is the contract rent plus any additional utility payments (see Median Rent). Unlike other rents reported elsewhere in this report, we do not adjust this indicator for inflation. We do not display median asking rents in community districts that had fewer than 30 listings. Care should also be taken because not all landlords elect to post listings on StreetEasy, so the sample is not necessarily representative of all units that were for rent.

Sources: StreetEasy, NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 01	Financial District	$4,000
1	MN 05	Midtown	$4,000
3	MN 02	Greenwich Village/Soho	$3,660
4	MN 04	Clinton/Chelsea	$3,470
5	MN 06	Stuyvesant Town/Turtle Bay	$3,300
Lowest			
54	BX 05	Fordham/University Heights	$1,700
54	BX 07	Kingsbridge Heights/Bedford	$1,700
54	QN 10	South Ozone Park/Howard Beach	$1,700
57	BX 09	Parkchester/Soundview	$1,650
57	BX 11	Morris Park/Bronxdale	$1,650
59	BX 02	Hunts Point/Longwood	$1,600

Median Sales Price per Unit

(by property type)

This indicator measures the median percentage of gross, pre-tax income spent on gross rent (rent plus electricity and heating fuel costs; see median rent definition) by New York City renter households. For more information on comparisons across years, please refer to the Methods section of this report.

Sources: U.S. Census (2000), American Community Survey (2006, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Median Sales Price per Unit

(by property type)

We provide the median price per unit for whichever property type had a greater number of sales in 2018. For single-unit buildings, price per unit is the sales price of the home. For condominium buildings, the sales price is available for each apartment. For other multifamily buildings, the price per unit is calculated by dividing the sales price of the building by the number of units contained within the building. Prices are expressed in constant 2018 dollars. Changes in the median price should not be used to compare sales prices across years; the index of housing price appreciation is a better measure of housing price changes over time. Sales data for 2018 only include sales recorded as of January 31, 2019. This encompasses the vast majority of sales in 2018, but due to recording delays this number may be revised slightly when complete data are available. Only sales deemed to be arm's length transactions are included in the calculation of this indicator. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by the New York City Department of Finance (DOF). This year we received an update of transaction data since 2001 from DOF, and because of improvements in DOF's identification of "insignificant" sales, the values for this indicator differ from what we have published previously. For additional information about arm's length sales, please refer to the Methods section of this report.

Sources: New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

1 unit building (2018$)

2017–18 Rank	CD#	Name	Value
Highest			
1	MN 07	Upper West Side	$11,927,500
2	MN 08	Upper East Side	$11,150,000
3	MN 02	Greenwich Village/Soho	$9,842,890
4	MN 06	Stuyvesant Town/Turtle Bay	$8,450,000
5	MN 01	Financial District	$8,000,000
Lowest			
54	QN 14	Rockaway/Broad Channel	$425,000
55	BX 09	Parkchester/Soundview	$405,000
56	BX 12	Williamsbridge/Baychester	$400,000
57	BX 06	Belmont/East Tremont	$387,500
58	BX 05	Fordham/University Heights	$385,000

5+ unit building (2018$)

2017–18 Rank	CD#	Name	Value
Highest			
11	MN 05	Midtown	$917,400
2	MN 01	Financial District	$732,390
3	MN 02	Greenwich Village/Soho	$722,320
4	MN 08	Upper East Side	$647,060
5	MN 06	Stuyvesant Town/Turtle Bay	$628,970
Lowest			
53	QN 10	South Ozone Park/Howard Beach	$136,000
54	BX 05	Fordham/University Heights	$134,210
55	QN 12	Jamaica/Hollis	$132,140
56	QN 14	Rockaway/Broad Channel	$57,920
57	QN 06	Rego Park/Forest Hills	$10,710

2–4 unit building (2018$)

2017–18 Rank	CD#	Name	Value
Highest			
1	MN 01	Financial District	$4,250,000
2	MN 02	Greenwich Village/Soho	$3,935,170
3	MN 08	Upper East Side	$2,245,990
4	MN 06	Stuyvesant Town/Turtle Bay	$1,950,000
5	MN 07	Upper West Side	$1,855,830
Lowest			
54	BX 06	Belmont/East Tremont	$235,000
55	BX 02	Hunts Point/Longwood	$233,330
56	BX 09	Parkchester/Soundview	$230,000
57	BX 03	Morrisania/Crotona	$221,670
58	BX 04	Highbridge/Concourse	$218,330

Condominium (2018$)

2017–18 Rank	CD#	Name	Value
Highest			
1	MN 02	Greenwich Village/Soho	$3,225,000
2	MN 05	Midtown	$2,036,500
3	MN 01	Financial District	$1,900,000
4	MN 08	Upper East Side	$1,650,000
5	MN 07	Upper West Side	$1,608,890
Lowest			
54	BX 04	Highbridge/Concourse	$190,000
54	BX 11	Morris Park/Bronxdale	$190,000
56	BX 12	Williamsbridge/Baychester	$187,000
57	BX 07	Kingsbridge Heights/Bedford	$175,000
58	BX 09	Parkchester/Soundview	$156,750

Notices of Foreclosure Rate

(per 1,000 1–4 unit and condo properties)

This indicator measures the number of mortgage foreclosure actions initiated per 1,000 one- to four unit properties and condominium units. For this indicator, we report the number of one- to four-family properties and condominium units that have received a mortgage-related *lis pendens* in the given calendar year per 1,000 one- to four-family properties and condominium units. Cooperative apartments are not included in this rate. If a property received multiple *lis pendens* within 90 days of each other, only the first *lis pendens* is counted here. This year we have made minor changes to the classification of property types used in the denominator of this indicator, so the values for this indicator differ slightly from what we have published previously. For a more detailed description of our *lis pendens* methodology, please refer to the Methods section of this report.

Sources: Public Data Corporation, New York City Department of Finance Final Tax Roll File, NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 16	Brownsville	30.7
2	QN 12	Jamaica/Hollis	26.0
3	BK 05	East New York/Starrett City	25.3
4	BK 17	East Flatbush	23.8
5	BX 03	Morrisania/Crotona	23.6
Lowest			
54	MN 04	Clinton/Chelsea	1.9
54	MN 08	Upper East Side	1.9
56	MN 02	Greenwich Village/Soho	1.7
57	MN 12	Washington Heights/Inwood	1.5
58	MN 07	Upper West Side	1.4
59	MN 03	Lower East Side/Chinatown	1.3

Population

The U.S. Census Bureau defines population as all people, both children and adults, living in a given geographic area.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Population Aged 25+ With a Bachelor's Degree or Higher

This indicator measures the population aged 25 and older who have attained at least a bachelor's degree, including those with a master's, professional or doctoral degree, as a percentage of the entire population in a given geographic area.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 08	Upper East Side	83.7%
2	MN 01, 02	Greenwich Village/Financial District	80.9%
3	MN 06	Stuyvesant Town/Turtle Bay	80.7%
4	MN 07	Upper West Side	79.6%
5	MN 04, 05	Chelsea/Clinton/Midtown	73.6%
Lowest			
51	BX 03, 06	Morrisania/Belmont	13.3%
52	BK 16	Brownsville/Ocean Hill	12.7%
53	BK 05	East New York/Starrett City	12.5%
54	BX 05	University Heights/Fordham	11.5%
55	BX 01, 02	Mott Haven/Hunts Point	9.7%

Population Aged 25+ Without a High School Diploma

This indicator measures the population aged 25 and older who have not graduated from high school and have not received a GED, as a percentage of the entire population in a given geographic area.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BX 01, 02	Mott Haven/Hunts Point	41.0%
2	BK 07	Sunset Park	37.5%
3	BX 05	University Heights/Fordham	36.7%
4	BX 03, 06	Morrisania/Belmont	36.6%
5	BX 04	Highbridge/South Concourse	32.1%
Lowest			
51	MN 04, 05	Chelsea/Clinton/Midtown	6.5%
52	BK 06	Park Slope/Carroll Gardens	6.3%
53	MN 06	Stuyvesant Town/Turtle Bay	3.9%
54	MN 07	Upper West Side	3.5%
55	MN 08	Upper East Side	2.0%

Population Aged 65 and Older

This indicator measures residents who are aged 65 years and older as a percentage of the entire population in a given geographic area.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 13	Coney Island	23.7%
2	QN 11	Bayside/Little Neck	22.7%
3	BX 10	Throgs Neck/Co-op City	20.8%
4	MN 07	Upper West Side	20.1%
5	QN 06	Rego Park/Forest Hills	19.7%
Lowest			
51	BX 01, 02	Mott Haven/Hunts Point	8.7%
52	BX 04	Highbridge/South Concourse	8.5%
53	BX 07	Kingsbridge Heights/Mosholu	8.4%
54	BX 05	University Heights/Fordham	8.0%
55	BK 04	Bushwick	7.4%

Population Density

(1,000 persons per square mile)

Population density is calculated by dividing a geographic area's population by its land area and is reported in thousands of people per square mile. The U.S. Census Bureau advises that American Community Survey (ACS) population estimates should be compared with caution across years. For more information on comparisons across years, please refer to the Methods section of this report.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 08	Upper East Side	107.8
2	MN 10	Central Harlem	103.1
3	BX 05	University Heights/Fordham	98.2
4	MN 06	Stuyvesant Town/Turtle Bay	92.3
5	MN 03	Lower East Side/Chinatown	92.0
Lowest			
51	BX 10	Throgs Neck/Co-op City	12.2
52	QN 14	Rockaways	11.8
53	QN 13	Queens Village	10.6
54	SI 03	South Shore	7.7
55	SI 02	Mid-Island	6.1

Poverty Rate

This indicator measures the number of people below the poverty threshold divided by the number of people for whom poverty status was determined. Poverty status is determined by the U.S. Census Bureau based on household size, composition, the number of children under 18 years of age, and individual or family income. The U.S. Census Bureau advises that American Community Survey (ACS) poverty data should be compared with caution across years. For more information on comparisons across years, please refer to the Methods section of this report.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BX 01, 02	Mott Haven/Hunts Point	44.2%
2	BK 16	Brownsville/Ocean Hill	39.9%
3	BX 04	Highbridge/South Concourse	36.4%
3	BX 05	University Heights/Fordham	36.4%
5	BX 03, 06	Morrisania/Belmont	35.8%
Lowest			
51	QN 06	Rego Park/Forest Hills	8.1%
52	MN 06	Stuyvesant Town/Turtle Bay	8.0%
53	BK 06	Park Slope/Carroll Gardens	7.8%
54	SI 03	South Shore	6.6%
55	MN 08	Upper East Side	6.1%

Racial Diversity Index

The Racial Diversity Index (RDI) measures the probability that two randomly chosen people in a given geographic area will be of a different race. The NYU Furman Center uses the categories of Asian (non-Hispanic), Black (non-Hispanic), Hispanic (of any race), and white (non-Hispanic) to calculate the index. People identifying as some other race or reporting more than one race are excluded from this calculation. Nonetheless, the groups we focus on accounted for 97.1 percent of New York City's population in 2017. The RDI is calculated using the following formula:

$$RDI = 1 - (P^2_{Asian} + P^2_{black} + P^2_{Hispanic} + P^2_{white})$$

A higher number indicates a more racially diverse population. For instance, if an area is inhabited by a single racial/ethnic group, its RDI would be zero. If the population of a neighborhood is evenly distributed among the four groups (25% of residents are Asian, 25% Black, 25% Hispanic, and 25% white), its RDI would be 0.75. In practice, in neighborhoods with a large share of residents who do not fall into any of the four groups, the RDI may be slightly greater than 0.75.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	QN 10	South Ozone Park/Howard Beach	0.80
2	QN 08	Hillcrest/Fresh Meadows	0.74
3	MN 09	Morningside Heights/Hamilton Heights	0.73
4	QN 09	Ozone Park/Woodhaven	0.72
5	MN 03	Lower East Side/Chinatown	0.71
5	SI 01	North Shore	0.71
Lowest			
51	BX 05	University Heights/Fordham	0.43
51	BX 07	Kingsbridge Heights/Mosholu	0.43
53	MN 08	Upper East Side	0.42
54	SI 03	South Shore	0.31
55	BK 17	East Flatbush	0.24

Racial/Ethnic Share

(Asian, Black, Hispanic, White)

This indicator measures the percentage of the total population made up of each of the following racial/ethnic groups: Asian (non-Hispanic), Black (non-Hispanic), Hispanic (of any race), and white (non-Hispanic). The percentages of the four groups may not add up to 100 because people of other races or two or more races are not displayed.

Sources: U.S. Census (2000), American Community Survey (2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

Rental Units Affordable at 80% AMI

(% of recently available units)

Recently available units are defined as affordable to a household if its gross rent (rent plus electricity and heating fuel costs; see *median rent* definition) is less than 30 percent of the household's gross monthly income. In order to represent the experiences of households with different incomes, we report shares of rental units affordable at 30 percent (the "extremely low-income" limit), 50 percent (the "very low-income" limit), 80 percent (the "low-income" limit), and 120 percent (the "moderate-income" limit) of the area median income (AMI) as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME program guidelines. For units without bedrooms (studios), we determine affordability based on one-person income limits; one-bedroom units use two-person income limits; two-bedroom units use three-person income limits; and units with three or more bedrooms use four-person income limits.

Sources: U.S. Census (2000), American Community Survey (2017), U.S. Department of Housing and Urban Development, NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BX 01, 02	Mott Haven/Hunts Point	91.6%
2	BX 05	University Heights/Fordham	89.4%
3	BX 04	Highbridge/South Concourse	88.1%
4	BX 03, 06	Morrisania/Belmont	87.5%
5	BK 16	Brownsville/Ocean Hill	86.2%
Lowest			
44	MN 04, 05	Chelsea/Clinton/Midtown	17.3%
45	MN 06	Stuyvesant Town/Turtle Bay	13.7%
46	MN 08	Upper East Side	12.3%
47	MN 01, 02	Greenwich Village/Financial District	10.7%
48	BK 06	Park Slope/Carroll Gardens	9.0%

Rental Vacancy Rate

This indicator measures habitable, for-rent rental units that are vacant as a percentage of renter-occupied units plus the vacant, habitable, for-rent units. This calculation excludes housing units in group quarters, such as hospitals, jails, mental institutions, and college dormitories, as well as units that are rented but not occupied and units that are in such poor condition that they are not habitable. We report data from five-year American Community Survey (ACS) estimates at the sub-borough level.

Sources: U.S. Census (2000), American Community Survey (2007-2010, 2012-2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	SI 01	North Shore	8.2%
2	MN 06	Stuyvesant Town/Turtle Bay	7.6%
3	MN 04, 05	Chelsea/Clinton/Midtown	6.9%
4	SI 03	South Shore	5.8%
5	MN 08	Upper East Side	5.5%
Lowest			
48	BX 01, 02	Mott Haven/Hunts Point	1.9%
48	BK 13	Coney Island	1.9%
48	QN 03	Jackson Heights	1.9%
48	QN 10	South Ozone Park/Howard Beach	1.9%
52	BX 03, 06	Morrisania/Belmont	1.8%
53	MN 12	Washington Heights/Inwood	1.7%
54	BX 10	Throgs Neck/Co-op City	1.4%
54	QN 04	Elmhurst/Corona	1.4%

Residential Units Authorized by New Residential Building Permits

The number of units authorized by new residential building permits is derived from the building permit and job filing reports of the New York City Department of Buildings (DOB). Permit renewals are not included. Not all building permits will result in actual construction, but the number of units authorized by new permits is the best available indicator of how many units are under construction. Comparisons between years prior to 2004 and more recent years should be made with caution due to data improvements that facilitate more accurate estimates of the number of new units attached to each building permit. Specifically, the figures for 2000 may be an underestimate. As of this year, we are using the DOB Open Data for 2004 and later, so the values for this indicator differ from what we have published previously. See the Methods section for more information about the compilation of this indicator.

Sources: New York City Department of Buildings via NYC Open Data, NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 02	Fort Greene/Brooklyn Heights	1,442
2	BK 01	Greenpoint/Williamsburg	1,097
2	QN 01	Astoria	1,097
4	QN 02	Woodside/Sunnyside	1,045
5	BK 05	East New York/Starrett City	972
Lowest			
55	QN 09	Kew Gardens/Woodhaven	41
56	QN 10	South Ozone Park/Howard Beach	40
57	QN 08	Hillcrest/Fresh Meadows	35
58	QN 13	Queens Village	28
59	MN 12	Washington Heights/Inwood	8

Residential Units Issued New Certificates of Occupancy

This indicator measures the number of residential units in buildings issued new certificates of occupancy (often called "C of Os") issued by the New York City Department of Buildings (DOB) each year. The DOB requires a certificate before any newly constructed housing unit can be occupied. Rehabilitated housing units generally do not require certification unless the rehabilitation is significant, meaning that the floor plan of the unit is changed. While the underlying data is produced by DOB, we receive the data for this indicator from the New York City Department of City Planning (DCP). This year, DCP has made some changes how they prepare the data for 2010 and later, so the values for this indicator differ from what we have published previously.

Sources: New York City Department of City Planning, New York City Department of Building, NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	QN 02	Woodside/Sunnyside	2,435
2	BK 01	Greenpoint/Williamsburg	2,370
3	MN 04	Clinton/Chelsea	1,886
4	BK 04	Bushwick	1,502
5	BK 02	Fort Greene/Brooklyn Heights	1,478
Lowest			
55	QN 09	Kew Gardens/Woodhaven	27
56	BK 18	Flatlands/Canarsie	21
57	QN 10	South Ozone Park/Howard Beach	15
58	BK 10	Bay Ridge/Dyker Heights	12
59	MN 09	Morningside Heights/Hamilton	2

Residential Units within 1/4 mile of a Park

This indicator measures the percentage of residential units in a given geographic area that are within a quarter mile of a park entrance, excluding parks that are smaller than a quarter of an acre or are categorized as a "mall," "parkway," "lot," "strip," or "undeveloped." We include state parks within city limits but do not include Greenstreets. For a more detailed description of how this indicator is calculated, please refer to the Methods chapter of this report.

Sources: New York City Department of Parks and Recreation; New York State Office of Parks, Recreation, and Historic Preservation; New York City Department of City Planning; NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 09	Morningside Heights/Hamilton	100.0%
1	MN 11	East Harlem	100.0%
3	MN 03	Lower East Side/Chinatown	99.8%
3	BX 01	Mott Haven/Melrose	99.8%
3	BX 03	Morrisania/Crotona	99.8%
Lowest			
55	QN 10	South Ozone Park/Howard Beach	39.8%
56	BK 12	Borough Park	39.6%
57	QN 13	Queens Village	38.4%
58	BK 17	East Flatbush	38.3%
59	BK 14	Flatbush/Midwood	29.7%

Residential Units within 1/2 mile of a Subway Station

This indicator measures the percentage of residential units in a given geographic area that are within a half-mile walk of a station entrance for the New York City Subway (including the 34 St-Hudson Yards Station, which opened in September 2015, and the Second Avenue subway line, which opened in January 2017), Long Island Rail Road, PATH, Amtrak, Metro-North Railroad, or Staten Island Railway. For a more detailed description of how this indicator was calculated, please refer to the Methods chapter of this report.

Sources: New York City Department of Transportation, New York City Department of City Planning, NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 01	Financial District	100.0%
1	MN 02	Greenwich Village/Soho	100.0%
1	MN 05	Midtown	100.0%
1	MN 09	Morningside Heights/Hamilton	100.0%
1	MN 10	Central Harlem	100.0%
1	MN 12	Washington Heights/Inwood	100.0%
1	BX 01	Mott Haven/Melrose	100.0%
Lowest			
55	SI 02	South Beach/Willowbrook	24.3%
56	QN 11	Bayside/Little Neck	20.5%
57	BK 18	Flatlands/Canarsie	12.7%
57	SI 01	St. George/Stapleton	12.7%
59	QN 13	Queens Village	9.1%

Sales Volume

(All Property Types)

This indicator measures the number of arm's-length transactions of residential properties. At the city level, sales volume is disaggregated by property type, including single- and multifamily buildings, condominiums, and cooperatives. All housing types, except cooperative units, are summed together; sales volumes for cooperative units are not available prior to 2004. Sales data for 2018 only include sales recorded as of January 31, 2019. This should include the vast majority of sales in 2018, but due to recording delays this number may be revised slightly when complete data are available. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by the New York City Department of Finance (DOF). This year we received an update of transaction data since 2001 from DOF, and because of improvements in DOF's identification of "insignificant" sales, the values for this indicator differ from what we have published previously. For additional information about arm's length sales, please refer to the Methods section of this report.

Sources: New York City Department of Finance, Automated City Register Information System (ACRIS), NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	SI 03	Tottenville/Great Kills	2,143
2	SI 01	St. George/Stapleton	1,681
3	QN 12	Jamaica/Hollis	1,631
4	SI 02	South Beach/Willowbrook	1,570
5	QN 07	Flushing/Whitestone	1,476
Lowest			
55	MN 11	East Harlem	108
56	MN 09	Morningside Heights/Hamilton	101
57	BX 03	Morrisania/Crotona	93
58	MN 12	Washington Heights/Inwood	81
59	BX 02	Hunts Point/Longwood	61

Serious Crime Rate

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal complaints, which the department reports consistent with classifications set primarily by the New York State Penal Law. A crime is considered serious if it is classified as a major felony as defined by the NYPD. This category contains most types of assault, burglary, larceny, motor vehicle theft, murder (including non-negligent manslaughter), rape, and robbery. Serious property crimes include most types of burglary, larceny, and motor vehicle theft. Serious violent crime includes most types of assault, murder (including non-negligent manslaughter), rape, and robbery. Rates are calculated as the number of crimes committed in a given geographic area per 1,000 residents (based on decennial population counts) and it is possible that perpetrators or victims of crimes may reside in other neighborhoods or outside of New York City. For data from 2006 and later, we use NYC Open Data. For years prior to 2006, we use NYPD data. Because precise geographic information is not available for rapes, we exclude these crimes from the rate calculation at the community district level.

Sources: New York City Police Department via NYC Open Data, U.S. Census, NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 05	Midtown	89.7
2	MN 02	Greenwich Village/Soho	27.5
3	BX 01	Mott Haven/Melrose	24.2
4	MN 04	Clinton/Chelsea	23.8
5	BK 02	Fort Greene/Brooklyn Heights	20.8
Lowest			
55	QN 09	Kew Gardens/Woodhaven	5.2
55	SI 02	South Beach/Willowbrook	5.2
57	QN 06	Rego Park/Forest Hills	4.9
58	BK 12	Borough Park	4.7
59	SI 03	Tottenville/Great Kills	2.9

Serious Housing Code Violations

(per 1,000 privately owned rental units)

The New York City Department of Housing Preservation and Development (HPD) investigates housing code complaints from tenants in privately owned units and issues code violations if housing inspections reveal problems. Serious housing code violations are coded as class C ("immediately hazardous"). These numbers include all violations that HPD opened in a given time period, regardless of their current status. The New York City Housing Authority has a parallel process for recording and inspecting housing violations within public housing. Their violations are not included in this indicator, so we exclude public housing units from the denominator. For data from 2012 and later, we use NYC Open Data. For years prior to 2012, we use HPD data. The base data for this file is all violations open as of October 1, 2012. All violations issued since that date have been added to the file and the current status of the violation is provided. The file is updated daily with status changes and newly issued violations. An open violation is a violation which is still active on the Department records.

Sources: New York City Department of Housing Preservation and Development via NYC Open Data, New York City Department of Finance Final Tax Roll File, New York City Housing Authority, NYU Furman Center

Geography: City, Borough, Community District

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BX 05	Fordham/University Heights	122.5
2	BX 04	Highbridge/Concourse	114.2
3	MN 09	Morningside Heights/Hamilton	113.7
4	BK 17	East Flatbush	113.0
5	MN 12	Washington Heights/Inwood	112.3
Lowest			
55	MN 05	Midtown	8.5
56	QN 11	Bayside/Little Neck	7.2
57	SI 02	South Beach/Willowbrook	6.2
58	MN 01	Financial District	4.1
59	SI 03	Tottenville/Great Kills	3.3

Severe Crowding Rate

(% of renter households)

A severely crowded household is defined as one in which there are more than 1.5 household members for each room (excluding bathrooms) in the unit. We present the indicator as a share of all renter households. For the 2009 American Community Survey (ACS), the Census Bureau substantially changed its survey question and processing pertaining to the number of rooms in a housing unit. These changes prevent comparison with earlier years. Due to small sample sizes, we report the 2006-2010 and 2013-2017 five-year estimates from the ACS for sub-borough areas.

Sources: American Community Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	QN 04	Elmhurst/Corona	11.2%
2	QN 03	Jackson Heights	10.4%
3	BK 12	Borough Park	9.8%
4	BK 07	Sunset Park	9.1%
5	BX 04	Highbridge/South Concourse	8.7%
Lowest			
51	MN 10	Central Harlem	2.0%
51	BX 10	Throgs Neck/Co-op City	2.0%
53	QN 11	Bayside/Little Neck	1.8%
54	QN 13	Queens Village	1.7%
54	SI 03	South Shore	1.7%

Severely Rent Burdened Households

(% of renter households, % of low-income renter households)

This indicator measures the share of renter households whose gross rent (rent plus electricity and heating fuel costs; see median rent definition) equaled at least 50 percent of their income. These households are classified as severely rent burdened. Low-income households have incomes at or below 80 percent of the area median income as defined by the U.S. Department of Housing and Urban Development's Section 8 and HOME program guidelines. Comparisons between the overall rate of severe rent burden and the rate of severe rent burden among low-income renters should be made with caution as the data sources differ slightly. The overall rate comes from pre-compiled summary tables of the 2000 decennial census and the American Community Survey (ACS) 5-year estimates while the rate among moderate-income renters is calculated from the Public Use Microdata Sample. Subsidized renters may be erroneously classified as rent burdened by the ACS under certain circumstances.

Sources: U.S. Census (2000), American Community Survey (2007-2010, 2012-2017), IPUMS-USA, University of Minnesota, U.S. Department of Housing and Urban Development Section 8/ HOME Program Income Guidelines, NYU Furman Center

Geography: City, Borough, Sub-borough Area

All renter households

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 12	Borough Park	45.6%
2	BX 05	University Heights/Fordham	41.7%
3	QN 07	Flushing/Whitestone	39.9%
4	BX 04	Highbridge/South Concourse	39.8%
5	BK 16	Brownsville/Ocean Hill	38.8%
Lowest			
51	MN 07	Upper West Side	20.1%
52	MN 08	Upper East Side	19.7%
53	MN 01, 02	Greenwich Village/Financial District	18.4%
54	BK 02	Brooklyn Heights/Fort Greene	18.2%
55	BK 06	Park Slope/Carroll Gardens	16.8%

Low-income renter households

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 01, 02	Greenwich Village/Financial District	65.4%
2	MN 06	Stuyvesant Town/Turtle Bay	64.8%
3	MN 08	Upper East Side	59.4%
4	BK 12	Borough Park	59.2%
5	QN 06	Rego Park/Forest Hills	58.6%
Lowest			
51	BX 10	Throgs Neck/Co-op City	38.1%
52	MN 03	Lower East Side/Chinatown	36.1%
53	BX 01, 02	Mott Haven/Hunts Point	36.0%
54	MN 10	Central Harlem	35.3%
55	MN 11	East Harlem	29.4%

Students Performing at Grade Level, Fourth Grade

(English language arts, math)

These indicators report the percentage of fourth-grade students performing at or above grade level (termed "proficient"). The New York City Department of Education's (DOE) Division of Performance and Accountability develops and administers city and state tests and compiles data on students' performance on those tests. The DOE provides these data at the school level. For each community district, we aggregate the proficiency rates from each school in that community district, even if some students in that school live outside the community district. In 2013, DOE implemented new exams based on New York State's Common Core standards. As a result, proficiency rates for those exams are not comparable to rates from exams given before 2013 and should not be compared to rates in previous years' State of New York City's Housing and Neighborhoods reports. For this indicator, school years are labeled according to the calendar year in which the school year ends. For example, 2018 corresponds to the 2017-2018 school year.

Sources: New York City Department of Education, NYU Furman Center

Geography: City, Borough, Community District

English language arts

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 02	Greenwich Village/Soho	88.5%
2	MN 01	Financial District	85.5%
3	MN 08	Upper East Side	84.4%
4	MN 06	Stuyvesant Town/Turtle Bay	80.6%
5	QN 11	Bayside/Little Neck	78.4%
Lowest			
55	BK 16	Brownsville	31.3%
56	BX 06	Belmont/East Tremont	28.9%
57	BX 03	Morrisania/Crotona	27.7%
58	MN 10	Central Harlem	26.1%
59	BX 02	Hunts Point/Longwood	24.1%

Math

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	MN 02	Greenwich Village/Soho	87.6%
2	MN 01	Financial District	83.2%
2	QN 11	Bayside/Little Neck	83.2%
4	MN 08	Upper East Side	79.8%
5	MN 05	Midtown	75.8%
Lowest			
55	BX 06	Belmont/East Tremont	24.4%
56	BK 16	Brownsville	23.7%
57	MN 10	Central Harlem	23.4%
58	BX 02	Hunts Point/Longwood	21.8%
59	BX 03	Morrisania/Crotona	21.4%

Unemployment Rate

This indicator measures the number of people aged 16 years and older in the civilian labor force who are unemployed, divided by the total number of people aged 16 years and older in the civilian labor force. People are considered to be unemployed if they meet the following criteria: they have not worked during the week of the survey; they have been looking for a job during the previous four weeks; and they were available to begin work. The U.S. Census Bureau advises using caution when comparing the 2000 census unemployment rate to the American Community Survey figures because of differences in question construction and sampling. Additionally, unemployment statistics calculated using the American Community Survey tend to be higher than the statistics the Bureau of Labor Statistics calculates using the Current Population Survey. For example, the unemployment rate for New York City in 2017 is 6.4% using the American Community Survey while the Bureau of Labor Statistics reported between 4.6 and 4.7% unemployment for New York City in 2017. These differences are due to differing survey methods as well as different definitions of who is in the labor force actively looking for work. More information about the two surveys is available at https://www.bls.gov/lau/acsqa.htm.

Sources: U.S. Census (2000), American Community Survey (2007, 2010, 2017), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2017–18 Rank	*CD#*	*Name*	*Value*
Highest			
1	BK 16	Brownsville/Ocean Hill	20.7%
2	BX 05	University Heights/Fordham	16.0%
3	BX 03, 06	Morrisania/Belmont	14.5%
4	BX 01, 02	Mott Haven/Hunts Point	13.5%
5	BX 04	Highbridge/South Concourse	12.5%
Lowest			
51	QN 02	Sunnyside/Woodside	3.0%
51	QN 06	Rego Park/Forest Hills	3.0%
53	MN 01, 02	Greenwich Village/Financial District	2.6%
53	QN 07	Flushing/Whitestone	2.6%
55	MN 08	Upper East Side	2.1%

Methods

Geographic Definitions

This report presents information for the entire City of New York, for each of the five boroughs, and for the neighborhoods within each borough. The city defines neighborhoods by dividing the boroughs into 59 community districts (CDs); the U.S. Census Bureau, however, divides the boroughs into 55 sub-borough areas (SBAs). SBAs are geographic units created by the U.S. Census Bureau for the administration of the New York City Housing and Vacancy Survey and were designed to have similar boundaries to those of community districts. This report provides data for community districts where available but otherwise employs data at the SBA level. The term *neighborhood* is used in this report to refer to both community districts and SBAs even though they are larger than what many consider to be neighborhoods. We have included reference maps for community districts and sub-borough areas following this chapter.

Borough

New York City consists of five boroughs: the Bronx, Brooklyn, Manhattan, Queens, and Staten Island. Each borough is represented by a borough president, an elected official who advises the mayor on issues related to his or her borough and, along with the borough board, makes recommendations concerning land use and the allocation of public services. Each borough is also a county. Counties are legal entities with boundaries defined by state law.

Community District (CD)

Community districts are political units unique to New York City. Each of the 59 community districts has a community board. Half of the community board's members are appointed by the borough president and half are nominated by the City Council members who represent the district. The community boards review applications for zoning changes and other land use proposals and make recommendations for budget priorities. Each community board is assigned a number within its borough. The borough and this number uniquely identify each of the 59 community districts. Therefore, we designate each community district with a two-letter borough code and a two-digit community board code. For example, BK 02 is the community district represented by Community Board 2 in Brooklyn.

Sub-Borough Area (SBA)

Sub-borough areas are geographic units created by the U.S. Census Bureau for the administration of the New York City Housing and Vacancy Survey and were designed to have similar boundaries to those of community districts. These same areas are also defined by the U.S. Census Bureau as Public Use Microdata Areas (PUMAs), so we are able to use the two terms interchangeably. Sub-borough areas are referred to using a three-digit number, where the first digit signifies the borough (we number boroughs in alphabetical order, with the Bronx being 1 and Staten Island being 5). There are 59 community districts in New York City but only 55 sub-borough areas. The U.S. Census Bureau combined four pairs of community districts in creating the sub-borough areas to improve sampling and protect the confidentiality of respondents. These pairs are Mott Haven/Melrose (BX 01) and Hunts Point/Longwood (BX 02) in the Bronx (combined into SBA 101), Morrisania/Crotona (BX 03) and Belmont/East Tremont (BX 06) in the Bronx (combined into SBA 102), the Financial District (MN 01) and Greenwich Village/Soho (MN 02) in Manhattan (combined into SBA 301), and Clinton/Chelsea (MN 04) and Midtown (MN 05) in Manhattan (combined into SBA 303). Because sub-borough areas are constructed from Census tracts, their boundaries do not coincide precisely with community district boundaries, which generally follow major streets. However, they are similar enough that we use them interchangeably throughout this report. The U.S. Census Bureau periodically updates its geographic boundaries for each decennial census, and so the shapes of sub-borough areas changed slightly between the 2011 and 2012 releases of the American Community Survey. Although we treat these different vintages of sub-borough areas as being consistent over time, we advise some caution when comparing estimates from 2017 to earlier years.

Rankings

This report includes rankings of the five boroughs and all 59 community districts or 55 sub-borough areas for each indicator. The neighborhood ranked first has the highest number or percentage for the measure, even if lower values of measure are considered "better" (such as with crime rates). When possible, we rank all 59 community districts, though we present ranks for the 55 sub-borough areas for those indicators—including all indicators drawn from U.S. Census Bureau and Home Mortgage Disclosure Act sources—that can be aggregated to the sub-borough area level. In addition, a few indicators are not available for all neighborhoods, so we provide rankings for a subset of neighborhoods. For instance, we report median asking rent only for community districts with at least 30 rental listings in a given year. Therefore, we present rankings only for the subset of community districts where median asking rent is available.

Map Boundaries

Maps displaying New York City-specific administrative and political boundaries use base map data provided by the New York City Department of City Planning's Bytes of the Big Apple program. These boundaries include boroughs, community districts, and individual properties. Maps displaying data in geographic areas defined by the U.S. Census Bureau—such as sub-borough areas—use base map data from Census TIGER products.

United States Census Sources

A number of the indicators presented in the *State of New York City's Housing and Neighborhoods* are derived from data collected by the U.S. Census Bureau. These sources are described below along with a discussion of issues of comparability across sources.

Decennial Census (Census)

From 1970 through 2000, the decennial census consisted of two parts: the "short form" that collected information from every person and about every housing unit in the country, and the "long form" of additional questions asked of a sample of people and households. The short form collected information on age, race, Hispanic or Latino origin, household relationship, sex, tenure, and vacancy status. The long form provided more in-depth information about personal and housing characteristics such as income, employment status, and housing costs. In this edition of the *State of New York City's Housing and Neighborhoods*, we use data from the decennial census short and long forms to derive demographic, economic, and housing measures for 2000. To create most of these indicators, we use summary census data reported at the city, borough, and sub-borough area levels. In 2010, the decennial census only included the short form since most of the data that had previously been included in the long form were now reported in the American Community Survey (see below). While much of the decennial census short-form data is also found in the American Community Survey (such as the count of households), the two sources often report differing numbers for statistical and methodological reasons. Unless otherwise noted, we use data from the American Community Survey for 2005 through 2017.

American Community Survey (ACS)

The ACS is an annual survey that collects data similar to those formerly collected by the census long form described above. As with the long form, the ACS covers only a sample of individuals and housing units. However, the ACS uses a smaller sample: the long form covered one out of every six housing units while the ACS only covers one in 40 housing units each year. The U.S. Census Bureau began developing the ACS in 1996, but reliable annual estimates for geographic areas with a population of 65,000 or more only became available in 2005. In December 2010, the U.S. Census Bureau began releasing five-year rolling estimates for geographic areas as small as block groups. Multiyear estimates are referred to by the whole range of years covered (for example, 2013-2017) and should be interpreted as a measure of the conditions during the whole range; due to space constraints, however, multiyear estimates presented in tables in Part 2 are, where noted, labeled using only the final year of the range (that is, an indicator from the 2013-2017 ACS is listed under the heading "2017"). Most of the indicators from the ACS in this edition are derived from pre-compiled summary tables reported by the U.S. Census Bureau for the city as a whole, individual boroughs, and PUMAs, which, as discussed above, are identical to New York City's sub-borough areas (and which are often referred to in this report as "neighborhoods").

For most city-level indicators, we report figures derived from one-year estimates from the ACS. However, for some indicators, due to the small sample size, one-year estimates can be prone to volatility and sampling error, which can make it difficult to reliably discern whether an indicator's change from one year to the next represents a real change or a statistical anomaly. In order to reduce this uncertainty and draw valid conclusions from differences over both time and space, for select indicators we use five-year ACS estimates. Please see the Sampling section below for recommendations about making comparisons over time and across geographic levels.

Public Use Microdata Samples (PUMS)

While most decennial census- and ACS-derived indicators use pre-tabulated summary data that are reported at a given geography, we calculate some indicators by aggregating person- and household-level data to the desired geographic level. The U.S. Census Bureau makes individual-level data available in Public Use Microdata Samples (PUMS), which are anonymized extracts from the confidential microdata that the U.S. Census Bureau uses in its own calculations for the decennial census and the ACS. We use PUMS data to calculate the household income distribution, income diversity ratio, recently available units affordable to households at different income levels, moderate and severe rent burden rates for households at different income levels, and several indicators by racial and ethnic group in the New York City section of Part 2. The only geographic areas that ACS PUMS data identify for a household are its state and PUMA. New York City's PUMAs are completely coterminous with its city boundaries. In this report, we use data from the IPUMS-USA database, provided by the Minnesota Population Center and the University of Minnesota.

Comparisons Between U.S. Census Bureau Products

The U.S. Census Bureau makes continual adjustments to the decennial Census and the ACS to improve the coverage of the surveys and accuracy of the results. These adjustments often make cross-year comparisons difficult. Below is a discussion of the key areas where changes in sampling, question construction, or other methods might affect the comparability of indicators that we report in the *State of New York City's Housing and Neighborhoods* over time. More information about comparability between U.S. Census Bureau data sources is available at: https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data.html.

Sampling

Because the ACS is a sample survey, not a census, all indicators derived from it are estimates, not exact[1] counts. The ACS sample includes approximately three million housing units nationwide, including about 66,000 in New York City. Readers should treat all estimates with some skepticism and be aware that the true value may differ from the reported estimate. This is especially important when comparing small year-to-year changes in sample-derived estimates or with estimates that are derived from a reduced sample. For example, the median rent does not use the entire sample but just the subset of respondents who are renters.

Comparisons Between Different Sampling Intervals

In order to report more reliable estimates of ACS-derived indicators for smaller geographies (such as sub-borough areas) or small populations (such as low-income renter households), we use multiyear ACS estimates. The U.S. Census Bureau recommends using one-year estimates for areas with populations of at least 65,000; all sub-borough areas have populations that are above 100,000, but certain subsamples (for example, recent movers or low-income renters) are considerably smaller. Five-year estimates reflect data from five full years of surveys, allowing for much more robust and accurate estimates at the expense of being less current. Multiyear estimates should be interpreted as describing the conditions that existed during the full sample range, and therefore should not be compared directly to one-year estimates for any of the individual years in the range. For example, the rental vacancy rate in SBA 201 (Greenpoint/Williamsburg in Brooklyn) was 2.3 percent according to the 2013-2017 ACS. In New York City as a whole, the rental vacancy rate was 3.5 percent according to the 2017 ACS. Because the estimate for SBA 201 is for the entire period from 2013 through 2017, it is not strictly comparable to the city-wide number, which comes from 2017 alone; if the vacancy rate in Greenpoint/Williamsburg and in New York City as

1 Censuses have their own methodological problems, of course, and may systematically under- or over-count certain populations.

a whole declined substantially between 2013 and 2017, the estimate for SBA 201 would include the higher vacancy rate in 2013 as well as the lower vacancy rate in 2017, while the citywide estimate would only use data from after the decrease. (And, if the vacancy rate increased in the interim, vice versa.) It is appropriate, however, to compare multiyear estimates to estimates for a single year that falls outside the multiyear range. For example, one could compare the 2013-2017 estimate to the 2006 estimate, since 2006 is not within the range of 2013-2017.

Multiyear estimates can be compared to other multiyear estimates of the same duration as long as the ranges do not overlap. So, the 2013-2017 estimates for one sub-borough area can be compared to the 2006–2010 estimates for that sub-borough area and to the 2013-2017 estimates for other sub-borough areas. To compare a neighborhood's multiyear ACS estimate to the rest of the city, it is more effective to use its ranking than to compare its multiyear neighborhood estimate to the city's single-year estimate.

Income and Rent

Question construction and data collection for income information differs between the decennial census and the ACS. The 2000 census asked for the respondent's 1999 income; thus incomes reported in 2000 are all for one fixed period of time (calendar year 1999). In contrast, the ACS asks for the respondent's income over the "past 12 months." As the U.S. Census Bureau collects ACS responses on an ongoing basis throughout the year, these estimates are not directly comparable; for example, a 2017 ACS respondent who was interviewed in January of 2017 would report income that was mostly earned in 2016, while a respondent who was interviewed in December of 2017 would report income that was mostly earned in 2017. The U.S. Census Bureau notes that a comparison study of the 2000 census and the 2000 ACS found that incomes reported in the census were about four percent higher than the incomes reported in the ACS. Because of the data collection methods mentioned above, adjacent years of ACS data may have reference months in common; thus comparisons of income data between adjacent ACS years (for example, 2016 and 2017) should not be interpreted as precise comparisons of economic conditions in those years.

The indicators that draw on the ACS income data include the income diversity ratio (from PUMS data), median household income, poverty rate, and poverty rate by age. As a result, year-to-year changes in these indicators should be interpreted with caution. Except where otherwise noted, we adjust all dollar figures for inflation (to constant 2018 dollars) from the nominal dollar values reported by the U.S. Census Bureau (see below for more on how we adjust for inflation). However, such nominal dollar values are generated by the U.S. Census using different methods depending on the source of the data. For ACS estimates that are included in the pre-tabulated summary data, the U.S. Census Bureau reports dollar amounts that have been inflated to the annual average for the survey year (for example, calendar year 2017 for the 2017 ACS) based on the monthly Consumer Price Index (CPI). Thus, respondents' incomes (and rents) are adjusted to account for the fact that some are interviewed early in the year and others are interviewed later in the year. Such an adjustment, however, may not fully account for changes in the state of the economy over the course of the year. For example, if unemployment were higher in 2016 than in 2017, respondents interviewed in January of 2017 would be more likely to report zero earnings in the last twelve months than similar respondents interviewed in December of 2017, independent of the price level in the economy as measured by the CPI. In order to ensure the anonymity of individual responses in the PUMS data, however, the U.S. Census Bureau does not adjust each respondent's income (or rent) for inflation based upon the month in which they were interviewed; instead, the identical adjustment is applied for all respondents, whether they were interviewed early or late in the year. If the rate of inflation changed over the course of the year, the dollar figures from PUMS could be biased. Since rent and income are recorded at the same time, the moderate and severe rent burden for low-income renters, which are also calculated from PUMS data, should not exhibit this bias.

Residential Sales Data

The data used to construct our various indicators related to residential sales come from two primary sources, both obtained from the New York City Department of Finance (DOF). The first data set is an annual sales file, which we receive under an exclusive arrangement. The second data set is the Automated City Register Information System (ACRIS) sales data, which is available online from DOF. Both data sets contain information on address, price, and date of sale for all transactions involving sales of apartment buildings, condominiums, and single- and multifamily homes in New York City between 1974 and 2018. While the ACRIS data are updated daily, the system contains less information on the circumstances of the sale than the annual sales file. The ACRIS data are used only if the sale is not recorded by the time we receive our annual sales file. We also join in data from DOF's Final Tax Roll File for additional details about property characteristics and location. For all of our indicators—including median prices, sales volumes, and the price appreciation index—we only use arm's-length transactions of residential properties. To qualify as arm's length, a transaction must have a non-trivial price and the sale must not be marked as "insignificant" by DOF.

This year we received an update of sales data since 2001 from DOF, and because of improvements in DOF's identification of "insignificant" sales since we originally received the files, the sales we now identify as arm's length has changed for these years. As a result of this update of the data we have also added additional sales that were omitted from earlier files due to delays in the recording of transactions. This year we have made some minor adjustments to the classification of property types for consistency across our indicators. For all of these reasons, values for our sales-related indicators will differ from what we have published previously.

Indicator Notes

U.S. Department of Housing and Urban Development Income and Rent Limits

The U.S. Department of Housing and Urban Development (HUD) defines income eligibility limits for its Section 8 and HOME programs based on the area median income (AMI) in a metropolitan area. HUD determines three general income limits at 30, 50, and 80 percent of AMI for various household sizes. HUD does not publish income guidelines for households with more than eight members, although its methodology allows for their calculation. To ease computation, we apply the eight-person limits to these larger households. As of fiscal year 2017, HUD assigned category names to ranges of the area median income:

- *Extremely low-income* households fall **at or below 30 percent** of AMI
- *Very low-income* households have incomes **above 30 and at or below 50 percent** of AMI
- *Low-income* households have incomes **above 50 and at or below 80 percent** of AMI

We employ HUD's general method to calculate 120 and 165 percent of the area median income for various household sizes. While HUD does not set category names for higher income ranges, we define moderate-income households as those making more than 80 and up to 120 percent of AMI, and middle-income households as earning more than 120 and up to 165 percent of AMI.

Table 1 displays these income limits by household size for fiscal year 2017, not adjusted for inflation, along with the concomitant maximum affordable rents, which are calculated as 30 percent of the income limits. For more information about HUD's method and their published guidelines, refer to individual years' guidelines at http://www.huduser.org/portal/datasets/il.html.

Table 1: HUD Income Limits and Maximum Affordable Rents for New York City, 2017

	Extremely Low-Income	Very Low-Income	Low-Income	Low-Income	Moderate-Income	Moderate-Income	Middle-Income
Percentage of HUD Area Median Income	30%	50%	60%	80%	100%	120%	165%
Number of People in Household				Income Limits (Nominal 2017$)			
1	$20,050	$33,400	$40,050	$53,450	$66,800	$80,150	$110,200
2	$22,900	$38,200	$45,800	$61,050	$76,300	$91,600	$125,950
3	$25,750	$42,950	$51,500	$68,700	$85,850	$103,050	$141,650
4	$28,600	$47,700	$57,250	$76,300	$95,400	$114,500	$157,400
5	$30,900	$51,550	$61,800	$82,450	$103,050	$123,650	$170,000
6	$33,200	$55,350	$66,400	$88,550	$110,650	$132,800	$182,600
7	$37,150	$59,150	$71,000	$94,650	$118,300	$141,950	$195,200
8	$41,300	$63,000	$75,550	$100,750	$125,950	$151,100	$207,800
				Maximum Affordable Rent (Nominal 2017$)			
1	$501	$835	$1,001	$1,336	$1,670	$2,004	$2,755
2	$573	$955	$1,145	$1,526	$1,908	$2,290	$3,149
3	$644	$1,074	$1,288	$1,718	$2,146	$2,576	$3,541
4	$715	$1,193	$1,431	$1908	$2,385	$2,863	$3,935
5	$773	$1,289	$1,545	$2,061	$2,576	$3,091	$4,250
6	$830	$1,384	$1,660	$2,214	$2,766	$3,320	$4,565
7	$929	$1,479	$1,775	$2,366	$2,958	$3,549	$4,880
8	$1,033	$1,575	$1,889	$2,519	$3,149	$3,778	$5,195

In order to calculate the share of rental units that are affordable to households of various income levels, we need to take household size into account, since the definition of income limits (and thus maximum affordable housing costs) vary by household size. For a rental unit with n bedrooms, we classify it as affordable at X percent of AMI if its gross rent is less than the maximum affordable rent specified by HUD for a household of size n+1; that is, a studio (i.e. a unit with zero bedrooms) is classified according to the maximum rent values for single-person households, a one-bedroom is classified according to the maximum rent values for two-person households, a two-bedroom is classified according to the maximum rent values for three-person households, and a unit with three or more bedrooms is classified according to the maximum rent values for four-person households. This method makes assumptions about the composition of the households that occupy each unit. Therefore, this indicator should be interpreted with some caution.

Index of Housing Price Appreciation

The index of housing price appreciation is a measure of relative change in property values over time. We construct housing price appreciation indices for four different property types (condominiums, one-family buildings, two- to four-family buildings, and multifamily rental buildings with five or more units) for New York City as a whole and for each borough and community district. Estimating price indices separately for different types of properties allows for different market valuations and fluctuations within each property type. However, because many community districts lack a sufficient number of properties of certain types (for example, there are very few single-family buildings in the Financial District) to be able to estimate reliable housing price indices for those property types we do not report a price index for all property types for each community district.

The repeat sales price indices are created using statistical regression techniques. Economists use two basic approaches to estimate housing price indices: the hedonic regression (which tries to predict prices based on measurements of the quality of the unit as well as conditions of the surrounding neighborhood) and the repeat sales method. Both of these approaches estimate temporal price movement controlling for the variation in the types of homes sold from period to period. Each method has strengths and weaknesses.

The repeat sales method controls for housing characteristics by using data on properties that have sold more than once. An attractive feature of this method is that, unlike the hedonic approach, it does not require the (necessarily imperfect) measurement of housing unit quality; it only requires that the quality of individual units in the sample did not vary over time. The most important drawback of the repeat sales method is that it is based only on properties that have sold more than once in the study period. Moreover, properties that have been sold more than once may not be representative of all properties in the market, raising concerns about sample selection bias. However, as the index period lengthens, the proportion of properties that have changed hands multiple times increases. This reduces sample selection bias but exacerbates another problem: Case and Shiller (1989) present evidence that homes with longer intervals between sales have more volatile changes in price, since the longer the time between sales, the more likely it is that some external shock to the property itself or the surrounding buildings has, independent of the price level of housing in the neighborhood, significantly affected prices. This report overcomes most of the problems associated with the repeat sales method. Specifically, the data set used here is quite large, so we lose little precision by eliminating properties that sold only once: in the 40 years captured by our data, 61 percent of residential lots changed hands at least twice by the end of 2012. In addition, we use the three-step procedure suggested by Case and Shiller (1989) and modified by Quigley and Van Order (1995) to account for the possibility that price changes are more volatile (that is, have higher variances) for properties that are sold less frequently.

In the first stage, the difference between the log price of the second sale and the log price of the first sale is regressed on a set of dummy variables, one for each year in the sample except for the base year (2000, when our index is set to equal 100). For each pair of sales for a property, the dummy variables have values of +1 for the year of the second sale, -1 for the year of the first sale, and zeros otherwise. In the second stage, we calculate the squared difference between the sale price predicted by the first stage and the actual sale price and regress it on a constant term, the time interval between sales, and that time interval squared. This allows us to predict the variance of the differences between the prices predicted by the stage-one regression and the actual prices. In other words, we can predict how reliably the change in prices for a single property reflects price changes for properties overall. In the third stage, the stage-one regression is re-estimated by generalized least squares, weighting each observation by the inverse of the square root of the variance predicted by the stage-two regression. Essentially, we give lower weight to price changes for properties that, because there was a large time interval between sales, are more likely to reflect some fundamental change in the quality of the property itself or the immediately surrounding area and thus less likely to accurately reflect changes in the housing market overall.

Mortgage Lending Indicators

The Federal Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets totaling at least $44 million as of 2017 to report information on loan applications and originations if they have originated or refinanced any first-lien home purchase loans on one- to four-family properties (including condominium and co-op units) in the previous year. Thus, the HMDA data capture most, but not all, one- to four-family residential mortgage lending activity. We use this dataset to calculate the home purchase loan rate, the refinance loan rate, and a number of derivative indicators. All figures in our analysis are based on non-business-related loans on owner-occupied, one- to four-family properties (including condominiums). We exclude from our analysis any loans for manufactured or multifamily rental housing (with five or more units), loans on properties that are not owner-occupied, and any loans deemed to be business related (classified as those loans for which a lender reports an applicant's ethnicity, race, and sex as "not applicable"). The loans that we consider constituted about 84 percent of all loan originations in New York City in 2015. Loan applicants were assigned to a racial/ethnic group for purposes of our research based on the first reported race of the primary applicant. However, if the applicant reported his or her ethnicity as "Hispanic" the applicant was classified as Hispanic, regardless of the applicant's reported race. When an applicant provided information to the lender via mail, internet, or telephone and did not provide information on their race, we assigned those loans to the "not reported" racial category. For indicators presented as mortgage origination rates, we use data from New York City Department of Finance Final Tax Roll File to derive the total number properties of different types. This year we have made minor changes to the classification of property types used in this denominator of the rate indicators, so their values differ slightly from what we have published previously.

Notices of Foreclosure (*Lis Pendens*)

We receive data on *lis pendens* (LP) filings from a private vendor, Public Data Corporation. An LP may be filed for a host of reasons unrelated to a mortgage foreclosure, so we use a variety of screening techniques to identify only those LPs related to a mortgage. These techniques include searching for words within either of the party names and dropping any LPs that relate to a tax lien or a mechanic's lien, or that are originated by a government agency. If the same property receives any additional LPs within 90 days of the initial LP, the additional LPs are not included in our rate to avoid counting the same foreclosure twice. This year we have made some minor adjustments to the classification of property types, and so values for this indicator will differ from what we have published previously.

For some analyses we separate initial and repeat filings of notices of foreclosure on a property. The first notice of foreclosure filed for a property is counted as initial and each subsequent filing that occur more than 90 days since the last is counted as repeat for as long as the owner remains the same. We use sales data to determine when a property changes ownership. This year, there have been changes to our sales data, and so values for these initial and repeat filings indicators will differ from what we have published previously. See the Residential Sales Data section above for more details on these changes.

Units Authorized by New Residential Building Permits

This indicator measures the number of residential units in proposed developments approved by the New York City Department of Buildings (DOB). We compile this indicator from job filings and permit approvals from DOB, which are publicly available on New York City's Open Data website. In New York City, developers file a job with DOB early in the development process. These records include many details about development projects, including its extent (for example, if a project is a new building or alters an existing one) and, for residential projects, the number of housing units it will contain when complete. Because developers can file jobs long before DOB allows construction to begin, and our source of job filings rarely includes the date that a project is fully permitted, we must also collect permit data. Permits, which are associated with jobs, represent partial or entire approvals of development projects. Permits allow us to count only the projects in which DOB has approved structural work, so construction of those buildings is likely to occur. Because permits lack certain information about projects—the number of proposed housing units, in particular—we must merge some detail from jobs to permits. We consider only permits that meet the following criteria:

- The project will result in a new building (job type is "NB");
- The permit authorizes structural work (permit type is "NB");
- The development includes residential uses;
- The permit does not renew a previously approved permit (filing status is "initial");
- No other permit was filed for the same site during the previous calendar year.

When multiple permits on the same site (with the same building identification number, or BIN) meet these criteria, we count just the most recently issued permit. Thus, each permit we retain should represent a unique residential building project. As of this year, for 2004 and later we use the permits and jobs dataset from New York City Open Data. With these data, all permits can be matched with the associated job filings. Previously the matching process was somewhat imperfect and so values for this indicator will differ from what we have published previously. The previous process, which we still rely on for 2003 and earlier, allows us to link most but not all permits to their associated jobs because our data source does not include all job filings. When we cannot find a permit's matching job, we instead matched the permit to the most recently filed job on the same BIN as the permit, as long as the job was filed no more than four years before the permit and the job includes the number of units proposed for the site. Accordingly, in these years our measure may somewhat understate the number of units in the construction pipeline and for this reason comparisons between the two periods should be made with caution.

Calculating Distances to Parks

For New York City, each borough, and each community district, we report the percentage of housing units within one-quarter mile of a park. To calculate this, we first obtained a shapefile from the New York City Department of Parks and Recreation describing the geographies of "functional parkland" overseen by the department. We then combine this with a shapefile from the New York State Office of Parks, Recreation, and Historic Preservation containing the geographies of state-owned parks. Any park the city categorizes as "undeveloped," a "lot," a "mall," a "parkway," or a "strip" is excluded from the analysis, as are parks smaller than a quarter of an acre. Because neither the city's nor the state's datasets contain information on the location of park entrances, we identify entrance points along each park's perimeter that constitute our best approximation of actual park entrances and then calculate walking distances from those entrance points. For parks with an area of less than two acres, we assume each vertex of the park polygon approximates a park entrance; since these parks are small, the actual location of entrances does not have a large effect on the walkshed (that is, the area reachable by walking a quarter mile or less along pedestrian rights-of-way starting at any of a park's entrance points). For parks of two acres or larger, the vertices may be too far apart to realistically approximate actual park entrances; for example, the four corners of Central Park are a very poor estimation of the entrances to the park. Thus, we instead find all the intersections of pedestrian rights-of-way that fall within 150 feet of the perimeter of these larger parks to approximate the entrance points. We obtained the pedestrian rights-of-way data from the New York City Department of City Planning's LION geodatabase of public streets. After we generate approximate park entrance points, we use Esri ArcMap's Network Analyst tool to generate walksheds estimating the areas along pedestrian rights-of-way that are located within a quarter mile of a park entrance point. In ArcMap we then select all building lots (which we get from the New York City Department of City Planning's MapPLUTO data) that fall within these walksheds and sum the total number of residential units on such lots and divide that number by the total number of residential units in a given geographic area.

Calculating Distances to Subways

For New York City, each borough, and each community district, we report the percentage of housing units within one-half mile of a subway station or rail entrance. To determine walking distances, we use the New York City Department of City Planning's LION geodatabase of public streets to create network buffers of streets with pedestrian rights of-way within one-half mile of a subway entrance. Using geographic information systems (GIS), we then selected the lots that fell within this network buffer. We used a data set of station entrances in the Bronx, Brooklyn, Manhattan, and Queens from the Metropolitan Transit Authority through NYC DataMine. This dataset includes the following Metropolitan Transit Authority (MTA) constituent agencies: New York City Subway, Long Island Rail Road, and Metro-North Railroad. For the Staten Island Railway, we estimated station entrance locations using a variety of GIS techniques including current satellite imagery. Amtrak, PATH and New Jersey Transit stations are implicitly included in this calculation because their stations are co-located with stations within the systems named above.

Aggregating Student Performance

The New York City Department of Education publishes school-level proficiency rates every year. We joined the proficiency data with a school facilities shapefile provided by the New York City Department of City Planning's Bytes of the Big Apple website, which also includes the community district the school falls into. We removed private and charter schools and then summed up the number of fourth graders scoring "proficient" in math and English language arts, and the number of students who were tested in each subject. We use those aggregates to calculate proficiency rates at the community-district level. Because students can attend schools outside of their community district (for example, if their school zone extends beyond the borders of their community district), the student performance indicators provide information about the performance of students who attend schools in that neighborhood rather than the performance of students who *live* in that neighborhood.

Inflation Adjustments

Unless stated otherwise, when reporting dollar-denominated indicators, we adjust amounts to 2018 dollars using the Consumer Price Index for All Urban Consumers (Current Series) without seasonal adjustments from the Bureau of Labor Statistics over all major expenditure classes for the New York City metropolitan area. This allows for more consistent comparisons across years for individual indicators.

Index of Community Districts

The Bronx

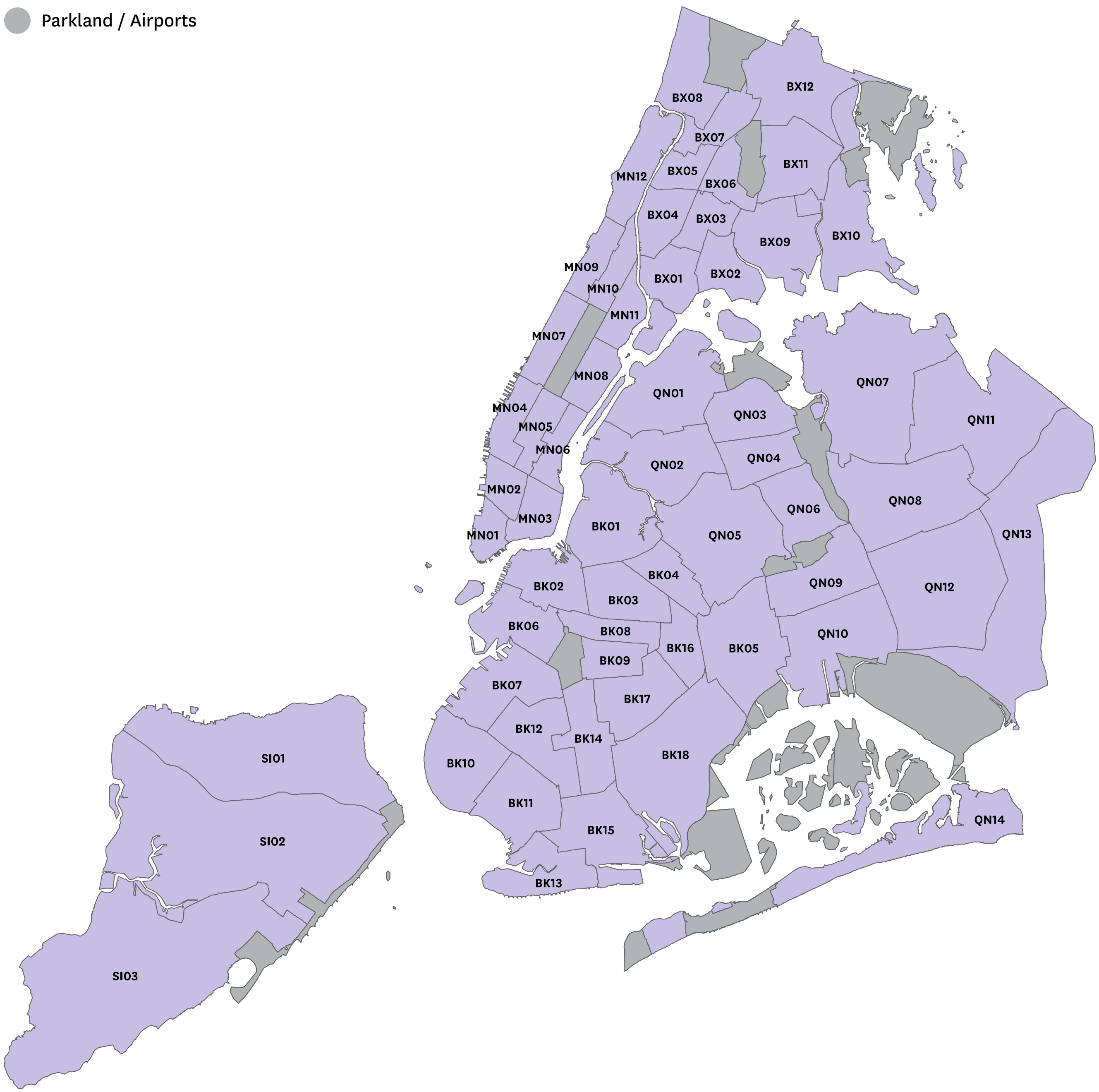
Brooklyn

Manhattan

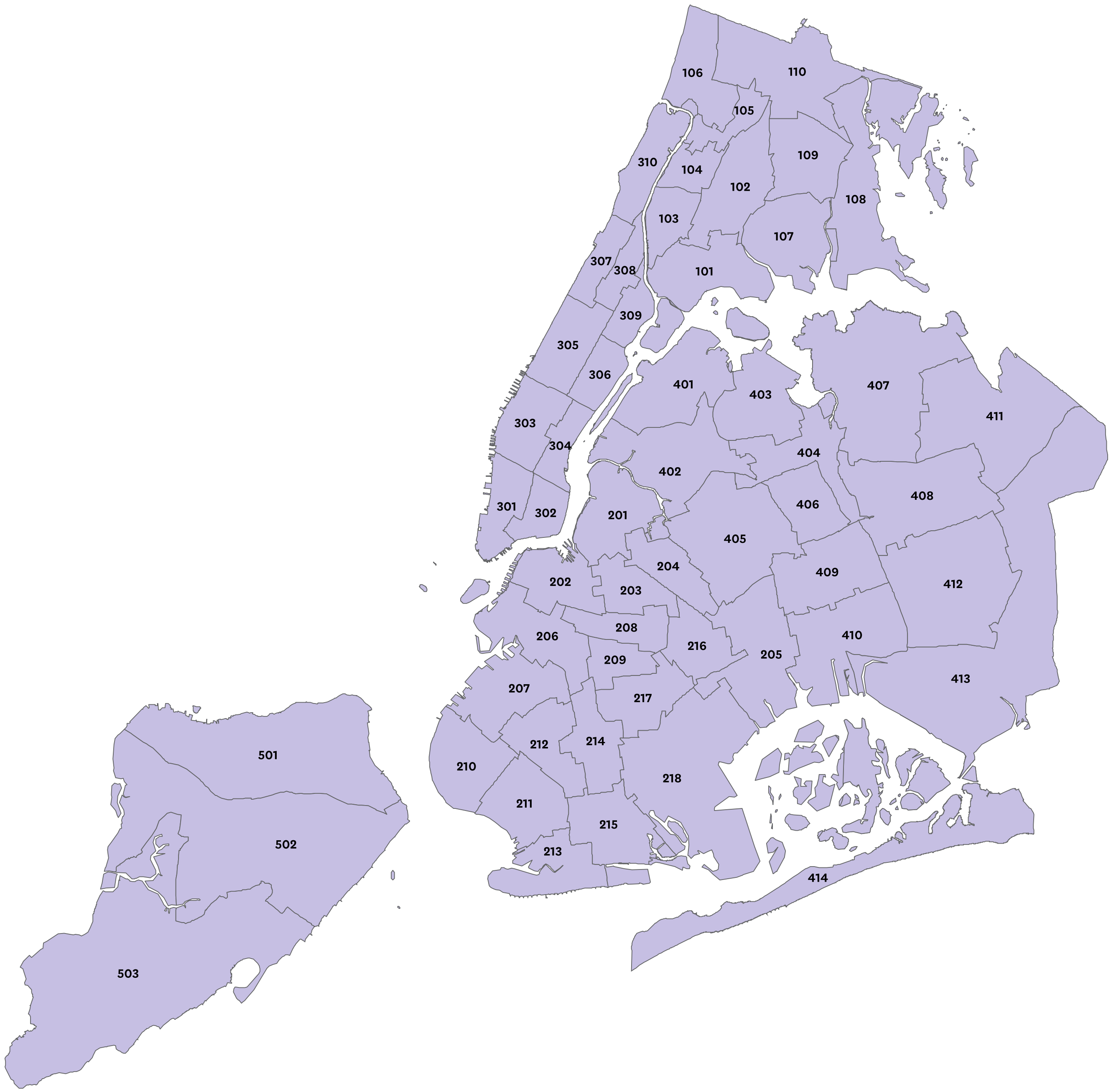
Queens

Staten Island

New York City Community Districts



New York City Sub-Borough Areas



About the NYU Furman Center

The NYU Furman Center advances research and debate on housing, neighborhoods, and urban policy.

Established in 1995, it is a joint center of the New York University School of Law and the Robert F. Wagner Graduate School of Public Service. Its mission is to:

Provide objective academic and empirical research on legal and public policy issues involving land use, real estate, housing, and urban affairs in the United States;

Promote frank and productive discussions among elected and appointed officials, leaders of the real estate industry, leaders of non-profit housing and community development organizations, scholars, and students about critical issues in land use, real estate, and urban policy;

Present essential data and analysis about the state of New York City's housing and neighborhoods to those involved in land use, real estate development, community economic development, housing, urban economics, and urban policy; and

Train the next generation of urban policy leaders (including researchers, analysts, and practitioners) by fostering an enriching environment where students meaningfully contribute to the Center's work.

The Center's Faculty Directors are Ingrid Gould Ellen, Paulette Goddard Professor of Urban Policy and Planning at NYU's Robert F. Wagner Graduate School of Public Service, and Katherine O'Regan, Professor of Public Policy and Planning at NYU's Robert F. Wagner Graduate School of Public Service. Vicki Been contributed to this report and has taken a leave of absence to serve as New York's Deputy Mayor for Housing and Economic Development. Our staff regularly collaborates with faculty and researchers from the School of Law, the Robert F. Wagner Graduate School of Public Service, the Faculty of Arts and Sciences, and many other research organizations at NYU and beyond.

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