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State of New York City's Housing and Neighborhoods in 2017



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Jessica Yager

PROJECT DIRECTORS

Maxwell Austensen
Stephanie Rosoff

FACULTY DIRECTORS

Vicki Been
Ingrid Gould Ellen
Katherine M. O’Regan

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Michael Bierman
Shannon Moriarty

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State of New York City’s Housing and Neighborhoods in 2017

State of New York City's Housing and Neighborhoods in 2017

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.

2017 Focus: Changes in New York City's Housing Stock (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 2017, the report looks at how New York City's housing stock has changed over the past few decades and explores the implications of those changes.

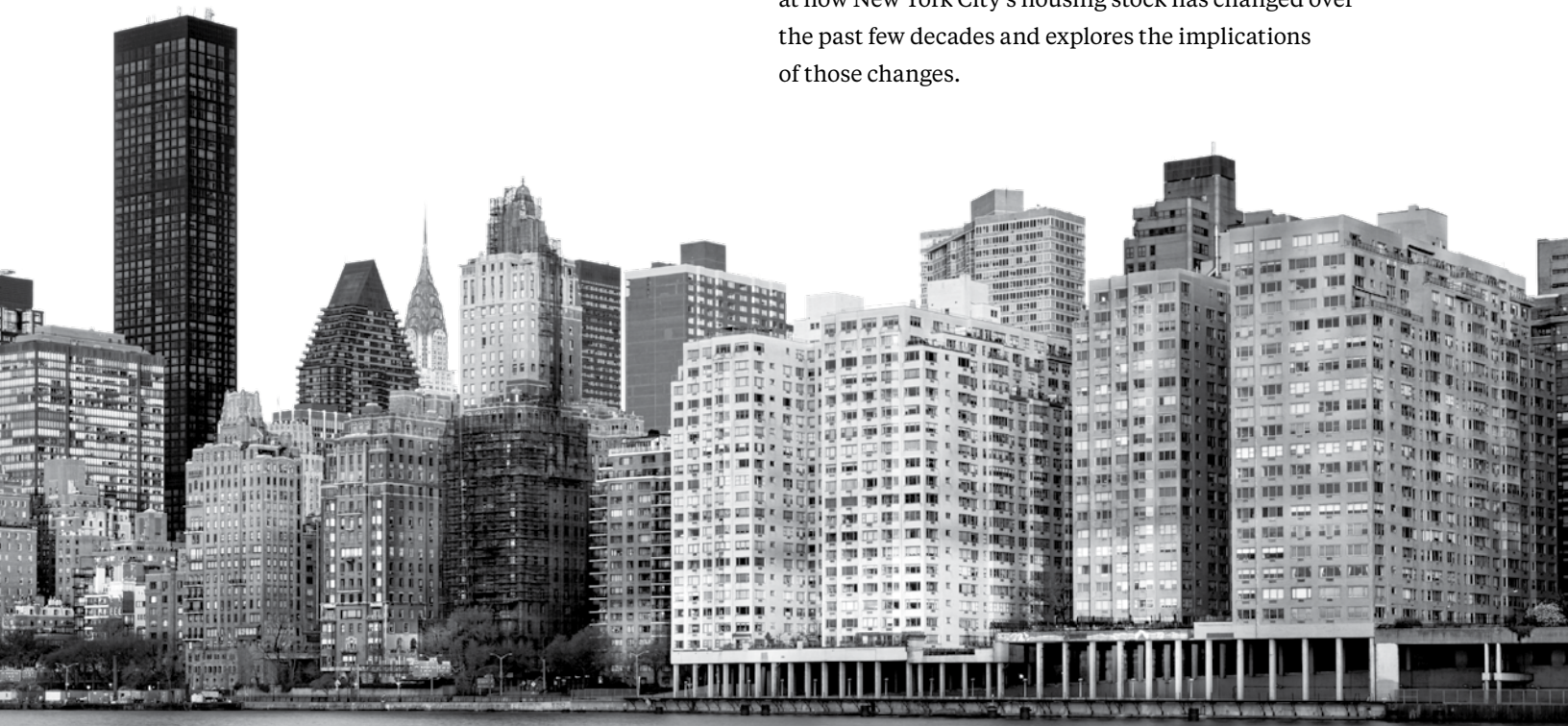


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Part 1: Citywide Analysis

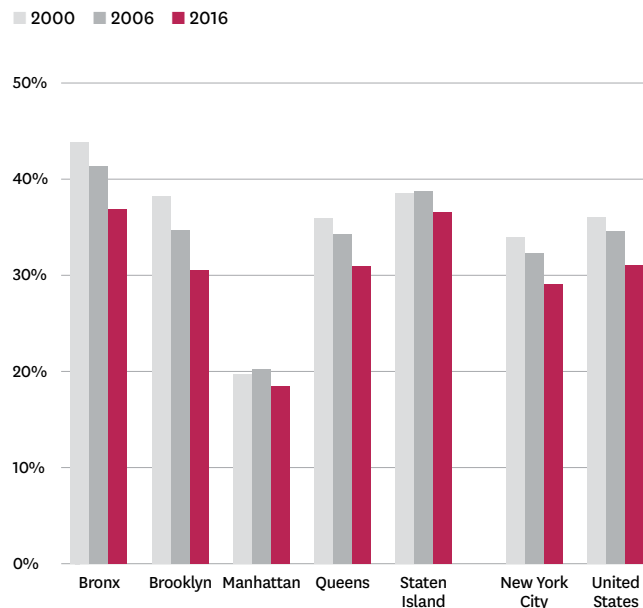
The State of New Yorkers

THE STATE OF NEW YORKERS
FINDING #1

The share of households with children declined from 34 percent to 29 percent between 2000 and 2016.

The decline in the share of households with children between 2000 and 2016 citywide was the same as the decline nationwide (-4.9 percentage points), though New York City had a lower share of households with children in 2016 (29.1%) than the nation as a whole (31.1%). Brooklyn experienced the largest decline in the share of households with children between 2000 and 2016, falling by 7.6 percentage points, followed by the Bronx (-6.9 percentage points), and Queens (-4.9 percentage points). Staten Island's share of households with children dropped by 1.9 percentage points between 2000 and 2016, while Manhattan—the borough with the lowest share of households with children—experienced a decline of 1.2 percentage points in the share of households with children between 2000 and 2016.

Figure 1: Share of Households with Children by Borough

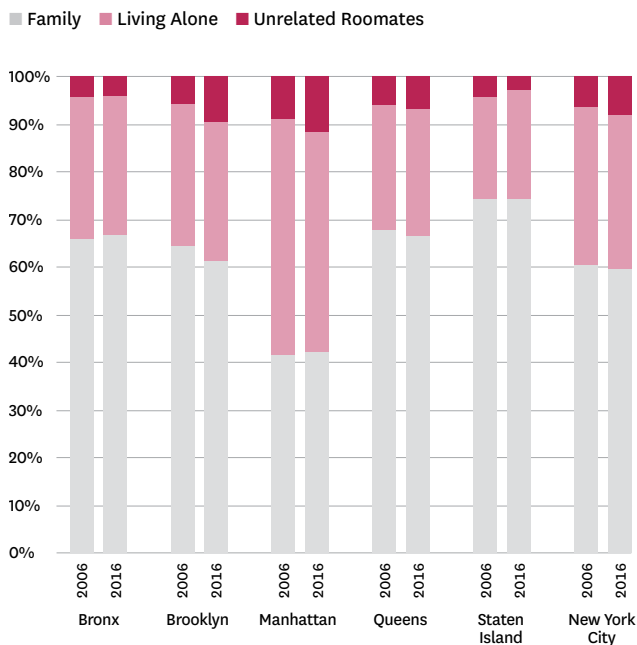


Sources: U.S. Census (2000), American Community Survey (2006, 2016), NYU Furman Center

Households consisting of unrelated roommates increased in Brooklyn and Manhattan between 2006 and 2016.

In 2016, households consisting of family members—defined as residents related by birth, marriage, or adoption—made up 59.4 percent of New York City households. Family households made up the majority of households in every borough except Manhattan in 2016. Nearly a third of New York City households in 2016 consisted of individuals living alone. Between 2006 and 2016, the share of households made up of unrelated roommates increased from 6.4 percent to 8.2 percent citywide, with the largest gains in Brooklyn (+3.6 percentage points), and Manhattan (+2.6 percentage points) over that time period.

Figure 2: Households by Family Type



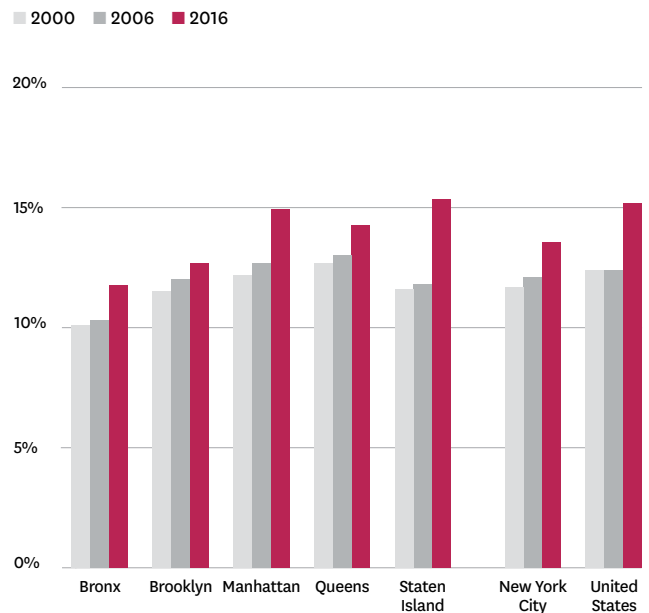
Sources: American Community Survey, NYU Furman Center

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.

Between 2006 and 2016, the share of the population aged 65 or older grew most in Manhattan and Staten Island.

The share of New Yorkers aged 65 or older grew by 1.4 percentage points between 2006 and 2016, about half as much as the senior share grew nationwide during that period (+2.8 percentage points). The largest increases in the senior share of the population between 2006 and 2016 were in Staten Island, where the senior share grew by 3.6 percentage points, and in Manhattan, where it grew by 2.2 percentage points. In the Bronx, Queens, and Brooklyn, the senior share of the population grew between 2006 and 2016 by 1.4, 1.3, and 0.7 percentage points, respectively.

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

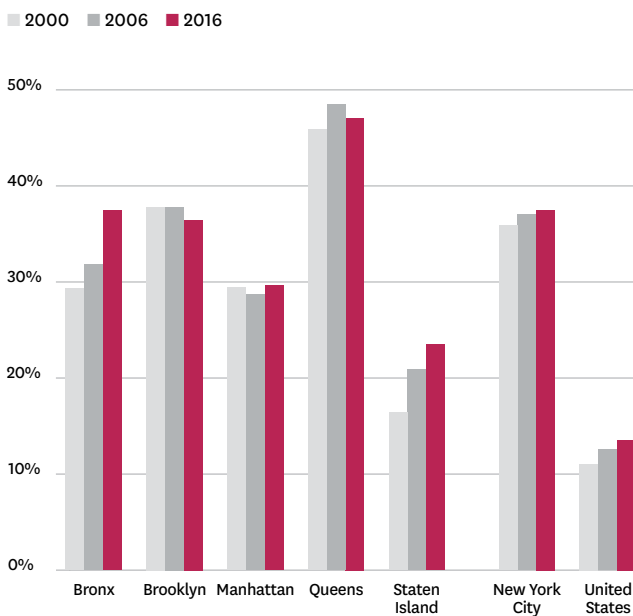


Sources: U.S. Census (2000), American Community Survey (2006, 2016), NYU Furman Center

Between 2000 and 2016, the foreign-born share of the population increased in the Bronx, Manhattan, Queens, and Staten Island.

The share of New Yorkers who were born outside of the United States increased slightly citywide between 2000 (35.9%) and 2016 (37.5%). Brooklyn experienced a slight decrease in the foreign-born share over that time period (from 37.8% in 2000 to 36.4% in 2016), while the Bronx and Staten Island experienced the largest increases (increasing 8.1 and 7.1 percentage points between 2000 and 2016, respectively).

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

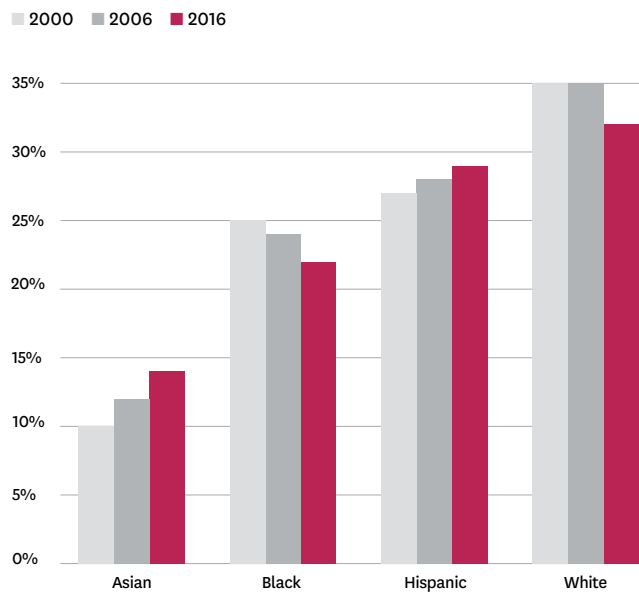


Sources: U.S. Census (2000), American Community Survey (2006, 2016), NYU Furman Center

Between 2000 and 2016, the share of New Yorkers identifying as Asian and Hispanic increased, while the share identifying as black or white decreased.

The share of New Yorkers identifying as Asian grew by 4.3 percentage points between 2000 and 2016, from 9.7 to 14.0 percent, and the share of New Yorkers identifying as Hispanic (of any race) grew by 2.2 percentage points, from 27.0 to 29.2 percent. The black and white shares of the population both declined between 2000 and 2016, by 2.5 percentage points and 3.2 percentage points respectively.

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



Sources: U.S. Census (2000), American Community Survey (2006, 2016), NYU Furman Center

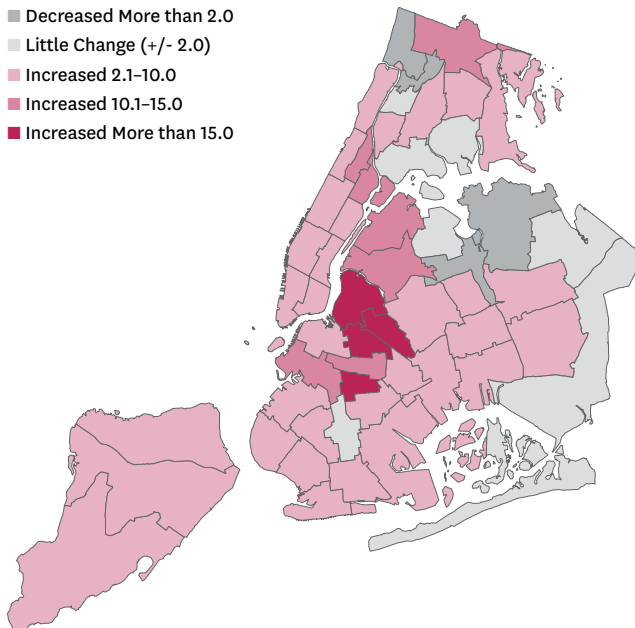
Note: The Hispanic population may be of any race, while we define the Asian, black, and white populations as being non-Hispanic.

Although all five boroughs saw their college-educated share of the population rise between 2006 and 2016, five community districts experienced a decline.

The share of New Yorkers with a college degree increased 4.9 percentage points between 2006 (32.1%) and 2016 (37.0%). The largest increase between 2006 and 2016 was in Brooklyn (which added 8.5 percentage points), whereas the Bronx only saw a two percentage point increase over that period. Sub-borough areas (roughly equivalent to community districts) experienced greater variation in share of residents with a college degree. In Bedford-Stuyvesant, for example, the share of residents with a college degree increased 19.3 percentage points between 2006 and 2016, while several sub-borough areas in Queens experienced a decline, including Jackson Heights (declining 0.7 percentage points), Elmhurst/Corona (-2.7 percentage points), and Flushing/Whitestone (-4.2 percentage points).

Figure 6: Percentage Point Change in the Share of Population Aged 25 or Older with a College Degree by Sub-Borough Area, 2006 to 2016

- Decreased More than 2.0
- Little Change (+/- 2.0)
- Increased 2.1-10.0
- Increased 10.1-15.0
- Increased More than 15.0

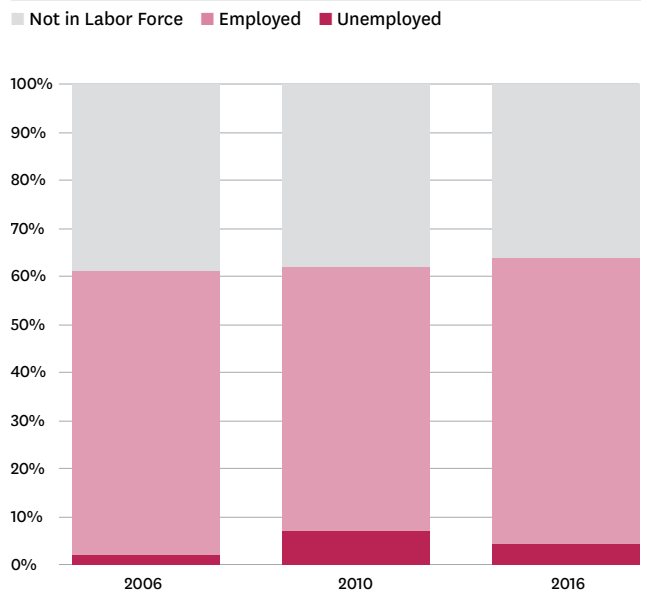


Sources: American Community Survey, NYU Furman Center

More New Yorkers were in the labor force and employed in 2016, surpassing pre-recession levels.

Citywide, 63.8 percent of New Yorkers aged 16 or older were in the labor force (both employed and unemployed and looking for work) in 2016, up from 59.3 percent in 2006 prior to the Great Recession. Nationwide, labor force participation was 63.1 percent in 2016, similar to levels in New York City, but still below pre-recession levels (65.0% in 2006). The unemployed share of New Yorkers fell to 4.3 percent in 2016 (compared to 4.0% nationwide), down from 6.9 percent in 2010, but higher than the unemployed share in 2006 (2.0%).

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

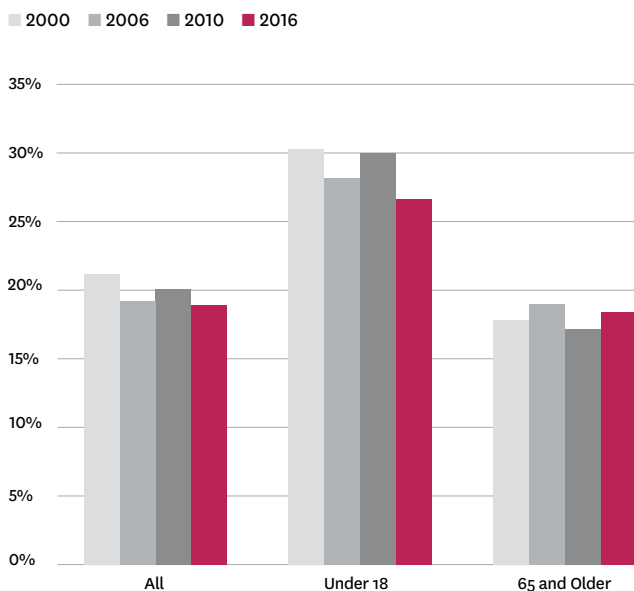


Sources: American Community Survey, NYU Furman Center

The poverty rate declined among children but increased for seniors between 2010 and 2016.

In 2016, approximately 19 percent of New Yorkers lived below the poverty line, higher than the nationwide poverty rate of 14 percent. The share of New York City children in poverty stayed relatively constant between 2000 and 2010, and declined by 3.4 percentage points between 2010 and 2016. The share of New Yorkers aged 65 or older in poverty declined slightly between 2000 and 2010, but rose by just over a percentage point between 2010 and 2016.

Figure 8: Poverty Rate by Age, New York City

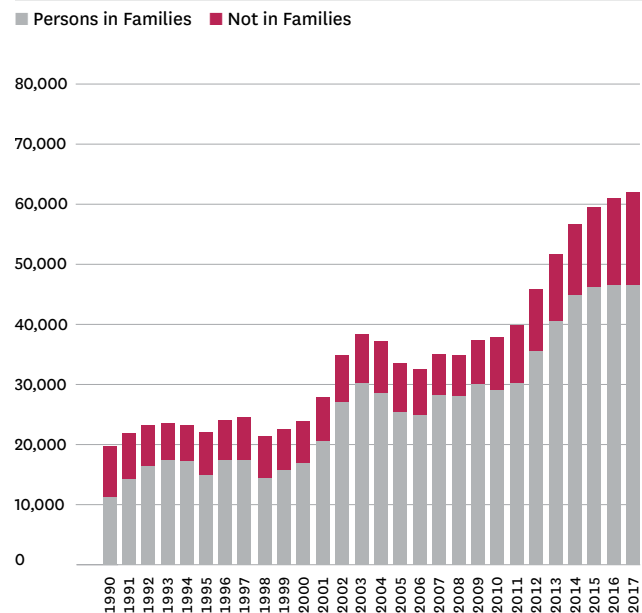


Sources: U.S. Census (2000), American Community Survey (2006, 2010, 2016), NYU Furman Center

The number of New Yorkers in homeless shelters increased 77 percent between 2007 and 2017, though year-over-year growth has slowed.

Between 2016 and 2017, the average monthly homeless shelter population increased about two percent citywide, the smallest year-over-year increase since 2010. Despite the slowed growth, an average of 62,000 New Yorkers (including 23,655 children) per month stayed in a city homeless shelter in 2017, up 76.5 percent since 2007. The number of single individuals (“not in families”) in homeless shelters increased by eight percent between 2016 and 2017.

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



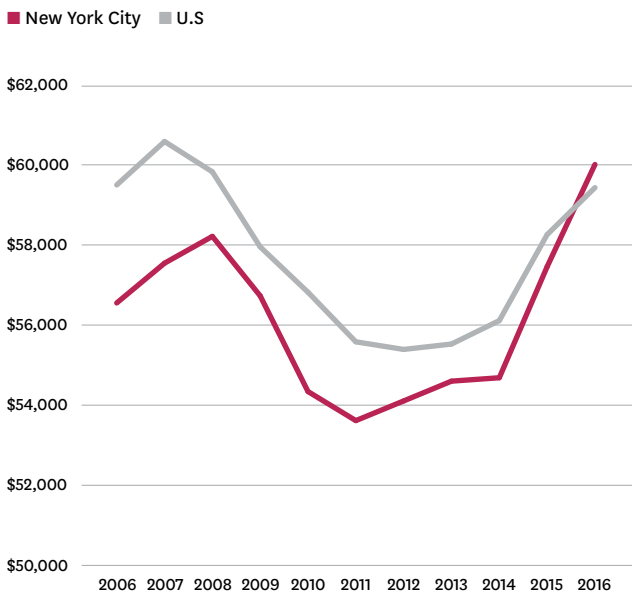
Sources: Coalition for the Homeless, New York City Department of Homeless Services, NYU Furman Center

Note: This indicator measures the number of individuals staying in a shelter operated by the New York City Department of Homeless Services (DHS) and does not include the street homeless population or the number of people staying in non-DHS operated shelters.

Between 2015 and 2016, real median household income increased by more than four percentage points citywide, and reached its highest level in over a decade.

Real median household income citywide was about \$60,000 in 2016 (in 2017 dollars), up 4.4 percent since 2015, more than double the national rate of increase over the same time period. Median household income in 2016 was at its highest level since at least 2006.

Figure 10: Inflation-Adjusted Median Household Income (2017\$)

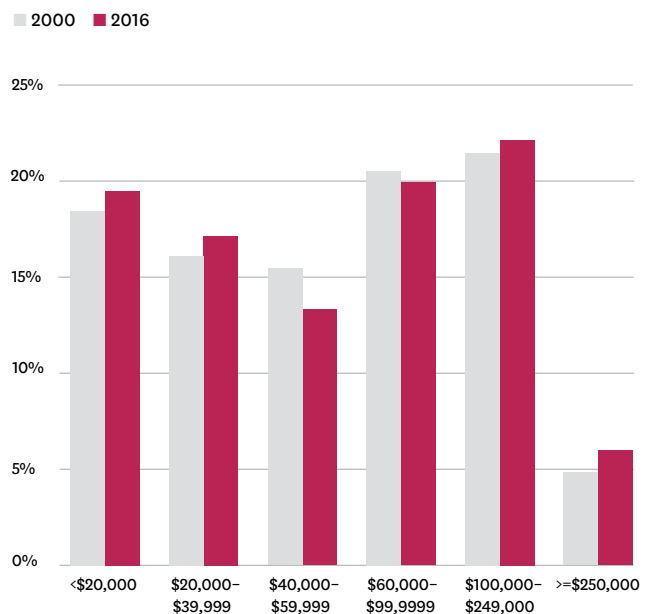


Sources: American Community Survey, NYU Furman Center

New York City households were more concentrated at the lower and higher ends of the income distribution in 2016.

In 2016, 36.6 percent of households earned less than \$40,000 in the previous year, compared to 34.4 percent of households in 2000. The share of households earning more than \$100,000 in the previous year increased by about 2 percentage points between 2000 (26.3%) and 2016 (28.1%). The share of New Yorker households earning between \$40,000 and \$100,000 decreased by about 3 percentage points between 2000 and 2016.

Figure 11: Household Income Distribution, New York City (2017\$)

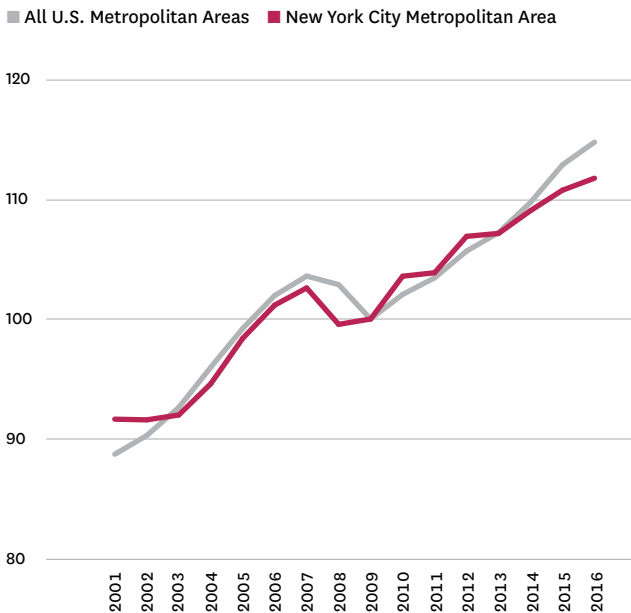


Sources: IPUMS-USA, University of Minnesota, NYU Furman Center

The New York City metropolitan area's economy continued to grow between 2015 and 2016, although it grew at half the rate of metropolitan areas nationwide.

Between 2015 and 2016, gross domestic product (GDP) in the New York City metropolitan area increased just under one percent (0.9%), about half the rate of growth in metropolitan areas nationwide (1.7%). New York City's regional economy grew faster than metropolitan areas nationwide between 2009 and 2012. Since 2012, however, New York City metropolitan area's growth of 4.5 percent was outpaced by an increase of 8.6 percent among metropolitan areas nationwide.

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



Sources: Bureau of Economic Analysis, NYU Furman Center

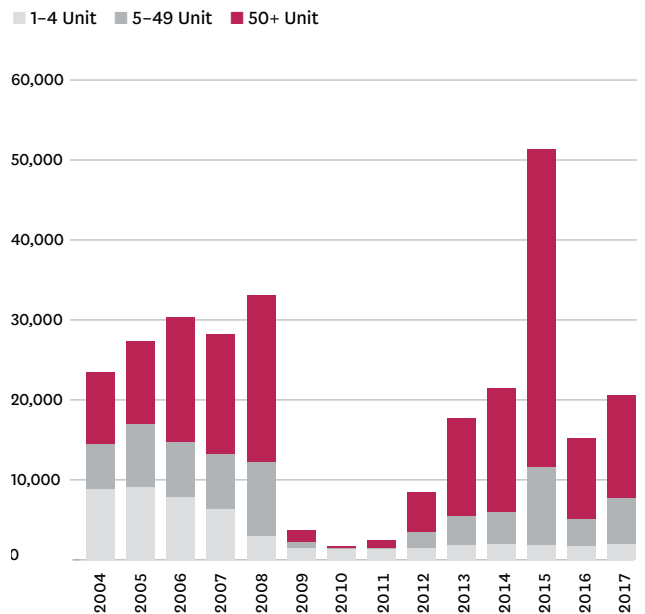
The State of Land Use and the Built Environment

STATE OF LAND USE AND THE BUILT ENVIRONMENT
FINDING #1

The number of permits issued for new housing units in New York City increased by 35.6 percent between 2016 and 2017.

New York City issued permits for 20,599 new housing units in 2017. The majority of the newly authorized housing units (62.4%) were in buildings with 50 or more units. Approximately 9.4 percent of the newly authorized housing units were in one- to four-unit buildings, a year-over-year increase of 18.9 percent, but only about one quarter of the share of all units authorized in one- to four-unit buildings in 2004 (37.8%). Newly authorized units in buildings with five to 49 units made up 28.2 percent of all newly authorized units citywide in 2017, a year-over-year increase of 66.1 percent.

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

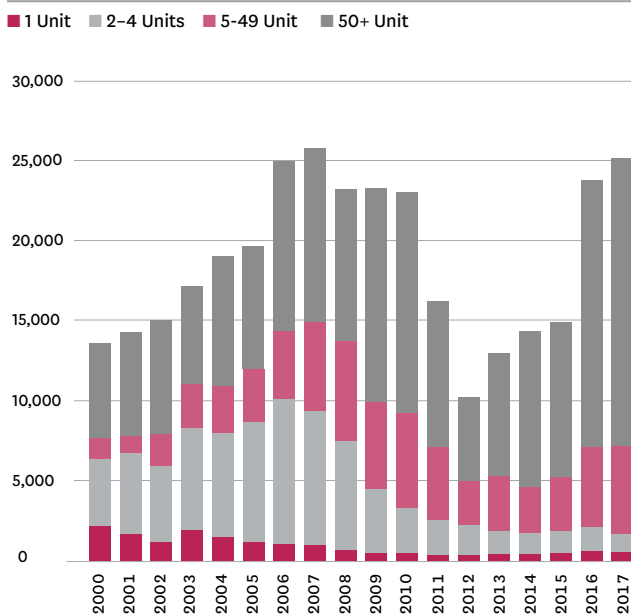


Sources: New York City Department of Buildings via NYC Open Data, NYU Furman Center

Citywide, there were over 25,000 new residential units authorized for occupancy in 2017.

Between 2016 and 2017, the number of new units receiving a certificate of occupancy in New York City increased by 5.4 percent. The vast majority of new units authorized for occupancy in 2017 – 71.4 percent – were in buildings with 50 or more units and another 21.8 percent were in buildings with five to 49 units. About 5,500 new residential units issued certificates of occupancy were in buildings with two- to-four units (4.6%) and there were about 500 (2.1%) single-unit buildings authorized for occupancy in 2017.

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

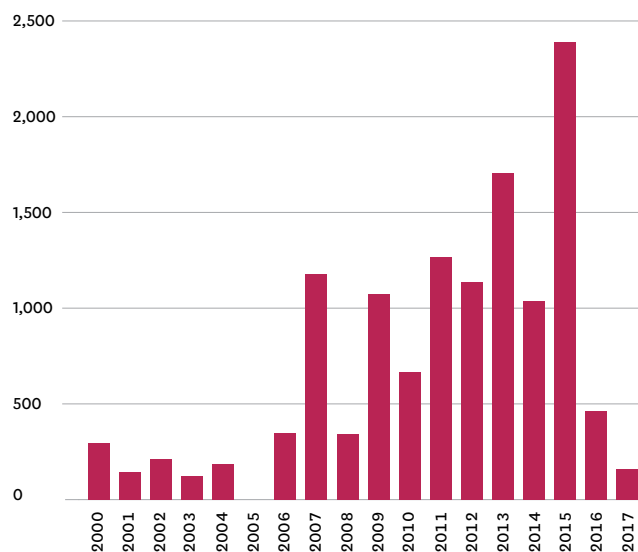


Sources: New York City Department of Buildings, New York City Department of City Planning, NYU Furman Center

One new historic district covering 161 individual tax lots was approved in 2017, the lowest number of lots designated within districts since 2005 when no districts were designated.

The New York City Landmarks Preservation Commission (LPC) designated one new historic district in 2017: the Morningside Heights Historic District in Manhattan. The district comprised 161 individual tax lots, about a third of the approximately 460 lots included in historic districts that were designated in 2016.

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



Sources: New York City Landmarks Preservation Commission via NYC Open Data, NYU Furman Center

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

The city designated 18 individual and interior landmarks in 2017 in Manhattan, Brooklyn, and Queens.

In 2017 the New York City Landmarks Preservation Commission (LPC) designated 14 buildings in Manhattan, three buildings in Brooklyn, and one building in Queens. There were no new landmark designations in the Bronx and Staten Island. In Brooklyn, the LPC designated the People’s Trust Company Building, the National Title Guaranty Company Building, and the Peter Huberty House. In Manhattan, the designations include several buildings at the Cathedral of St. John the Divine and the Cathedral Close in Upper Manhattan, along with the Salvation Army Territorial Headquarters Building and interiors at the Waldorf-Astoria Hotel, the United Nations Hotel, and the New York Public Library Main Reading Room and Catalog Room. The Old Saint James Episcopal Church was the one building designated in Queens in 2017.

Figure 4: Individual and Interior Landmark Designations in 2017, New York City



Sources: New York City Landmarks Preservation Commission via NYC Open Data, NYU Furman Center

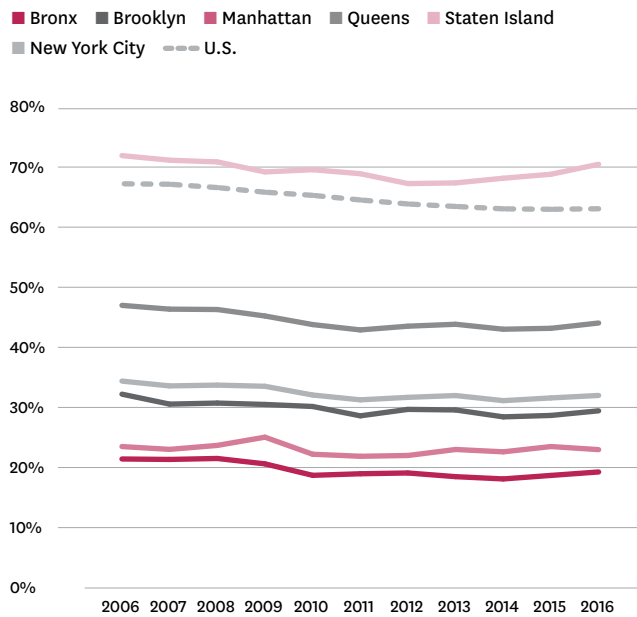
State of Homeowners and Their Homes

STATE OF HOMEOWNERS AND THEIR HOMES FINDING #1

Homeownership in New York City remained stable in 2016, with less than a third of New York City households owning their homes.

In 2016, the homeownership rate in New York City was 32.0 percent, slightly higher than the citywide rate in the previous year but just over half the national rate (63.1%). Staten Island had the highest homeownership rate in 2016 (70.5%), followed by Queens (44.1%), Brooklyn (29.5%), and Manhattan (23.0%). The Bronx had the lowest homeownership rate in 2016 (19.3%).

Figure 1: Homeownership Rate

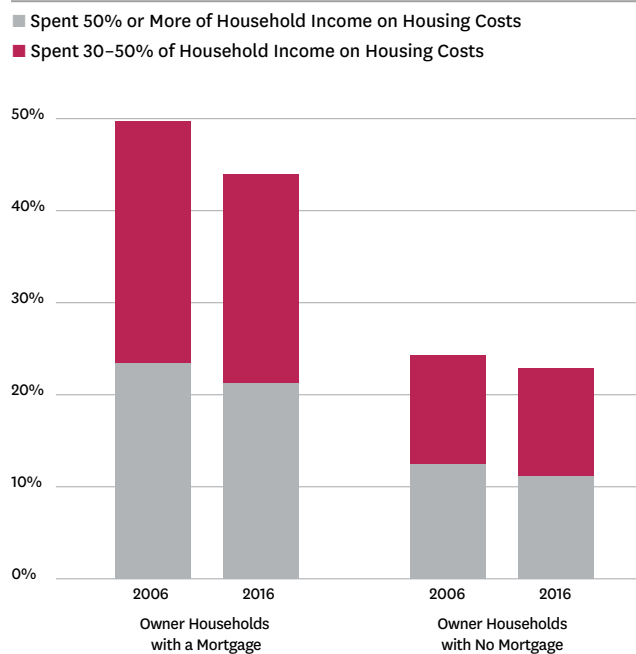


Sources: American Community Survey, NYU Furman Center

The share of homeowners that were housing cost burdened declined between 2006 and 2016.

In 2016, 44 percent of owner-occupied households with a mortgage spent more than 30 percent of household income on housing costs (they were “housing cost burdened”), down from nearly 50 percent in 2006. Severely housing cost burdened households—households spending more than 50 percent of income on housing costs—made up 22.7 percent of owner households with a mortgage in 2016. Among owner households without a mortgage, less than a quarter were housing cost burdened, and that share fell slightly between 2006 and 2016 (24.3% to 22.9%). About 12 percent of owner households without a mortgage were severely housing cost burdened in 2016.

Figure 2: Share of Owner-Occupied Households by Percentage of Household Income Spent on Housing by Mortgage Status



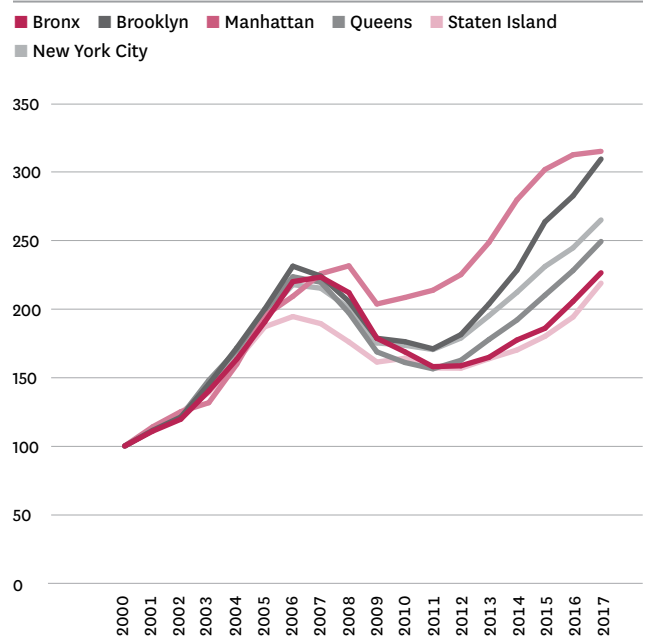
Sources: American Community Survey, NYU Furman Center

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.

Staten Island and the Bronx experienced the largest gains in home prices between 2016 and 2017.

Between 2016 and 2017, home prices in New York City rose by 8.3%, higher than previous year-over-year increase (+5.9% between 2015 and 2016). Staten Island had the largest increase in home sales prices between 2016 and 2017 at 12.7 percent, followed by the Bronx (+10.2%), Brooklyn (+9.5%), and Queens (+9.3%). Home sale prices in Manhattan increased slightly by 0.8 percent between 2016 and 2017.

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

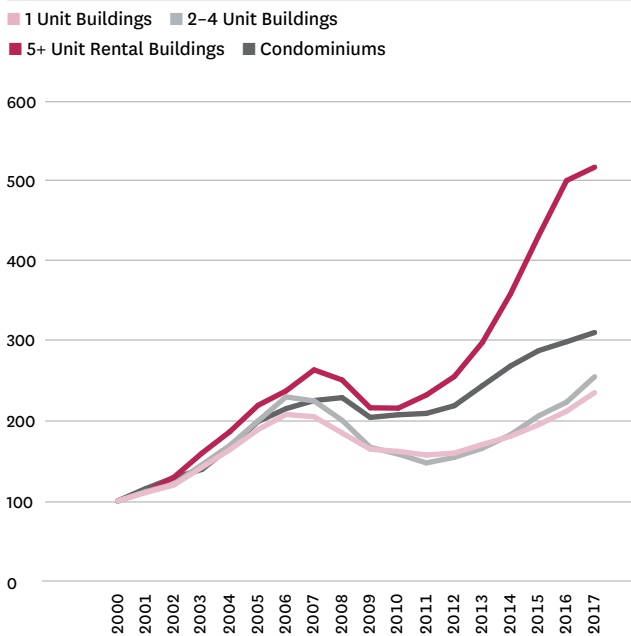


Sources: New York City Department of Finance, NYU Furman Center

In 2017, one- to four-unit buildings in New York City experienced the largest year-over-year increase in sales prices.

For the sixth year in a row, all property types in New York City experienced an increase in sales prices between 2016 and 2017. Over that time period, sales prices increased by 11.0 percent for single-unit properties and by 14.2 percent for two to four unit properties. Rental properties with five or more units experienced a 3.4 percent increase in sales prices between 2016 and 2017, the lowest year-over-year increase since 2010. Sales prices for condominiums steadily grew by 3.9 percent between 2016 and 2017.

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

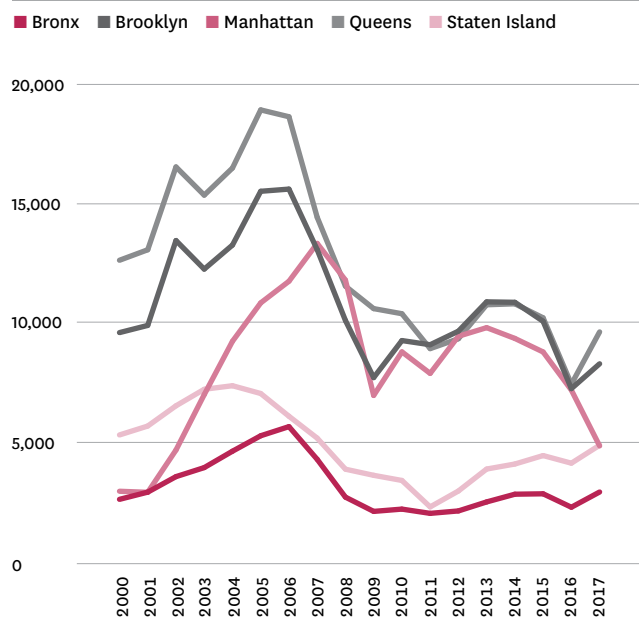


Sources: New York City Department of Finance, NYU Furman Center

Between 2016 and 2017, the number of property sales increased in every borough except Manhattan.

The largest increase in the number of property sales between 2016 and 2017 was in Queens (+29.1%), followed by the Bronx (+27.0%), Staten Island (+17.9%), and Brooklyn (+14.2%). This year-over-year increase in sales volume was a change in direction for Queens, the Bronx, Staten Island, and Brooklyn – each of these boroughs experienced a drop in sales volume between 2015 and 2016. In 2017, for the fourth year in a row, Manhattan experienced a year-over-year decline in the number of property sales (-32.0%).

Figure 5: Property Sales Volume by Borough



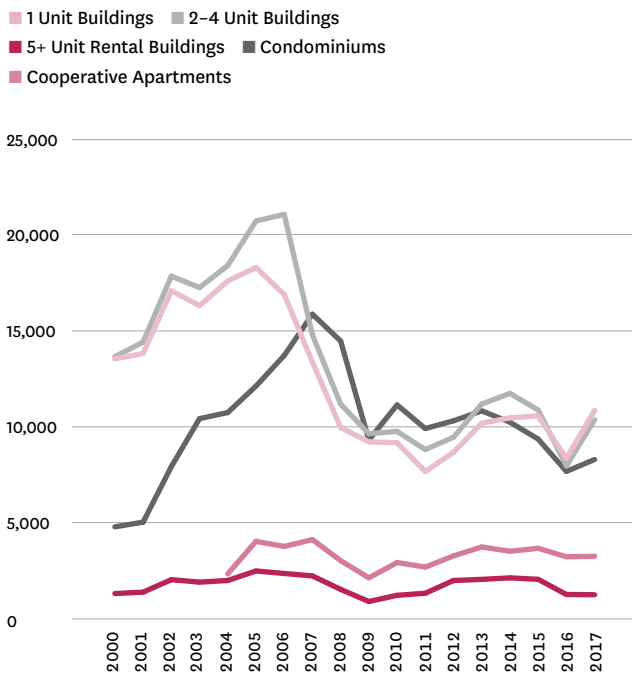
Sources: New York City Department of Finance, NYU Furman Center
 Note: Borough totals do not include sales of cooperative apartments.

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #6

Sales for smaller buildings, condominiums, and co-ops increased between 2016 and 2017.

Two- to four-unit buildings experienced the largest increase in sales between 2016 and 2017 (+30.2%), followed by one-unit buildings (+29.9%), and condominiums (+8.1%). Sales of cooperative apartments increased by less than one percent— or 24 sales—between 2016 and 2017. In 2017, there were 1,262 sales of five plus unit rental buildings—a year-over-year decrease of one percent.

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



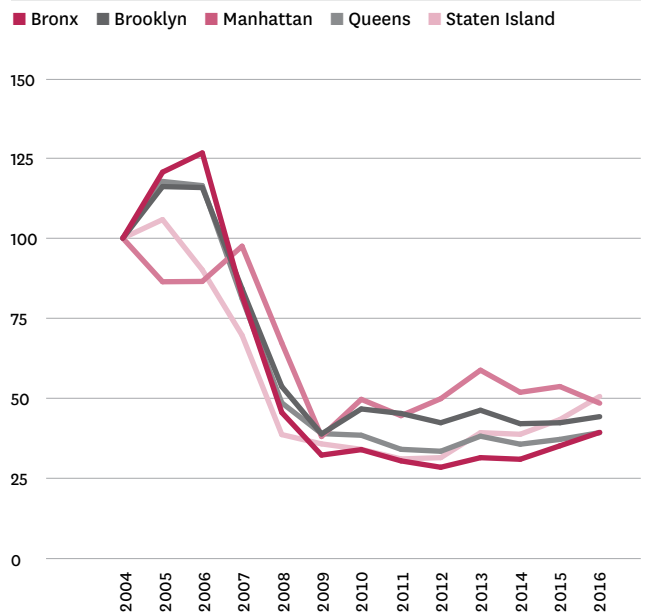
Sources: New York City Department of Finance, NYU Furman Center

STATE OF HOMEOWNERS AND THEIR HOMES
FINDING #7

Home purchase borrowing increased between 2015 and 2016 for every borough except Manhattan, with large increases in the Bronx and Staten Island.

In 2016, there were about 28,000 home purchase originations citywide, a year-over-year increase of 3.2 percent. Home purchase borrowing, however, was still well below levels in the mid 2000s prior to the Great Recession. The Bronx and Staten Island saw the largest gains between 2015 and 2016 (increases of 11.8% and 16.6%, respectively). Brooklyn and Queens experienced more modest increases (4.5% and 5.4%, respectively), while Manhattan experienced a nearly 10 percent decline in home purchase originations between 2015 and 2016.

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



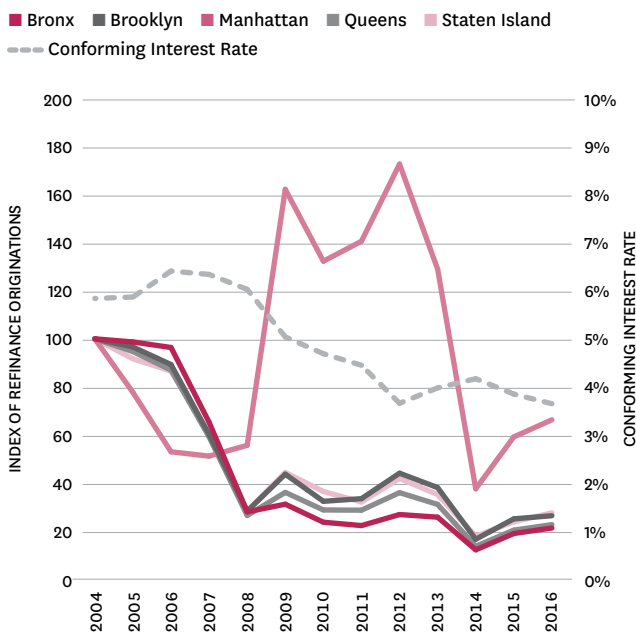
Sources: Home Mortgage Disclosure Act, NYU Furman Center

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

Refinance borrowing continued to grow in New York City in 2016, for the second consecutive year.

Refinance borrowing continued to grow across all boroughs in 2016 as the interest rate on conforming mortgages continued to fall. The largest increase in refinance originations was in Staten Island, with a 15.8 percent increase over the previous year, followed by the Bronx (12.2%), Manhattan (11.9%), and Queens (11.1%). The lowest increase was in Brooklyn, with a five percent increase over 2015 levels. Despite these increases in refinance borrowing, the number of refinance loan originations in 2016 was well below the levels seen in the early 2000s.

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

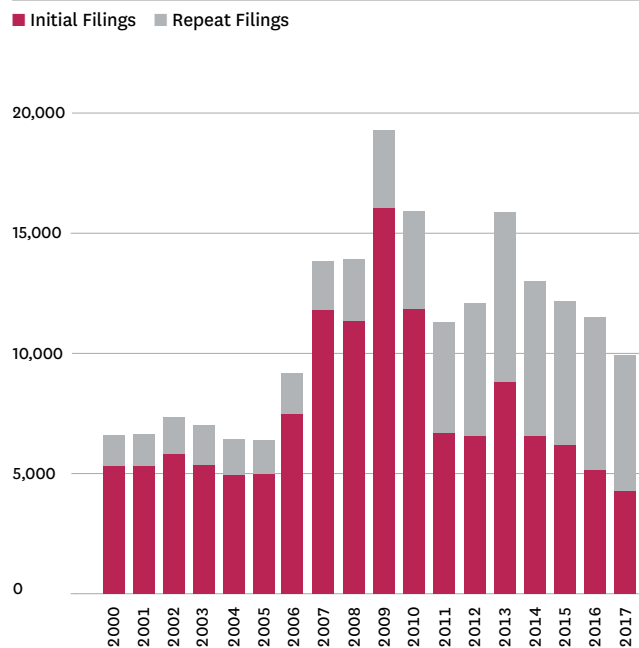


Sources: Home Mortgage Disclosure Act, Freddie Mac Primary Mortgage Market Survey, NYU Furman Center

In 2017, initial foreclosure filings on one- to four-unit properties citywide fell to its lowest level in over a decade.

There were fewer than 10,000 initial and repeat foreclosure filings citywide in 2017, the lowest level since 2006. There were 4,271 initial foreclosure filings citywide in 2017, a 17.2 percent year-over-year decrease and a 63.8 percent decrease since 2007. Repeat foreclosure filing decreased 11.2 percent between 2016 and 2017, but repeat filings were still three times higher in 2017 than in the early 2000s.

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



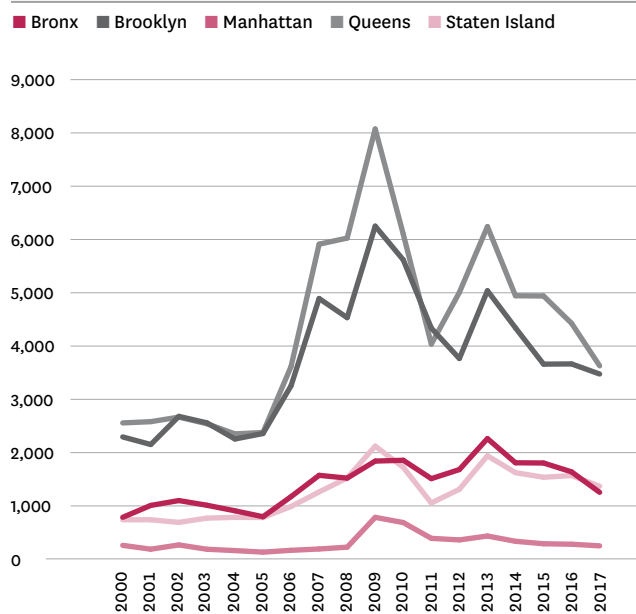
Sources: New York City Department of Finance, Public Data Corporation, NYU Furman Center

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. For a more detailed description of our lis pendens methodology, please refer to the Methods section in Part 3 of this report.

The number of foreclosure filings on one- to four-unit buildings and condominiums decreased in every borough between 2016 and 2017.

Foreclosure filings continued to decline citywide, falling every year since 2013, but foreclosure filings remain high relative to pre-recession levels in all boroughs except for Manhattan. The largest decreases in the number of foreclosure filings between 2016 and 2017 were in the Bronx (-23.5%) and Queens (-18.0%), followed by more modest decreases in Staten Island (-12.8%), and Manhattan (30 fewer filings, or a 10.9% decline). While foreclosure filings also decreased in Brooklyn between 2016 and 2017, the rate was much lower—5.2 percent.

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.

Pre-foreclosure notices issued to one- to four-unit properties rose in every borough for the second year in a row in 2017.

While foreclosure filings were down in 2016, pre-foreclosure notices—the first step in the foreclosure process—were up. There were nearly 50,000 pre-foreclosure notices issued to one- to four-unit properties and condominiums in New York City in 2017, a year-over-year increase of 28.7 percent. The Bronx experienced the largest increase in pre-foreclosure notices between 2016 and 2017 (+34.8%), followed by Brooklyn (+29.5%), Staten Island (+28.6%), Queens (+27.8%), and Manhattan (+10.4%).

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

	2012	2013	2014	2015	2016	2017	Percent Change 2016-17
Bronx	9,655	9,049	5,774	4,545	5,133	6,921	34.8%
Brooklyn	23,301	21,021	13,176	9,649	11,375	14,730	29.5%
Manhattan	2,694	2,438	1,243	1,032	1,321	1,459	10.4%
Queens	9,668	26,554	16,439	12,893	15,047	19,223	27.8%
Staten Is.	10,984	9,818	6,550	5,247	5,895	7,581	28.6%
NYC	76,302	68,880	43,182	33,366	38,771	49,914	28.7%

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.

State of Renters and Their Homes

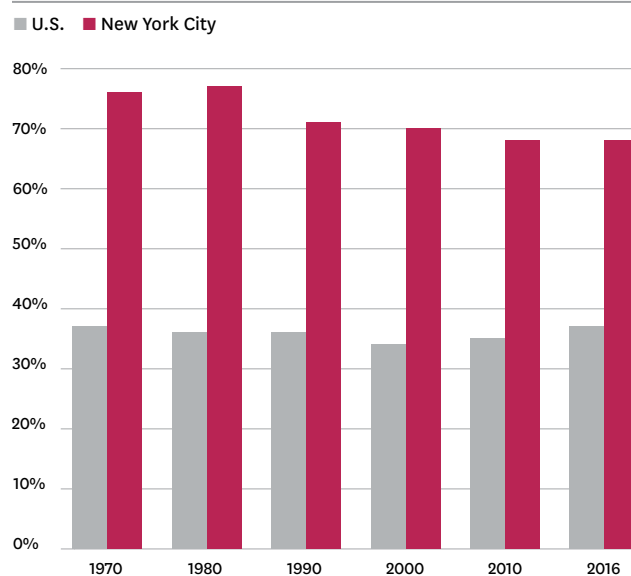
STATE OF RENTERS AND THEIR HOMES

FINDING #1

Though a larger share of households in New York City were renters compared to households nationwide, the gap narrowed between 2010 and 2016.

The share of households renting their homes in New York City remained effectively the same between 2010 and 2016 (67.9% and 68.0%, respectively), though the renter share is down about eight percentage points from 1970. Historically, New York City households have rented their homes at about twice the national rate, but that ratio has fallen in recent years as the share of renters at the national level has increased.

Figure 1: Renter Share of Households

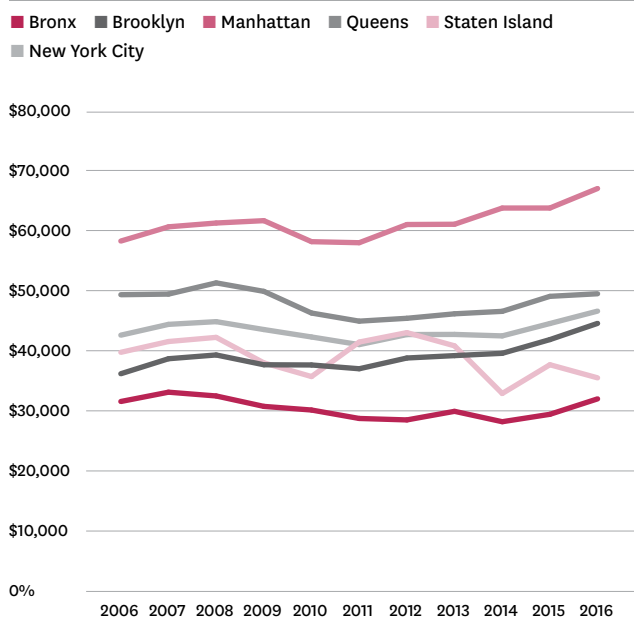


Sources: U.S. Census (1970-2000), American Community Survey (2010, 2016), NYU Furman Center

Between 2015 and 2016, real median renter household income increased by 4.6 percent citywide.

Median renter household income increased in four of the five boroughs between 2015 and 2016. The Bronx experienced the largest year-over-year increase in real median renter household income, at 8.7 percent, followed by Brooklyn (6.4%) and Manhattan (5.1%). Real median renter household income grew slightly in Queens (0.9%) and decreased in Staten Island (-5.8%). Real median renter household income in 2016 was above 2006 levels in Manhattan, Brooklyn, the Bronx, and Queens but below the 2006 level in Staten Island.

Figure 2: Median Renter Household Income by Borough (2017\$)

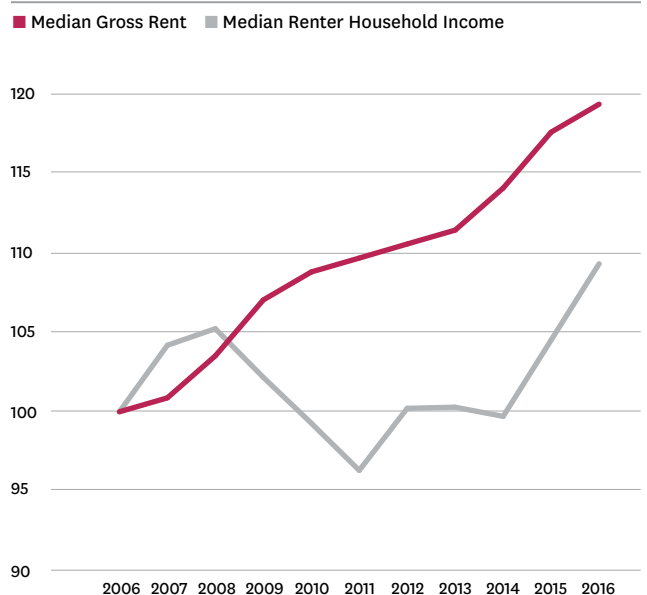


Sources: American Community Survey, NYU Furman Center

For the second time since 2012, real median renter household income rose faster than real median rent in 2016.

Between 2015 and 2016, real median renter household income increased by 4.6 percent while real median gross rent in New York City increased by only 1.5 percent. The real median income of renters now surpasses pre-recession levels. Despite recent gains in renter income, increases in rent over the past decade have outpaced increases in incomes in New York City.

Figure 3: Index of Real Median Gross Rent and Real Median Renter Income, New York City (Index=100 in 2006)

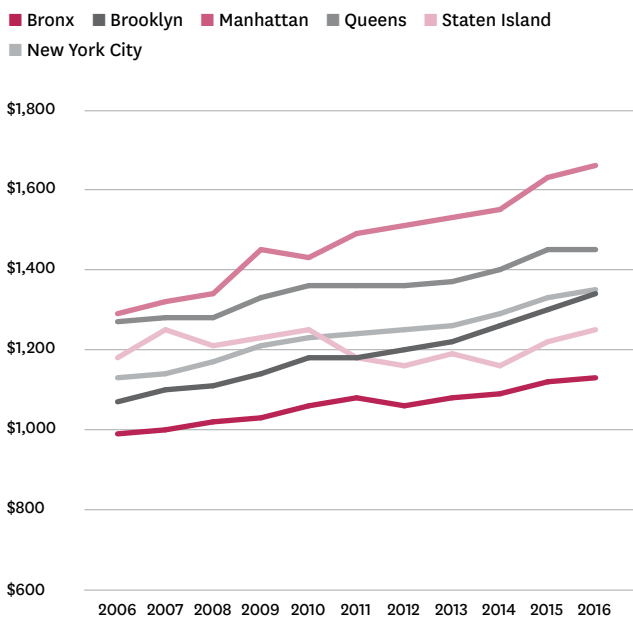


Sources: American Community Survey, NYU Furman Center

Rent—in real terms—increased the most in Brooklyn and Manhattan between 2006 and 2016.

Between 2006 and 2016, Manhattan experienced the largest increase in real median gross rent (22.3%), followed by Brooklyn (20.1%). The increase in Queens and the Bronx was about 12 percent between 2006 and 2016 but only 5.6 percent in Staten Island. Between 2015 and 2016, real median gross rent increased by 3.1 percent in Brooklyn and by about 2 percent in Manhattan and Staten Island, but remained essentially flat in the Bronx and Queens.

Figure 4: Inflation-Adjusted Median Gross Rent (2017\$)



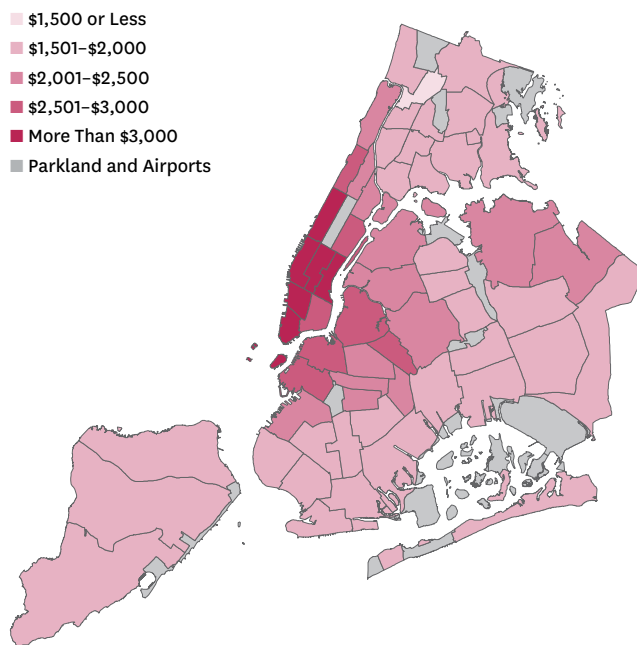
Sources: American Community Survey, NYU Furman Center

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.

Median asking rent in parts of Manhattan were double the median asking rent in most Bronx neighborhoods.

Citywide, the median asking rent (rent for units being advertised for lease) was \$2,695 in 2017. The ten community districts with the lowest median asking rents were located in the Bronx, ranging from \$1,500 in Kingsbridge Heights/Bedford to \$1,750 in Throgs Neck/Co-op City, Hunts Point/Longwood, and Bensonhurst. Six community districts had median asking rents over \$3,000 in 2017, and all were located in Manhattan. 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.

Figure 5: Median Asking Rent by Community District, 2017

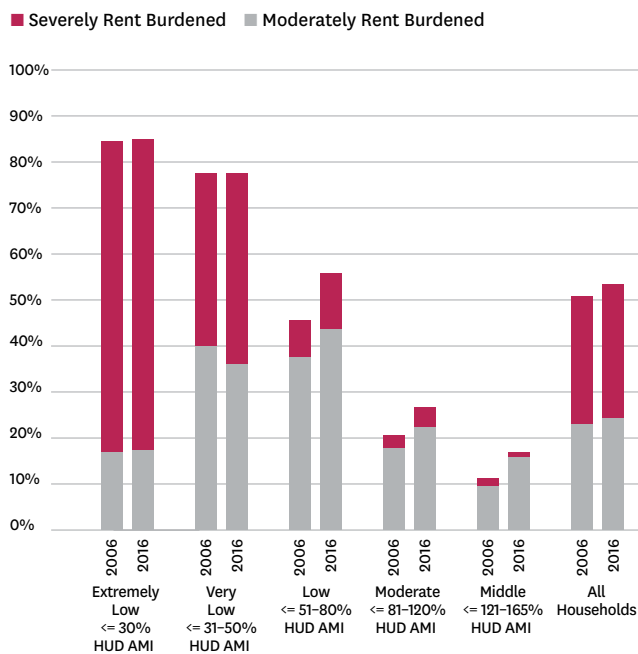


Sources: StreetEasy, NYU Furman Center

The share of low-, middle-, and moderate-income New Yorker households that were rent burdened grew between 2006 and 2016.

Renter households that spend between 30 and 50 percent of their pre-tax income on gross rent (including utilities) are considered *moderately rent burdened*. Those spending more than 50 percent of their income on gross rent are considered *severely rent burdened*. In 2016, 85.1 percent of extremely low-income renter households, 77.5 percent of very low-income renter households, and 55.7 percent of low-income households were moderately or severely rent burdened. While rent burden among the lowest income households remained about the same between 2006 and 2016, rent burden among low-, moderate-, and middle-income households increased over that time period.

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

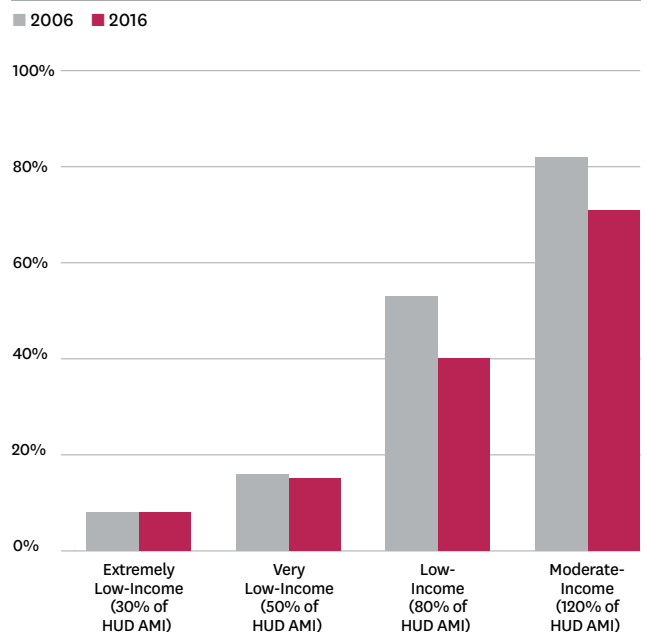


Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

A smaller share of rental units citywide were affordable to low- and moderate-income households in 2016 than in 2006.

The share of recently available rental housing units (occupied units whose tenants moved in less than 12 months before their survey date) affordable to extremely low-income and very low-income households—earning less than 30% of Area Median Income (AMI), or between 30% and 50% of AMI, respectively—fell slightly between 2006 and 2016. But the share affordable to low-income households—earning between 50 and 80 percent of AMI—fell to 40.5 percent of recently available units in 2016, 12.9 percentage points fewer than in 2006. Moderate-income households—households earning between 80 and 120 percent of AMI—could afford 71.2 percent of recently available units in 2016, 10.8 percentage points fewer than in 2006.

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



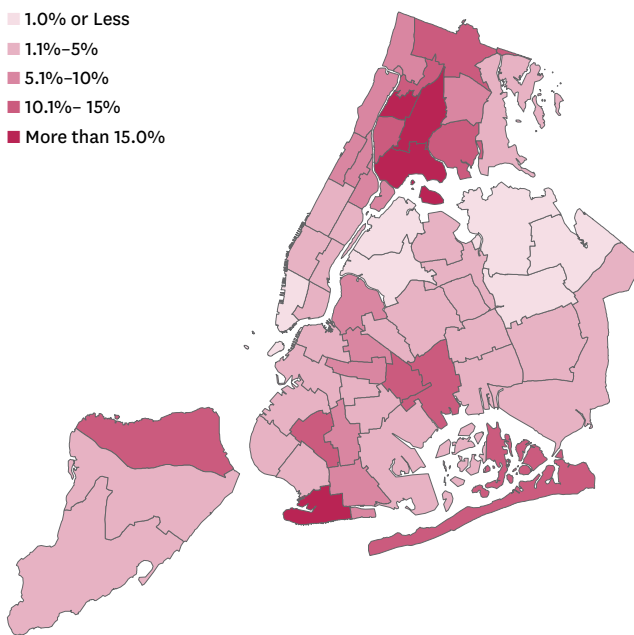
Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center

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.

Use of Section 8 housing choice vouchers continued to vary widely by borough and by neighborhood in 2016.

Tenants using housing choice vouchers (Section 8) were concentrated in areas with the lowest housing costs, including parts of the Bronx, the North Shore of Staten Island, and the Rockaways. In 2016 in the Bronx, 13.8 percent of occupied, privately-owned rental units had tenants who used housing choice vouchers, compared to just 2.5 percent in Queens. Of the 55 sub-borough areas in New York City, the neighborhoods with the highest shares of rental housing rented to tenants using housing choice vouchers were Morrisania/Belmont (19.3%), University Heights/Fordham (19.0%), Coney Island (16.2%), and Mott Haven/Hunts Point (15.3%).

Figure 8: Section 8 Housing Choice Vouchers (Percent of Occupied, Privately-Owned Rental Units) by Sub-Borough Area, 2016

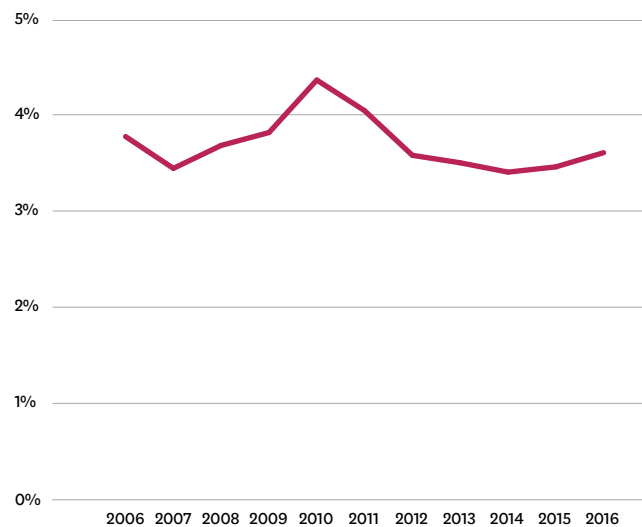


Sources: American Community Survey, Picture of Subsidized Households, New York City Housing Authority, NYU Furman Center

The vacancy rate for rental housing units in New York City rose slightly in 2016, but remains very low.

The overall rental housing vacancy rate in the city remained low in 2016, hovering at about 3.6 percent in 2016, less than one percentage point lower than its high point in 2010 and just under the average rate of 3.7 percent for the decade since 2006.

Figure 9: Rental Vacancy Rate, New York City



Sources: American Community Survey, NYU Furman Center

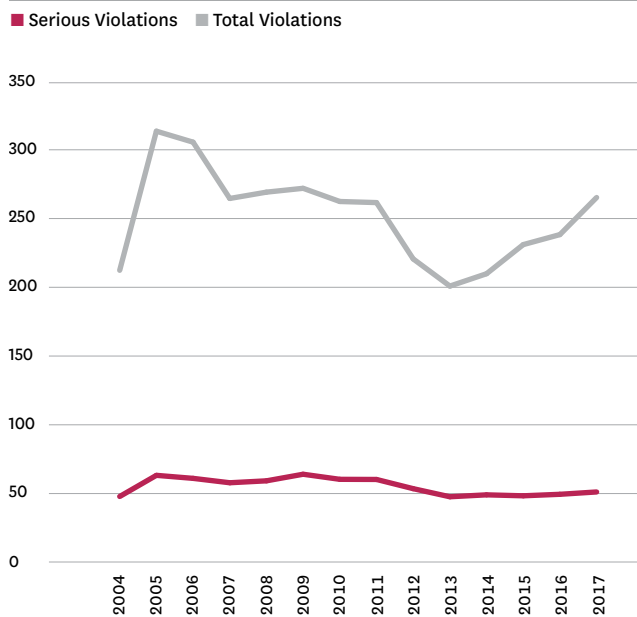
Note: The figure presented here is from the American Community Survey illustrates annual changes in the rental vacancy rate. Please see this indicator's entry in the Indicator Definitions and Rankings chapter for a discussion of the difference between this rate and the official rate derived from the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

STATE OF RENTERS AND THEIR HOMES
FINDING #10

Housing code violations in New York City were up for the fourth year in a row in 2017.

The city issued 265.4 housing code violations per 1,000 privately-owned rental units in 2017, up 11.3 percent since 2016. There were 51.0 serious housing code violations issued per 1,000 privately-owned rental units in 2017, a 3.5 percent year-over-year increase.

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 via NYC Open Data, 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.

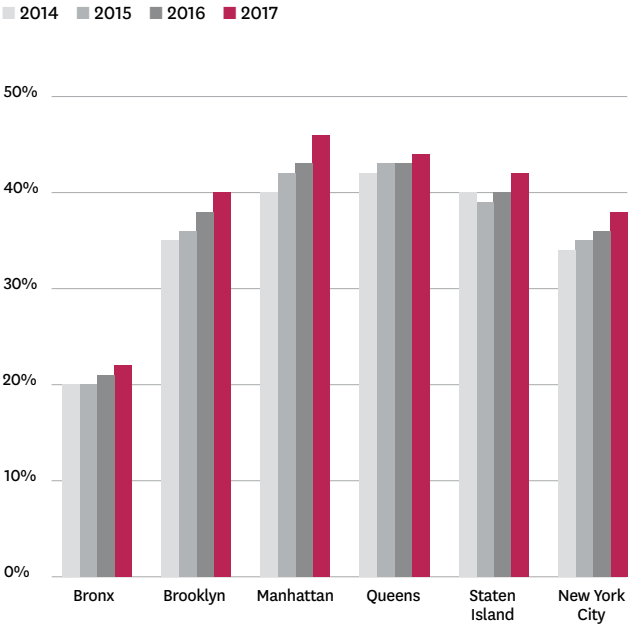
State of Neighborhood Services and Conditions

STATE OF NEIGHBORHOOD SERVICES AND CONDITIONS
FINDING #1

For the fourth year in a row, student performance in math rose citywide, with the largest gains in Manhattan.

In 2017, 37.8 percent of students in grades three through eight performed at or above grade level in math, up by nearly four percentage points since 2014. Of the five boroughs, Manhattan had the highest proficiency rate in 2017 (46.0%) and also experienced the largest increase since 2014 (+6.3 percentage points). Forty-four percent of students performed at grade level in math in Queens, followed by 41.8 percent in Staten Island, and 39.8 percent in Brooklyn. The Bronx had the lowest math proficiency rate in 2017 at 21.9 percent, up by 2.2 percentage points since 2014.

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

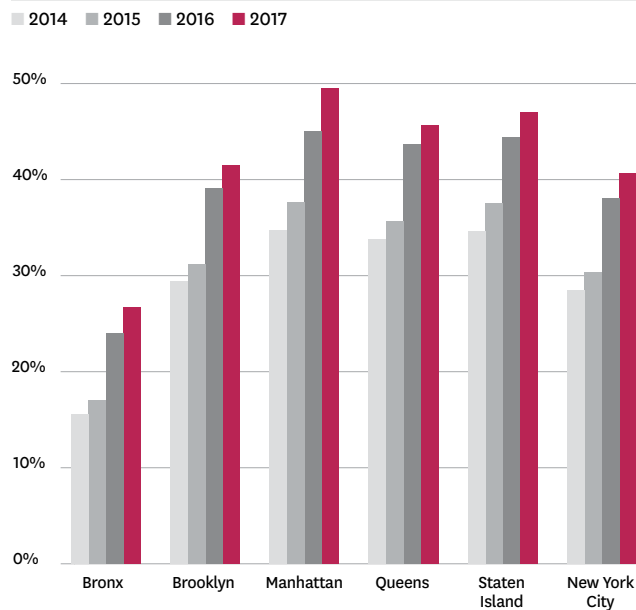


Sources: New York City Department of Education, NYU Furman Center

The share of students performing at grade level in English Language Arts (ELA) continued to increase between 2016 and 2017.

Citywide, 40.6 percent of students in grades three through eight performed at or above grade level in ELA in 2017. Nearly half of students in Manhattan (49.5%) were proficient in ELA in 2017, followed by Staten Island (47.1%), Queens (45.7%), Brooklyn (41.5%), and the Bronx (26.7%). Manhattan had the largest year-over-year gain of 4.4 percentage points, while every other borough experienced about a two percentage point increase in the ELA proficiency rate between 2016 and 2017. Since 2014, the share of students performing at grade level in ELA grew by at least 10 percentage points in every borough.

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

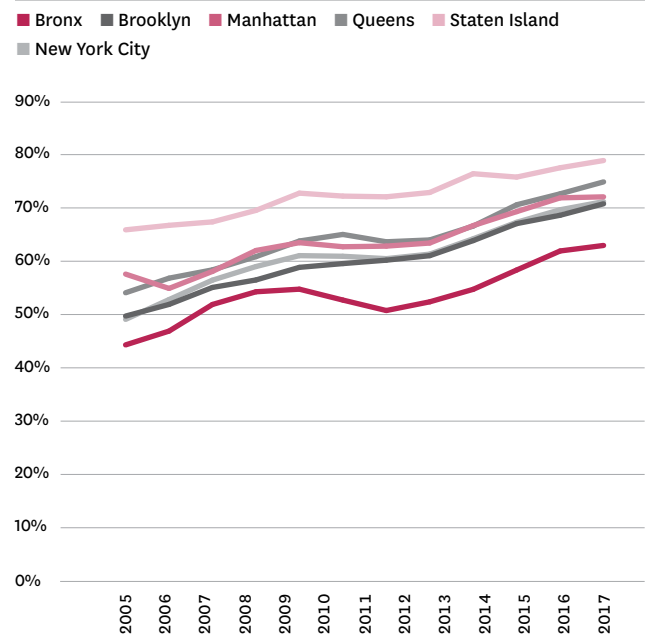


Sources: New York City Department of Education, NYU Furman Center

Over 70 percent of the Class of 2017 graduated high school within four years, the highest graduation rate in at least the past decade.

Citywide, 71.1 percent of the Class of 2017—students entering the ninth grade in the 2013-2014 school year—graduated within four years, 18.3 percentage points higher than the Class of 2007. In the Bronx, 62.9 percent of the Class of 2017 graduated within four years, trailing Brooklyn (70.7%), Manhattan (72.0%), Queens (74.8%), and Staten Island (78.8%).

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



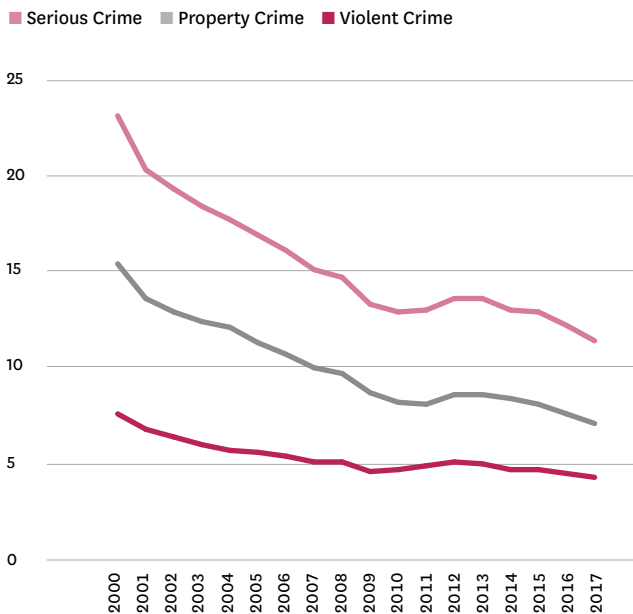
Sources: New York City Department of Education, NYU Furman Center

Note: The cohort consists of all students who first entered ninth grade in a given school year (e.g., the Class of 2017 entered ninth grade in the 2013-2014 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.

For the fourth year in a row, serious crime rates declined citywide in 2017.

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 2017, the serious crime rate declined to 11.4 crimes per 1,000 residents, down from 12.2 crimes per 1,000 residents in 2016. This continues the downward trend in the serious crime rate since 2000. Both types of serious crime decreased year-over-year between 2016 and 2017: property crimes decreased to 7.1 crimes per 1,000 residents, a decrease of 6.8 percent, and violent crimes decreased to 4.3 crimes per 1,000 residents, a decrease of 4.8 percent.

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

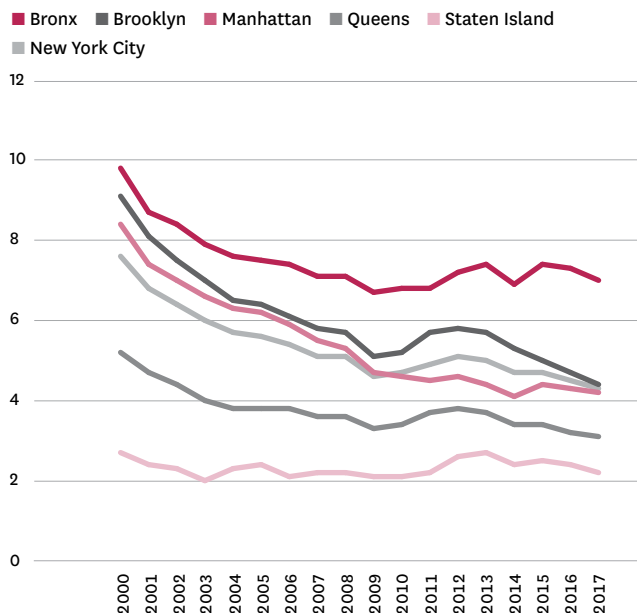


Sources: New York City Police Department via NYC Open Data, U.S. Census, NYU Furman Center

For the second year in a row, serious violent crime fell in all five boroughs between 2016 and 2017.

The largest decline in the serious violent crime rate between 2016 and 2017 was in Staten Island (-8.9%), followed by Brooklyn (-6.2%), the Bronx (-4.7%), Queens (-3.7%), and Manhattan (-2.5%). The relatively high reduction in the serious crime rate in the Bronx was an improvement compared to the more modest (-0.9%) decrease between 2015 and 2016. Citywide, the serious violent crime rate fell to its lowest level since at least 2000 (4.3 crimes per 1,000 residents), a decrease of 4.8 percent over the previous year.

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

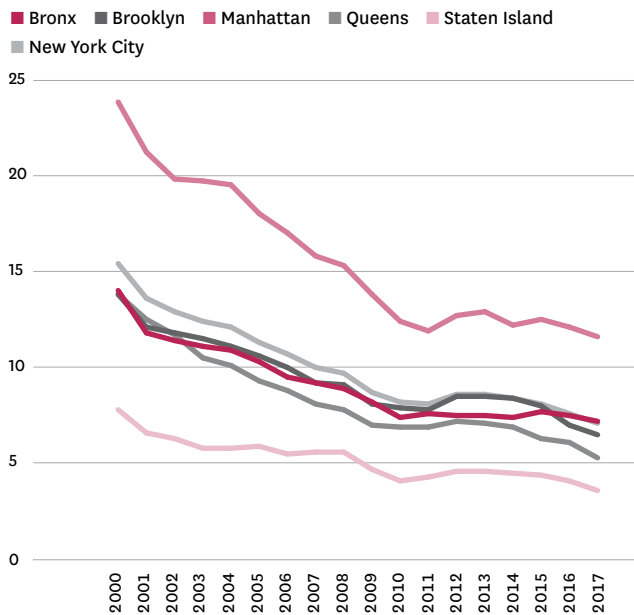


Sources: New York City Police Department via NYC Open Data, U.S. Census, NYU Furman Center

The rate of serious property crime fell in all five boroughs between 2016 and 2017, with double digit decreases in Queens and Staten Island.

Staten Island continued to have the lowest property crime rate in 2017, at 3.6 crimes per 1,000 residents, and experienced the largest decrease in property crime between 2016 and 2017 (-13.3%). Queens had a similarly large decrease in property crime year-over-year (-13.2%). Manhattan continued to have the highest rate of property crimes at 11.6 crimes per 1,000 residents but experienced a decrease in property crime between 2016 and 2017, falling 4.0 percent from a rate of 12.1 crimes per 1,000 residents in 2016. Citywide, the rate of serious property crime continued to decrease in 2017, falling from 7.6 crimes per 1,000 residents to 7.1 crimes per 1,000 residents, a decrease of 6.8 percent.

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

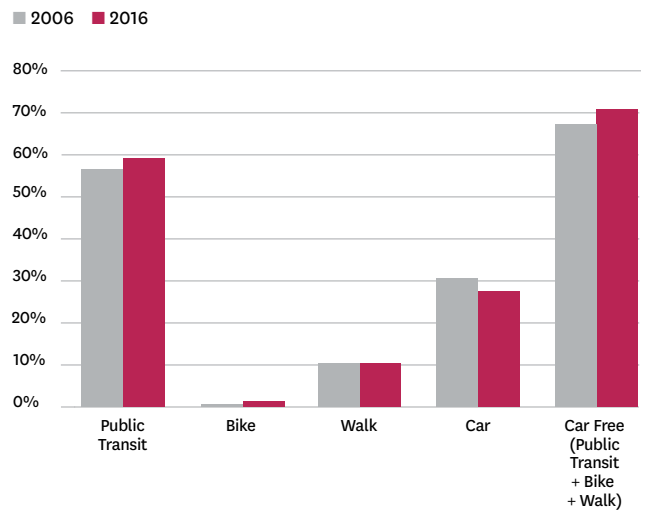


Sources: New York City Police Department via NYC Open Data, U.S. Census, NYU Furman Center

Over 70 percent of New Yorkers commuting to work took some form of public transit.

In 2016, 59.2 percent of New Yorkers who commuted to work used public transit (including subways and trains), 1.3 percent biked to work, and about 10 percent walked. The share of commuters who drove to work declined by 3 percentage points between 2006 and 2016.

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



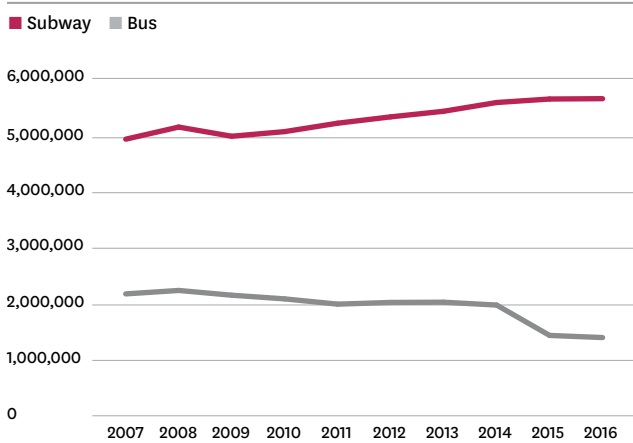
Sources: American Community Survey, NYU Furman Center

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

Average weekday subway ridership reached a high of 5.65 million in 2016, but the year-over-year change in ridership was the lowest in five years.

After six years of steadily increasing average weekday subway ridership, subway ridership remained flat between 2015 and 2016. Still, in 2016, there were nearly 615,000 more weekday subway rides on average than in 2007. Bus ridership was down 1.6 percent—about 32,000 rides—between 2015 and 2016, and down nearly 25 percent since 2007.

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.

**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	2016	2017
Population	8,008,278	8,214,426	8,184,899	8,537,673	-
Population aged 65+	11.7%	12.1%	12.2%	13.5%	-
Foreign-born population	35.9%	37.0%	37.2%	37.5%	-
Households with children under 18 years old	34.0%	32.3%	31.5%	29.1%	-
Racial diversity index	0.74	0.73	0.74	0.75	-
Income diversity ratio	-	6.1	5.9	6.5	-
Median household income (\$2017)	\$57,820	\$56,550	\$54,340	\$60,010	-
Poverty rate	21.2%	19.2%	20.1%	18.9%	-
Unemployment rate	9.6%	7.8%	11.2%	6.8%	-
Population aged 25+ with a bachelor's degree or higher	27.4%	32.1%	33.4%	37.0%	-
Population aged 25+ without a high school diploma	-	21.3%	20.4%	18.5%	-

Housing Market and Conditions

Homeownership rate	30.2%	34.4%	32.1%	32.0%	-
Rental vacancy rate	-	3.8%	4.4%	3.6%	-
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	48.9	51.0
Median rent, all (\$2017)	\$1,480	\$1,150	\$1,260	\$1,380	-
Median rent, asking	-	-	\$2,600	\$2,800	\$2,700
Index of housing price appreciation, all property types	100.0	217.5	173.3	244.2	264.6
Index of housing price appreciation, 1 unit building	100.0	207.9	161.8	211.9	235.1
Index of housing price appreciation, 2-4 unit building	100.0	229.8	158.4	223.2	255.0
Index of housing price appreciation, 5+ unit building	100.0	237.3	215.8	499.8	516.5
Index of housing price appreciation, condominium	100.0	215.1	207.5	298.6	310.2
Median sales price per unit, 1 unit building (\$2017)	\$317,480	\$542,960	\$438,460	\$499,000	\$529,630
Median sales price per unit, 2-4 unit building (\$2017)	\$178,220	\$319,210	\$237,900	\$312,500	\$328,080
Median sales price per unit, 5+ unit building (\$2017)	\$62,530	\$123,920	\$109,340	\$228,750	\$227,560
Median sales price per unit, condominium (\$2017)	\$389,640	\$722,980	\$672,450	\$900,000	\$887,630
Sales volume, all property types	33,283	53,994	31,291	25,266	30,770
Sales volume, 1 unit building	13,528	16,877	9,166	8,355	10,852
Sales volume, 2-4 unit building	13,639	21,046	9,757	7,960	10,360
Sales volume, 5+ unit building	1,323	2,368	1,232	1,275	1,262
Sales volume, condominium	4,793	13,703	11,136	7,676	8,296
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	9.1	11.5	18.9	13.5	11.5
Home purchase loan rate (per 1,000 properties)	-	54.0	20.9	21.4	-

Land Use and Development

Population density (1,000 persons per square mile)	-	27.2	27.2	28.3	-
Units authorized by new residential building permits	15,544	30,325	1,647	15,187	20,599
Units issued new certificates of occupancy	13,603	24,982	22,995	23,849	25,217

Neighborhood Services and Conditions

Car-free commute (% of commuters)	63.8%	67.3%	69.4%	70.8%	-
Mean travel time to work (minutes)	40.0	39.0	38.7	41.4	-
Serious crime rate (per 1,000 residents)	23.1	15.7	13.2	12.1	11.4
Students performing at grade level in ELA, 4th grade	-	-	-	41.4%	42.0%
Students performing at grade level in math, 4th grade	-	-	-	41.4%	40.0%
Residential units within 1/2 mile of a subway station	-	-	-	-	74.3%
Residential units within 1/4 mile of a park	-	-	-	-	75.9%

Renters

Rental units affordable at 80% AMI (% of recently available units)	-	53.4%	45.6%	40.5%	-
Rental units affordable at 120% AMI (% of recently available units)	-	82.0%	78.3%	71.2%	-
Severely rent-burdened households	23.7%	27.9%	29.1%	29.3%	-
Severely rent-burdened households, low income households	-	42.9%	44.6%	45.6%	-
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.9%	6.3%	-

New York City

Indicators by Race and Ethnicity, 2016

Demographics

	Asian	Black	Hispanic	White
Population	1,205,911	2,073,102	2,489,090	2,715,022
<i>Percentage change since 2000</i>	54.6%	5.7%	15.2%	-3.1%
Share of New York City population	14.1%	24.3%	29.2%	31.8%
<i>Percentage point change since 2000</i>	4.4	-0.2	2.2	-3.2
Foreign-born population ¹	70.3%	33.1%	41.3%	22.7%
<i>Percentage point change since 2000</i>	-7.3	4.1	0.1	-0.5
Population under 18 years old ¹	17.8%	22.3%	25.6%	16.8%
<i>Percentage point change since 2000</i>	-12.8	-7.0	-5.0	-1.9
Population aged 65+ ¹	12.1%	13.2%	10.0%	18.0%
<i>Percentage point change since 2000</i>	4.6	4.7	3.6	1.2
Disabled population ¹	4.6%	10.7%	10.9%	5.9%
Median household income (\$2017)	\$62,752	\$47,237	\$40,181	\$86,329
<i>Percentage change since 1999</i>	1.8%	1.5%	-3.4%	13.5%
Poverty rate ¹	17.8%	20.8%	26.6%	11.7%
<i>Percentage point change since 2000</i>	-1.8	-4.9	-4.2	0.2
Poverty rate, population under 18 years old ¹	20.5%	29.1%	35.4%	18.0%
<i>Percentage point change since 2000</i>	-3.4	-4.8	-4.5	1.8
Poverty rate, population aged 65+ ¹	23.7%	17.5%	28.8%	12.8%
<i>Percentage point change since 2000</i>	-0.6	-5.8	-1.2	1.1
Unemployment rate ¹	5.1%	10.5%	8.4%	4.2%
<i>Percentage point change since 2000</i>	-1.3	-3.7	-5.4	-1.1
Population aged 25+ with a bachelor's degree or higher ¹	41.1%	24.0%	17.3%	58.5%
<i>Percentage point change since 2000</i>	5.0	8.3	6.8	16.6
Population aged 25+ without a high school diploma ¹	24.5%	16.8%	32.1%	6.8%
<i>Percentage point change since 2000</i>	-6.1	-12.8	-14.4	-8.4

Housing Market and Conditions

Homeownership rate ¹	40.2%	26.3%	16.0%	42.4%
<i>Percentage point change since 2000</i>	5.6	1.8	2.0	5.9
Severe crowding rate (% of renter households)	6.0%	3.0%	5.8%	2.0%
Share of home purchase loans ²	29.0%	9.9%	9.6%	51.4%
<i>Percentage point change since 2006</i>	9.5%	-10.0%	-6.8%	7.6%
Share of refinance loans ³	12.1%	16.8%	11.3%	59.8%
<i>Percentage point change since 2006</i>	3.6%	-17.9%	-5.7%	20.5%

Neighborhood Services and Conditions

Car-free commute (% of commuters) ¹	70.0%	70.7%	72.2%	72.8%
Mean travel time to work (minutes) ¹	41.5	45.1	41.1	36.7
Students performing at grade level in ELA, 4th grade ⁴	61.7%	30.6%	30.6%	63.0%
Students performing at grade level in math, 4th grade ⁴	68.5%	22.8%	27.1%	62.2%

Renters

Median rent burden	32.5%	31.7%	34.6%	27.7%
Moderately rent-burdened households	24.1%	24.6%	25.4%	21.5%
Severely rent-burdened households	30.6%	29.6%	33.3%	24.0%

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.

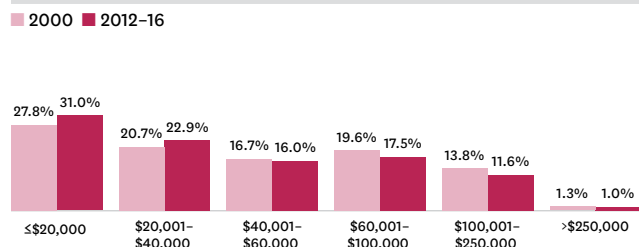
³ Values indicate race/ethnic share of all refinance loans.

⁴ Values are for 2017.

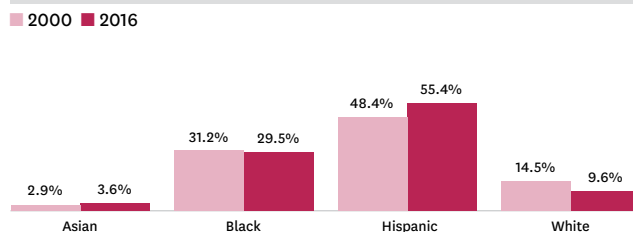
The Bronx

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	1,327,690	1,361,473	1,386,657	1,455,720	-	-	-
Population aged 65+	10.1%	10.3%	10.6%	11.7%	-	5	5
Foreign-born population	29.3%	31.8%	34.3%	37.4%	-	4	2
Households with children under 18 years old	43.8%	41.3%	41.3%	36.9%	-	1	1
Racial diversity index	0.65	0.63	0.61	0.59	-	4	4
Income diversity ratio	-	5.7	5.8	6.0	-	-	3
Median household income (\$2017)	\$42,370	\$38,320	\$36,310	\$38,260	-	5	5
Poverty rate	30.7%	29.1%	30.2%	28.7%	-	1	1
Unemployment rate	14.3%	11.8%	15.8%	10.0%	-	1	1
Population aged 25+ with a bachelor's degree or higher	14.6%	16.4%	16.9%	18.4%	-	5	5
Population aged 25+ without a high school diploma	-	31.6%	30.8%	28.0%	-	-	1

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	19.5%	21.5%	18.8%	19.3%	-	5	5
♦ Rental vacancy rate	-	-	3.7%	2.5%	-	-	5
♦ Severe crowding rate (% of renter households)	-	-	4.1%	5.6%	-	-	1
Serious housing code violations (per 1,000 privately owned rental units)	-	127.5	114.2	94.4	91.4	-	1
Median rent, all (\$2017)	\$1,300	\$1,000	\$1,090	\$1,150	-	5	5
Median rent, asking	-	-	\$1,600	\$1,600	\$1,700	-	5
Index of housing price appreciation, all property types	100.0	219.7	168.5	205.2	226.1	-	4
♦ Index of housing price appreciation, 2-4 unit building	100.0	206.9	146.7	169.4	195.6	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$158,740	\$268,500	\$200,460	\$212,500	\$227,060	-	-
Sales volume, all property types	2,676	5,698	2,266	2,341	2,982	5	5
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	10.4	14.7	22.8	20.0	15.3	2	1
Home purchase loan rate (per 1,000 properties)	-	56.7	14.9	17.1	-	-	5

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	32.4	33.0	34.6	-	-	3
Units authorized by new residential building permits	1,652	6,877	133	3,811	5,307	5	2
Units issued new certificates of occupancy	1,395	4,226	3,988	2,300	2,672	5	4

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	61.1%	65.8%	69.4%	70.1%	-	3	3
Mean travel time to work (minutes)	43.0	40.6	42.9	44.7	-	3	1
Serious crime rate (per 1,000 residents)	23.8	16.2	14.9	15.0	14.2	2	2
Students performing at grade level in ELA, 4th grade	-	-	-	27.4%	28.2%	-	5
Students performing at grade level in math, 4th grade	-	-	-	26.4%	24.0%	-	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

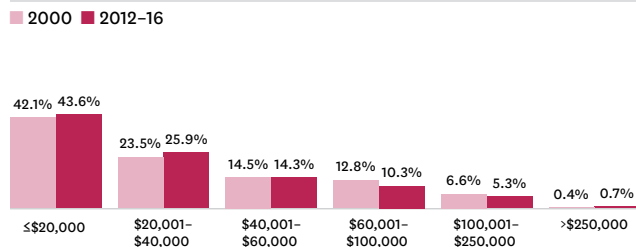
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	81.5%	80.6%	-	-	1
♦ Severely rent-burdened households	27.2%	-	31.8%	34.9%	-	1	1
♦ Severely rent-burdened households, low-income households	-	-	39.9%	42.3%	-	-	5
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.8%	13.8%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

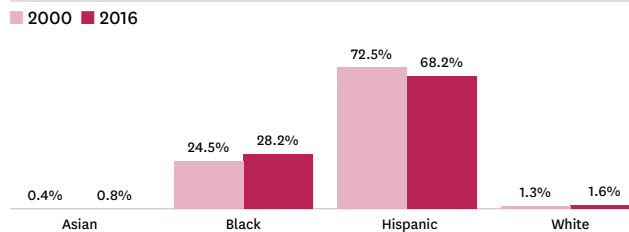


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	130,448	137,900	156,790	166,272	-	-	-
Population aged 65+	7.5%	7.5%	8.1%	7.5%	-	50	55
Foreign-born population	23.9%	24.3%	27.7%	30.9%	-	41	37
Households with children under 18 years old	50.6%	46.4%	50.1%	42.8%	-	5	2
Racial diversity index	0.41	0.44	0.47	0.47	-	44	44
Income diversity ratio	-	5.6	5.3	7.3	-	-	10
Median household income (\$2017)	\$25,750	\$21,710	\$23,240	\$27,850	-	55	53
Poverty rate	45.5%	43.2%	41.1%	36.9%	-	1	2
Unemployment rate	23.6%	14.9%	19.1%	10.6%	-	1	6
Population aged 25+ with a bachelor's degree or higher	4.8%	8.0%	8.1%	9.9%	-	55	55
Population aged 25+ without a high school diploma	-	48.2%	43.1%	36.9%	-	-	2

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	7.4%	7.6%	7.6%	7.5%	-	49	50
Rental vacancy rate	-	-	5.4%	2.2%	-	-	44
Severe crowding rate (% of renter households)	-	-	4.2%	4.1%	-	-	25
Serious housing code violations (per 1,000 privately owned rental units)	-	113.3	86.1	85.6	80.7	-	15
Median rent, all (\$2017)	\$800	\$740	\$780	\$970	-	55	54
Median rent, asking	-	-	\$1,530	\$1,850	\$1,900	-	35
Index of housing price appreciation, all property types	100.0	290.1	186.5	301.0	411.6	-	11
Index of housing price appreciation, 2-4 unit building	100.0	252.2	124.1	193.7	342.1	-	-
Median sales price per unit, 2-4 unit building (\$2017)	\$107,760	\$242,640	\$133,720	\$206,700	\$240,540	-	-
Sales volume, all property types	66	173	58	84	81	55	58
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	17.9	12.9	28.8	13.0	12.1	16	24
Home purchase loan rate (per 1,000 properties)	-	49.0	9.3	9.8	-	-	55

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	28.1	31.9	33.9	-	-	34
Units authorized by new residential building permits	240	227	18	617	1,236	19	2
Units issued new certificates of occupancy	124	530	371	278	298	25	24

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	74.5%	-	79.5%	79.2%	-	16	25
Mean travel time to work (minutes)	41.3	-	43.0	43.3	-	30	28
Serious crime rate (per 1,000 residents)	-	21.1	17.3	25.2	25.2	-	3
Students performing at grade level in ELA, 4th grade	-	-	-	23.2%	24.6%	-	54
Students performing at grade level in math, 4th grade	-	-	-	20.2%	21.9%	-	53
Residential units within 1/2 mile of a subway station	-	-	-	-	100.0%	-	1
Residential units within 1/4 mile of a park	-	-	-	-	99.8%	-	3

Renters

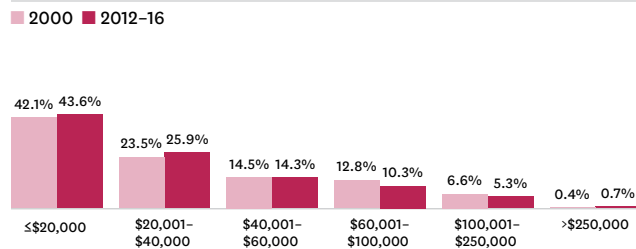
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	92.4%	91.8%	-	-	1
Severely rent-burdened households	24.8%	-	32.2%	32.1%	-	22	23
Severely rent-burdened households, low-income households	-	-	34.6%	35.5%	-	-	53
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	15.8%	15.3%	-	-	4

* 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 2016 heading comes from the 2012-2016 ACS.
 ♦ For information on additional property types, see CoreData.nyc.

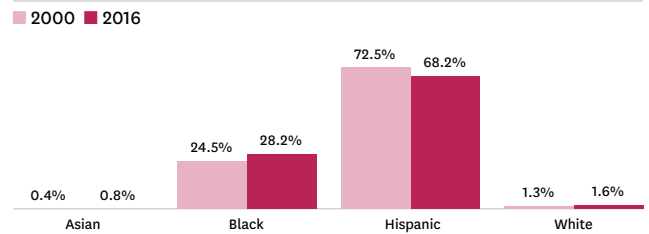


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	130,448	137,900	156,790	166,272	-	-	-
Population aged 65+	7.5%	7.5%	8.1%	7.5%	-	50	55
Foreign-born population	23.9%	24.3%	27.7%	30.9%	-	41	37
Households with children under 18 years old	50.6%	46.4%	50.1%	42.8%	-	5	2
Racial diversity index	0.41	0.44	0.47	0.47	-	44	44
Income diversity ratio	-	5.6	5.3	7.3	-	-	10
Median household income (\$2017)	\$25,750	\$21,710	\$23,240	\$27,850	-	55	53
Poverty rate	45.5%	43.2%	41.1%	36.9%	-	1	2
Unemployment rate	23.6%	14.9%	19.1%	10.6%	-	1	6
Population aged 25+ with a bachelor's degree or higher	4.8%	8.0%	8.1%	9.9%	-	55	55
Population aged 25+ without a high school diploma	-	48.2%	43.1%	36.9%	-	-	2

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	7.4%	7.6%	7.6%	7.5%	-	49	50
♦ Rental vacancy rate	-	-	5.4%	2.2%	-	-	44
♦ Severe crowding rate (% of renter households)	-	-	4.2%	4.1%	-	-	25
Serious housing code violations (per 1,000 privately owned rental units)	-	141.3	119.8	98.9	98.5	-	12
Median rent, all (\$2017)	\$800	\$740	\$780	\$970	-	55	54
Median rent, asking	-	-	-	\$1,600	\$1,750	-	48
Index of housing price appreciation, all property types	100.0	199.2	136.5	182.4	239.2	-	43
♦ Index of housing price appreciation, 2-4 unit building	100.0	184.2	119.7	160.5	219.9	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$113,040	\$220,760	\$145,300	\$145,830	\$202,290	-	-
Sales volume, all property types	56	136	49	50	79	56	59
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	20.9	20.6	29.4	30.7	22.5	13	10
Home purchase loan rate (per 1,000 properties)	-	49.0	9.3	9.8	-	-	55

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	28.1	31.9	33.9	-	-	34
Units authorized by new residential building permits	136	261	0	403	333	28	24
Units issued new certificates of occupancy	68	549	277	141	69	40	48

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	74.5%	-	79.5%	79.2%	-	16	25
Mean travel time to work (minutes)	41.3	-	43.0	43.3	-	30	28
Serious crime rate (per 1,000 residents)	-	23.7	22.9	19.8	15.3	-	15
Students performing at grade level in ELA, 4th grade	-	-	-	18.2%	20.1%	-	57
Students performing at grade level in math, 4th grade	-	-	-	22.4%	19.0%	-	55
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	2016	2017	2000 Rank	2016-2017 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	92.4%	91.8%	-	-	1
♦ Severely rent-burdened households	24.8%	-	32.2%	32.1%	-	22	23
♦ Severely rent-burdened households, low-income households	-	-	34.6%	35.5%	-	-	53
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	15.8%	15.3%	-	-	4

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

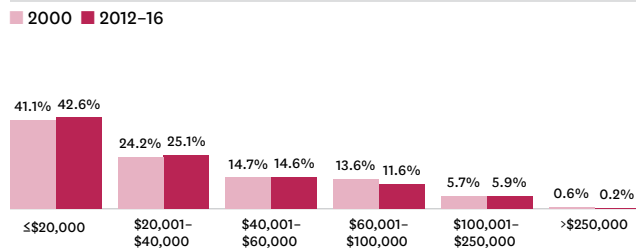
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• For information on additional property types, see CoreData.nyc.

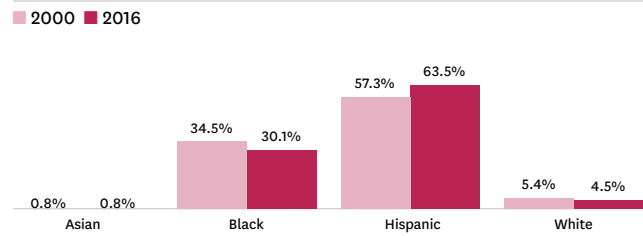


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	141,685	156,950	160,651	174,740	-	-	-
Population aged 65+	7.1%	6.2%	7.2%	9.4%	-	52	50
Foreign-born population	21.5%	27.6%	29.5%	35.3%	-	44	32
Households with children under 18 years old	50.7%	50.2%	47.4%	39.9%	-	4	4
Racial diversity index	0.55	0.51	0.50	0.51	-	30	40
Income diversity ratio	-	4.8	5.3	6.0	-	-	21
Median household income (\$2017)	\$27,220	\$22,450	\$22,940	\$26,320	-	54	55
Poverty rate	45.5%	43.5%	43.5%	36.3%	-	1	3
Unemployment rate	21.2%	13.1%	17.1%	11.6%	-	3	3
Population aged 25+ with a bachelor's degree or higher	7.6%	7.7%	8.3%	13.4%	-	52	53
Population aged 25+ without a high school diploma	-	43.1%	40.1%	32.5%	-	-	6

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	8.5%	8.0%	7.4%	6.8%	-	48	51
* Rental vacancy rate	-	-	4.5%	2.6%	-	-	31
* Severe crowding rate (% of renter households)	-	-	3.2%	5.3%	-	-	14
Serious housing code violations (per 1,000 privately owned rental units)	-	134.7	140.3	90.6	98.8	-	11
Median rent, all (\$2017)	\$1,010	\$860	\$920	\$980	-	54	53
Median rent, asking	-	-	\$1,410	\$1,500	\$1,750	-	48
Index of housing price appreciation, all property types	100.0	212.5	112.9	177.4	183.7	-	59
* Index of housing price appreciation, 2-4 unit building	100.0	199.8	96.7	154.7	157.5	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$114,000	\$238,660	\$180,410	\$179,330	\$192,280	-	-
Sales volume, all property types	101	210	81	84	99	50	54
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	17.8	26.9	45.6	29.2	24.7	17	9
Home purchase loan rate (per 1,000 properties)	-	51.3	11.0	12.7	-	-	53

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	35.9	36.7	39.9	-	-	26
Units authorized by new residential building permits	11	619	2	289	1,082	56	4
Units issued new certificates of occupancy	90	637	1,185	492	613	30	13

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	70.3%	75.1%	75.0%	78.1%	-	27	26
Mean travel time to work (minutes)	45.0	38.2	40.7	44.0	-	14	23
Serious crime rate (per 1,000 residents)	-	22.7	14.2	16.9	16.6	-	10
Students performing at grade level in ELA, 4th grade	-	-	-	20.4%	20.1%	-	57
Students performing at grade level in math, 4th grade	-	-	-	19.4%	18.2%	-	56
Residential units within 1/2 mile of a subway station	-	-	-	-	63.0%	-	43
Residential units within 1/4 mile of a park	-	-	-	-	99.8%	-	3

Renters

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	86.6%	88.1%	-	-	4
* Severely rent-burdened households	30.5%	-	35.8%	36.1%	-	7	9
* Severely rent-burdened households, low-income households	-	-	38.6%	40.1%	-	-	49
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	22.0%	19.3%	-	-	1

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

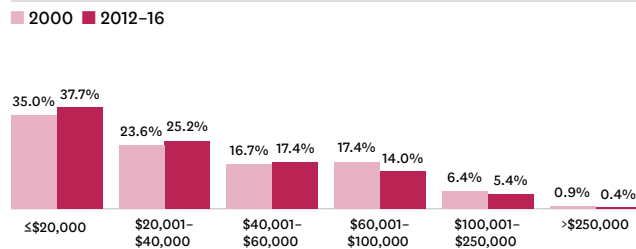
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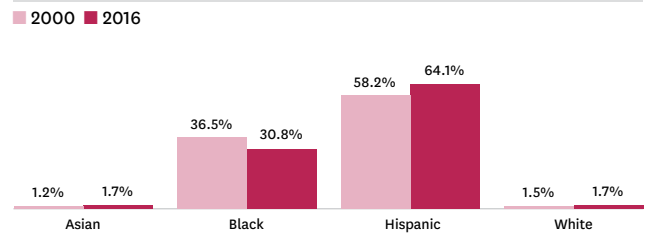


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	132,445	132,838	146,624	151,835	-	-	-
Population aged 65+	6.9%	7.6%	9.6%	9.6%	-	53	48
Foreign-born population	35.0%	40.5%	41.9%	45.2%	-	27	15
Households with children under 18 years old	50.5%	46.7%	42.4%	41.8%	-	6	3
Racial diversity index	0.53	0.51	0.49	0.46	-	32	47
Income diversity ratio	-	5.7	5.1	5.5	-	-	28
Median household income (\$2017)	\$33,690	\$29,610	\$29,800	\$32,120	-	49	51
Poverty rate	40.0%	39.3%	35.0%	34.9%	-	5	4
Unemployment rate	18.1%	13.9%	15.8%	11.6%	-	6	3
Population aged 25+ with a bachelor's degree or higher	7.8%	9.6%	9.4%	14.0%	-	50	51
Population aged 25+ without a high school diploma	-	41.7%	39.1%	35.2%	-	-	3

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	6.9%	5.0%	6.9%	5.7%	-	51	54
♦ Rental vacancy rate	-	-	3.4%	2.2%	-	-	44
♦ Severe crowding rate (% of renter households)	-	-	6.0%	8.9%	-	-	4
Serious housing code violations (per 1,000 privately owned rental units)	-	176.7	148.6	117.2	122.7	-	1
Median rent, all (\$2017)	\$1,260	\$970	\$1,060	\$1,130	-	44	47
Median rent, asking	-	-	\$1,320	\$1,550	\$1,650	-	54
Index of housing price appreciation, all property types	100.0	217.7	182.8	223.9	291.5	-	27
♦ Index of housing price appreciation, 2-4 unit building	100.0	219.9	199.0	169.4	239.4	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$121,940	\$237,170	\$201,740	\$158,330	\$210,870	-	-
Sales volume, all property types	80	191	89	70	99	53	54
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	21.8	36.7	42.7	46.8	28.4	12	4
Home purchase loan rate (per 1,000 properties)	-	41.0	33.5	12.8	-	-	51

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	66.5	73.4	76.0	-	-	8
Units authorized by new residential building permits	94	253	6	333	661	45	9
Units issued new certificates of occupancy	331	293	427	45	356	13	21

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	72.9%	76.1%	78.2%	79.5%	-	21	24
Mean travel time to work (minutes)	43.1	40.7	41.1	43.7	-	23	25
Serious crime rate (per 1,000 residents)	-	16.2	13.9	15.6	14.5	-	16
Students performing at grade level in ELA, 4th grade	-	-	-	25.9%	25.8%	-	53
Students performing at grade level in math, 4th grade	-	-	-	25.0%	24.0%	-	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

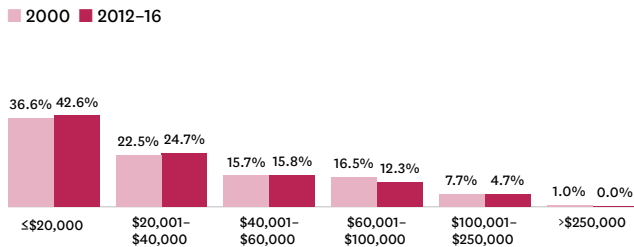
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	93.5%	88.8%	-	-	3
♦ Severely rent-burdened households	31.9%	-	35.8%	40.0%	-	3	3
♦ Severely rent-burdened households, low-income households	-	-	42.2%	45.0%	-	-	30
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	15.3%	12.6%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

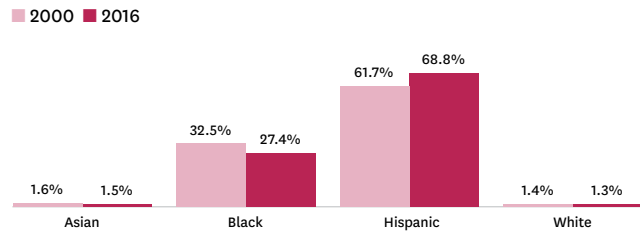


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	133,890	133,858	135,266	135,115	-	-	-
Population aged 65+	5.0%	4.9%	5.1%	8.4%	-	55	54
Foreign-born population	34.8%	38.9%	38.8%	43.4%	-	29	17
Households with children under 18 years old	55.4%	51.9%	50.1%	38.7%	-	1	9
Racial diversity index	0.51	0.47	0.46	0.43	-	36	51
Income diversity ratio	-	5.7	5.0	5.7	-	-	25
Median household income (\$2017)	\$31,620	\$24,780	\$28,600	\$27,140	-	51	54
Poverty rate	40.6%	41.6%	40.0%	41.1%	-	4	1
Unemployment rate	19.9%	15.2%	23.6%	12.7%	-	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%	34.3%	-	-	4

Housing Market and Conditions

Homeownership rate	4.8%	4.0%	3.1%	2.8%	-	55	55
♦ Rental vacancy rate	-	-	3.3%	2.7%	-	-	28
♦ Severe crowding rate (% of renter households)	-	-	6.3%	7.6%	-	-	7
Serious housing code violations (per 1,000 privately owned rental units)	-	198.8	132.7	106.6	108.8	-	6
Median rent, all (\$2017)	\$1,290	\$1,000	\$1,110	\$1,140	-	40	46
Median rent, asking	-	-	-	\$1,500	\$1,600	-	55
Index of housing price appreciation, all property types	100.0	215.3	150.5	250.9	304.7	-	25
♦ Index of housing price appreciation, 2-4 unit building	100.0	211.5	145.8	171.4	223.9	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$133,490	\$261,340	\$191,350	\$176,750	\$219,050	-	-
Sales volume, all property types	87	191	82	71	98	52	56
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	20.6	31.8	39.7	26.8	26.8	14	5
Home purchase loan rate (per 1,000 properties)	-	94.1	10.5	10.0	-	-	54

Land Use and Development

Population density (1,000 persons per square mile)	-	88.6	89.6	89.5	-	-	4
Units authorized by new residential building permits	130	45	0	28	154	30	40
Units issued new certificates of occupancy	54	264	224	19	220	44	29

Neighborhood Services and Conditions

Car-free commute (% of commuters)	72.9%	73.7%	77.0%	80.7%	-	21	21
Mean travel time to work (minutes)	43.9	41.0	41.5	44.1	-	19	22
Serious crime rate (per 1,000 residents)	-	15.2	11.3	14.2	12.9	-	20
Students performing at grade level in ELA, 4th grade	-	-	-	25.0%	26.2%	-	52
Students performing at grade level in math, 4th grade	-	-	-	20.2%	22.0%	-	52
Residential units within ½ mile of a subway station	-	-	-	-	98.3%	-	10
Residential units within ¼ mile of a park	-	-	-	-	99.3%	-	10

Renters

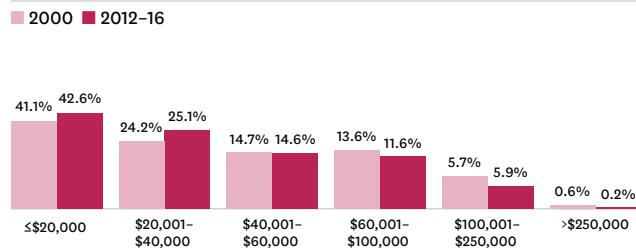
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	82.1%	89.9%	-	-	2
♦ Severely rent-burdened households	33.4%	-	35.6%	42.7%	-	2	2
♦ Severely rent-burdened households, low-income households	-	-	42.0%	48.0%	-	-	17
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	19.2%	19.0%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

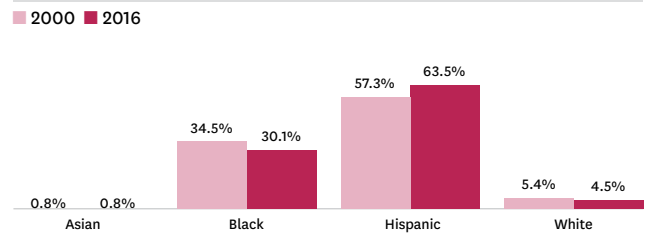


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	141,685	156,950	160,651	174,740	-	-	-
Population aged 65+	7.1%	6.2%	7.2%	9.4%	-	52	50
Foreign-born population	21.5%	27.6%	29.5%	35.3%	-	44	32
Households with children under 18 years old	50.7%	50.2%	47.4%	39.9%	-	4	4
Racial diversity index	0.55	0.51	0.50	0.51	-	30	40
Income diversity ratio	-	4.8	5.3	6.0	-	-	21
Median household income (\$2017)	\$27,220	\$22,450	\$22,940	\$26,320	-	54	55
Poverty rate	45.5%	43.5%	43.5%	36.3%	-	1	3
Unemployment rate	21.2%	13.1%	17.1%	11.6%	-	3	3
Population aged 25+ with a bachelor's degree or higher	7.6%	7.7%	8.3%	13.4%	-	52	53
Population aged 25+ without a high school diploma	-	43.1%	40.1%	32.5%	-	-	6

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	8.5%	8.0%	7.4%	6.8%	-	48	51
Rental vacancy rate	-	-	4.5%	2.6%	-	-	31
Severe crowding rate (% of renter households)	-	-	3.2%	5.3%	-	-	14
Serious housing code violations (per 1,000 privately owned rental units)	-	182.4	136.6	136.7	115.2	-	4
Median rent, all (\$2017)	\$1,010	\$860	\$920	\$980	-	54	53
Median rent, asking	-	-	-	\$1,450	\$1,700	-	53
Index of housing price appreciation, all property types	100.0	222.6	166.5	209.6	236.8	-	46
Index of housing price appreciation, 2-4 unit building	100.0	210.6	150.2	151.1	186.5	-	-
Median sales price per unit, 2-4 unit building (\$2017)	\$133,490	\$246,620	\$173,340	\$192,500	\$199,430	-	-
Sales volume, all property types	90	293	108	114	120	51	50
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	22.5	36.8	39.9	26.8	26.3	11	7
Home purchase loan rate (per 1,000 properties)	-	51.3	11.0	12.7	-	-	53

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	35.9	36.7	39.9	-	-	26
Units authorized by new residential building permits	103	533	4	772	756	39	7
Units issued new certificates of occupancy	208	486	346	266	324	17	22

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	70.3%	75.1%	75.0%	78.1%	-	27	26
Mean travel time to work (minutes)	45.0	38.2	40.7	44.0	-	14	23
Serious crime rate (per 1,000 residents)	-	19.9	16.9	17.7	17.0	-	7
Students performing at grade level in ELA, 4th grade	-	-	-	21.1%	22.2%	-	56
Students performing at grade level in math, 4th grade	-	-	-	22.0%	12.1%	-	59
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	2016	2017	2000 Rank	2016-2017 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	86.6%	88.1%	-	-	4
Severely rent-burdened households	30.5%	-	35.8%	36.1%	-	7	9
Severely rent-burdened households, low-income households	-	-	38.6%	40.1%	-	-	49
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	22.0%	19.3%	-	-	1

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

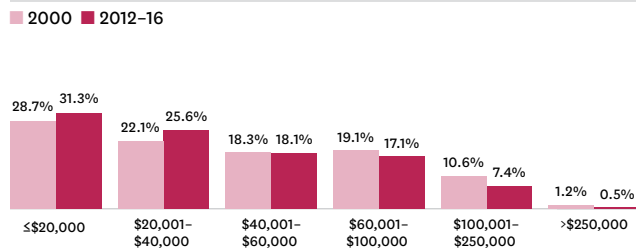
♦ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006-2010 ACS and data under the 2016 heading comes from the 2012-2016 ACS.

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

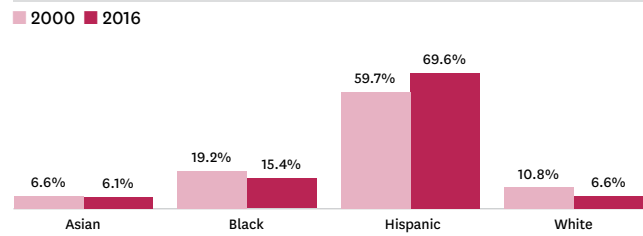


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	132,672	124,968	124,826	138,899	-	-	-
Population aged 65+	7.6%	9.7%	8.6%	9.7%	-	49	47
Foreign-born population	36.6%	41.3%	40.7%	47.8%	-	23	12
Households with children under 18 years old	47.4%	43.3%	44.1%	39.5%	-	8	6
Racial diversity index	0.59	0.57	0.51	0.43	-	25	51
Income diversity ratio	-	5.0	5.3	4.7	-	-	40
Median household income (\$2017)	\$40,020	\$34,390	\$30,340	\$34,730	-	44	50
Poverty rate	34.3%	34.2%	32.7%	31.0%	-	10	8
Unemployment rate	14.9%	13.2%	17.6%	10.7%	-	12	5
Population aged 25+ with a bachelor's degree or higher	14.6%	16.3%	13.7%	13.6%	-	43	52
Population aged 25+ without a high school diploma	-	33.3%	35.6%	33.3%	-	-	5

Housing Market and Conditions

Homeownership rate	7.4%	9.4%	6.3%	6.4%	-	49	53
♦ Rental vacancy rate	-	-	3.5%	2.2%	-	-	44
♦ Severe crowding rate (% of renter households)	-	-	4.9%	7.6%	-	-	7
Serious housing code violations (per 1,000 privately owned rental units)	-	152.1	149.0	96.3	99.3	-	10
Median rent, all (\$2017)	\$1,430	\$1,090	\$1,180	\$1,210	-	34	43
Median rent, asking	-	-	\$1,050	\$1,450	\$1,500	-	59
Index of housing price appreciation, all property types	100.0	230.7	158.4	261.4	269.1	-	35
♦ Index of housing price appreciation, 2-4 unit building	100.0	221.4	135.8	201.0	188.9	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$136,340	\$274,460	\$205,560	\$235,000	\$213,320	-	-
Sales volume, all property types	109	232	82	92	111	48	51
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	20.6	31.2	30.7	26.8	15.8	14	18
Home purchase loan rate (per 1,000 properties)	-	58.8	12.8	15.1	-	-	46

Land Use and Development

Population density (1,000 persons per square mile)	-	79.7	79.6	88.6	-	-	5
Units authorized by new residential building permits	3	298	1	585	248	57	28
Units issued new certificates of occupancy	0	170	435	157	248	57	28

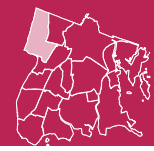
Neighborhood Services and Conditions

Car-free commute (% of commuters)	70.4%	72.6%	80.1%	81.3%	-	26	19
Mean travel time to work (minutes)	41.9	39.4	43.1	43.5	-	26	27
Serious crime rate (per 1,000 residents)	-	15.7	14.6	14.6	12.6	-	21
Students performing at grade level in ELA, 4th grade	-	-	-	29.3%	28.8%	-	48
Students performing at grade level in math, 4th grade	-	-	-	30.2%	26.0%	-	45
Residential units within ½ mile of a subway station	-	-	-	-	99.5%	-	8
Residential units within ¼ mile of a park	-	-	-	-	89.8%	-	19

Renters

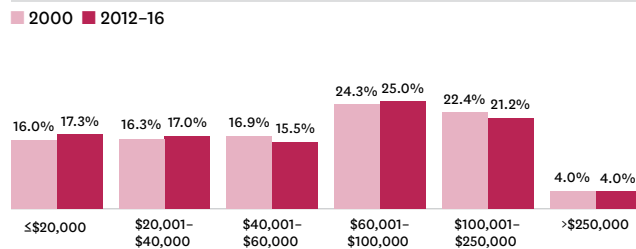
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	89.2%	84.0%	-	-	6
♦ Severely rent-burdened households	30.8%	-	38.5%	37.5%	-	6	5
♦ Severely rent-burdened households, low-income households	-	-	47.2%	44.7%	-	-	32
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	19.9%	14.6%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

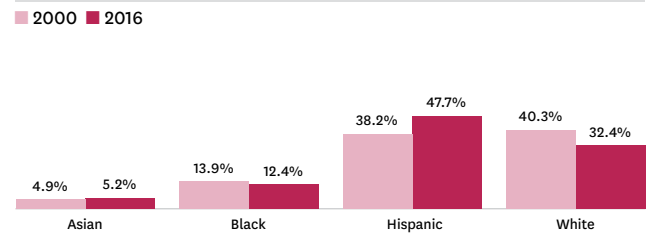


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	113,003	111,199	109,153	108,865	-	-	-
Population aged 65+	16.6%	15.9%	14.8%	17.4%	-	7	10
Foreign-born population	31.5%	32.1%	32.6%	39.2%	-	34	26
Households with children under 18 years old	32.1%	30.2%	28.3%	28.5%	-	36	32
Racial diversity index	0.67	0.67	0.66	0.64	-	11	20
Income diversity ratio	-	4.4	5.3	5.5	-	-	28
Median household income (\$2017)	\$61,800	\$59,820	\$55,790	\$59,440	-	20	26
Poverty rate	18.7%	15.0%	18.5%	17.8%	-	31	27
Unemployment rate	10.4%	12.2%	14.0%	6.6%	-	23	29
Population aged 25+ with a bachelor's degree or higher	34.3%	39.9%	40.2%	37.6%	-	11	20
Population aged 25+ without a high school diploma	-	17.4%	15.2%	18.9%	-	-	26

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	26.4%	30.2%	30.1%	32.2%	-	27	26
Rental vacancy rate	-	-	3.6%	2.5%	-	-	36
Severe crowding rate (% of renter households)	-	-	3.4%	3.9%	-	-	26
Serious housing code violations (per 1,000 privately owned rental units)	-	78.1	83.6	52.9	49.1	-	22
Median rent, all (\$2017)	\$1,540	\$1,140	\$1,260	\$1,340	-	23	28
Median rent, asking	-	-	\$1,900	\$2,000	\$1,900	-	35
Index of housing price appreciation, all property types	100.0	208.5	190.2	210.6	243.0	-	42
Index of housing price appreciation, 1 unit building	100.0	205.9	185.3	217.1	234.2	-	-
Median sales price per unit, 1 unit building (\$2017)	\$502,200	\$710,020	\$683,390	\$767,500	\$776,820	-	-
Sales volume, all property types	112	218	136	124	144	47	49
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.2	6.9	8.1	7.5	6.1	52	35
Home purchase loan rate (per 1,000 properties)	-	43.6	18.0	25.7	-	-	9

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	32.5	31.9	31.8	-	-	37
Units authorized by new residential building permits	97	315	3	37	175	43	39
Units issued new certificates of occupancy	73	95	29	216	140	38	37

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	55.0%	58.5%	67.0%	66.0%	-	40	38
Mean travel time to work (minutes)	41.0	42.6	44.6	45.9	-	33	14
Serious crime rate (per 1,000 residents)	-	10.5	9.6	9.4	9.2	-	36
Students performing at grade level in ELA, 4th grade	-	-	-	45.7%	46.3%	-	24
Students performing at grade level in math, 4th grade	-	-	-	42.1%	40.4%	-	30
Residential units within ½ mile of a subway station	-	-	-	-	63.2%	-	42
Residential units within ¼ mile of a park	-	-	-	-	94.3%	-	16

Renters

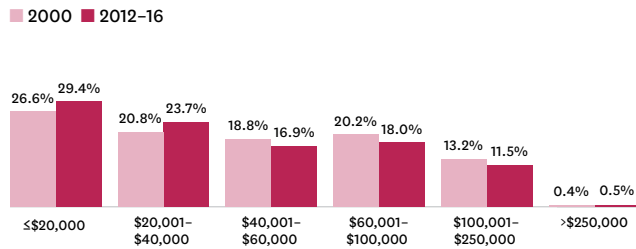
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	65.8%	51.4%	-	-	28
Severely rent-burdened households	21.6%	-	25.0%	28.5%	-	37	38
Severely rent-burdened households, low-income households	-	-	40.0%	45.9%	-	-	23
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.0%	8.8%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

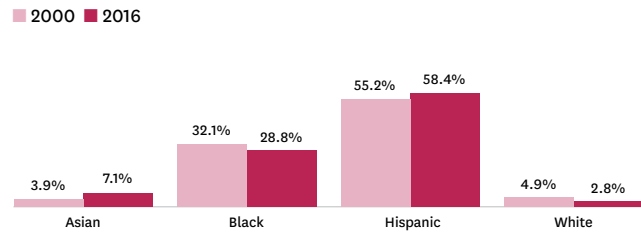


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	175,432	180,396	182,977	193,240	-	-	-
Population aged 65+	9.1%	9.9%	10.1%	11.0%	-	42	41
Foreign-born population	24.6%	29.7%	32.3%	35.1%	-	38	33
Households with children under 18 years old	45.5%	38.4%	44.7%	38.5%	-	9	10
Racial diversity index	0.59	0.57	0.58	0.60	-	25	26
Income diversity ratio	-	5.2	4.7	5.8	-	-	24
Median household income (\$2017)	\$43,110	\$42,130	\$43,800	\$38,190	-	41	48
Poverty rate	28.6%	26.2%	25.4%	28.0%	-	15	11
Unemployment rate	13.8%	8.4%	11.2%	9.6%	-	15	8
Population aged 25+ with a bachelor's degree or higher	12.3%	14.0%	17.2%	15.5%	-	47	49
Population aged 25+ without a high school diploma	-	29.5%	30.3%	29.2%	-	-	7

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	20.2%	21.7%	19.0%	21.9%	-	37	37
♦ Rental vacancy rate	-	-	2.6%	2.2%	-	-	44
♦ Severe crowding rate (% of renter households)	-	-	3.1%	5.1%	-	-	16
Serious housing code violations (per 1,000 privately owned rental units)	-	93.5	91.1	94.3	79.5	-	16
Median rent, all (\$2017)	\$1,280	\$1,040	\$1,090	\$1,170	-	41	44
Median rent, asking	-	-	-	\$1,500	\$1,600	-	55
Index of housing price appreciation, all property types	100.0	248.7	223.9	248.4	269.1	-	35
♦ Index of housing price appreciation, condominium	100.0	307.1	324.8	336.0	368.4	-	-
♦ Median sales price per unit, condominium (\$2017)	\$49,070	\$130,070	\$161,830	\$120,780	\$132,410	-	-
Sales volume, all property types	581	1,352	475	468	598	20	19
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	9.4	9.4	15.8	14.0	10.4	29	27
Home purchase loan rate (per 1,000 properties)	-	66.6	13.8	12.8	-	-	51

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	40.7	41.3	43.6	-	-	23
Units authorized by new residential building permits	212	337	19	456	414	24	20
Units issued new certificates of occupancy	27	262	214	253	78	52	42

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	61.2%	70.1%	71.6%	68.6%	-	36	35
Mean travel time to work (minutes)	45.8	43.4	46.6	48.4	-	11	5
Serious crime rate (per 1,000 residents)	-	15.0	12.8	12.9	11.4	-	26
Students performing at grade level in ELA, 4th grade	-	-	-	28.3%	27.7%	-	51
Students performing at grade level in math, 4th grade	-	-	-	27.3%	22.8%	-	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

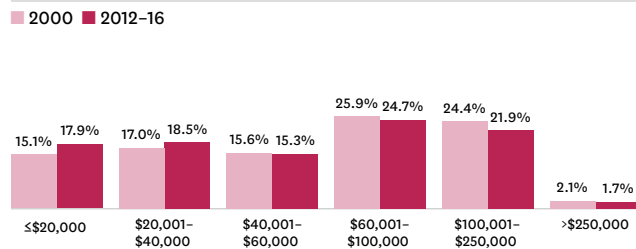
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	82.5%	80.8%	-	-	9
♦ Severely rent-burdened households	25.7%	-	27.3%	34.5%	-	17	13
♦ Severely rent-burdened households, low-income households	-	-	35.7%	41.8%	-	-	44
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	15.4%	12.9%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

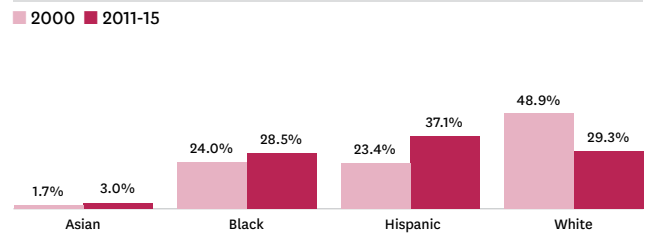


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	111,661	114,081	109,482	111,431	-	-	-
Population aged 65+	18.5%	19.9%	21.3%	21.0%	-	3	3
Foreign-born population	15.8%	16.7%	20.8%	20.7%	-	54	51
Households with children under 18 years old	29.4%	24.8%	24.9%	27.0%	-	43	38
Racial diversity index	0.65	0.66	-	0.68	-	17	12
Income diversity ratio	-	4.7	4.8	3.8	-	-	54
Median household income (\$2017)	\$64,740	\$63,000	\$52,650	\$60,560	-	16	25
Poverty rate	10.1%	9.9%	16.4%	14.7%	-	47	36
Unemployment rate	6.4%	9.2%	10.8%	8.4%	-	43	17
Population aged 25+ with a bachelor's degree or higher	19.1%	19.5%	21.1%	25.5%	-	32	41
Population aged 25+ without a high school diploma	-	18.7%	19.6%	15.2%	-	-	35

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	45.5%	57.3%	41.5%	49.6%	-	10	8
Rental vacancy rate	-	-	1.8%	1.5%	-	-	54
Severe crowding rate (% of renter households)	-	-	1.2%	1.6%	-	-	54
Serious housing code violations (per 1,000 privately owned rental units)	-	18.0	27.5	30.1	29.7	-	33
Median rent, all (\$2017)	\$1,390	\$1,070	\$1,150	\$1,220	-	37	42
Median rent, asking	-	-	-	\$1,500	\$1,750	-	48
Index of housing price appreciation, all property types	100.0	203.6	164.7	188.3	196.2	-	56
Index of housing price appreciation, 2-4 unit building	100.0	200.4	156.5	181.3	197.0	-	-
Median sales price per unit, 2-4 unit building (\$2017)	\$173,170	\$313,250	\$227,570	\$245,250	\$261,550	-	-
Sales volume, all property types	392	750	336	380	504	35	27
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	4.7	8.4	17.4	14.6	9.7	37	29
Home purchase loan rate (per 1,000 properties)	-	61.1	13.0	13.0	-	-	50

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	12.3	11.8	12.0	-	-	51
Units authorized by new residential building permits	236	209	26	55	37	20	55
Units issued new certificates of occupancy	88	318	128	61	44	32	53

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	42.9%	43.6%	45.8%	46.6%	-	49	49
Mean travel time to work (minutes)	41.6	40.4	41.4	41.4	-	29	36
Serious crime rate (per 1,000 residents)	-	11.5	11.1	8.9	8.6	-	40
Students performing at grade level in ELA, 4th grade	-	-	-	43.2%	40.1%	-	33
Students performing at grade level in math, 4th grade	-	-	-	39.4%	37.5%	-	33
Residential units within ½ mile of a subway station	-	-	-	-	27.2%	-	54
Residential units within ¼ mile of a park	-	-	-	-	75.1%	-	32

Renters

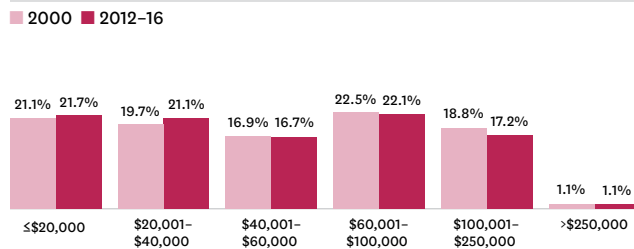
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	-	-	-	-	-
Severely rent-burdened households	18.8%	-	23.7%	24.5%	-	48	45
Severely rent-burdened households, low-income households	-	-	38.0%	37.7%	-	-	50
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.7%	4.2%	-	-	30

* 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 2016 heading comes from the 2012-2016 ACS.
* For information on additional property types, see CoreData.nyc.

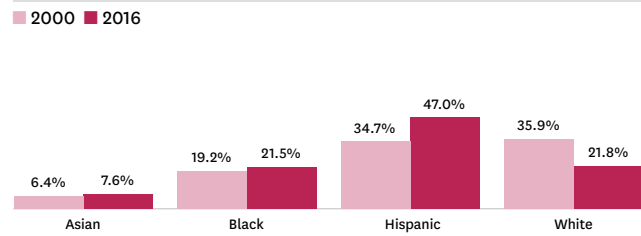


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	119,960	121,465	123,655	124,632	-	-	-
Population aged 65+	15.0%	15.4%	13.6%	15.1%	-	10	15
Foreign-born population	30.8%	29.3%	38.5%	35.4%	-	35	31
Households with children under 18 years old	35.7%	37.5%	37.1%	32.5%	-	31	26
Racial diversity index	0.71	0.69	0.70	0.69	-	6	9
Income diversity ratio	-	4.8	5.8	4.9	-	-	39
Median household income (\$2017)	\$51,500	\$51,230	\$48,620	\$51,800	-	30	36
Poverty rate	17.5%	17.8%	21.1%	19.6%	-	32	24
Unemployment rate	8.8%	8.2%	13.9%	8.5%	-	29	15
Population aged 25+ with a bachelor's degree or higher	20.9%	21.0%	25.2%	23.8%	-	26	42
Population aged 25+ without a high school diploma	-	25.2%	24.6%	22.4%	-	-	19

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	27.8%	32.1%	31.9%	28.6%	-	26	31
♦ Rental vacancy rate	-	-	3.3%	2.6%	-	-	31
♦ Severe crowding rate (% of renter households)	-	-	4.2%	5.4%	-	-	12
Serious housing code violations (per 1,000 privately owned rental units)	-	44.7	65.1	57.3	48.8	-	23
Median rent, all (\$2017)	\$1,460	\$1,060	\$1,170	\$1,290	-	30	36
Median rent, asking	-	-	-	\$1,580	\$1,600	-	55
Index of housing price appreciation, all property types	100.0	212.5	157.0	189.8	210.2	-	54
♦ Index of housing price appreciation, 2-4 unit building	100.0	212.5	151.7	186.6	207.1	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$172,450	\$289,380	\$207,750	\$232,500	\$237,840	-	-
Sales volume, all property types	447	656	287	312	416	28	33
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	6.8	12.3	18.3	15.4	11.8	31	25
Home purchase loan rate (per 1,000 properties)	-	56.2	15.7	22.8	-	-	18

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	31.9	32.5	32.7	-	-	36
Units authorized by new residential building permits	64	3,288	18	61	61	48	52
Units issued new certificates of occupancy	175	131	72	16	204	19	33

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	51.9%	56.0%	60.9%	60.3%	-	43	42
Mean travel time to work (minutes)	39.3	37.6	39.0	44.3	-	39	19
Serious crime rate (per 1,000 residents)	-	14.4	13.2	10.2	10.0	-	31
Students performing at grade level in ELA, 4th grade	-	-	-	33.5%	37.2%	-	38
Students performing at grade level in math, 4th grade	-	-	-	35.5%	33.5%	-	36
Residential units within ½ mile of a subway station	-	-	-	-	85.8%	-	31
Residential units within ¼ mile of a park	-	-	-	-	74.4%	-	33

Renters

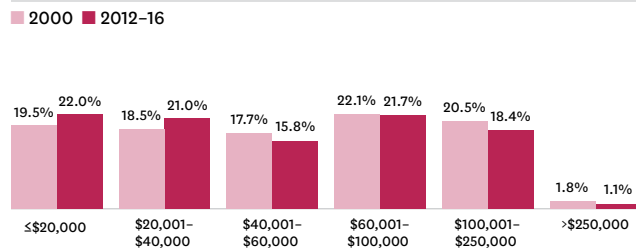
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	77.3%	77.4%	-	-	11
♦ Severely rent-burdened households	23.3%	-	29.4%	30.8%	-	28	29
♦ Severely rent-burdened households, low-income households	-	-	43.9%	41.3%	-	-	45
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	10.2%	8.9%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

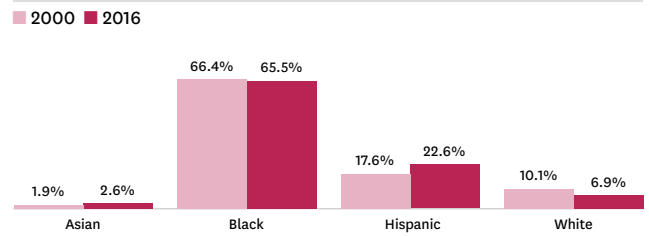


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	136,494	147,818	137,233	150,691	-	-	-
Population aged 65+	11.2%	9.7%	11.8%	13.5%	-	26	23
Foreign-born population	38.2%	37.4%	40.2%	40.1%	-	21	23
Households with children under 18 years old	42.2%	43.0%	40.9%	35.6%	-	17	21
Racial diversity index	0.52	0.50	0.52	0.47	-	34	44
Income diversity ratio	-	4.3	4.6	5.1	-	-	35
Median household income (\$2017)	\$54,440	\$55,510	\$49,020	\$52,390	-	27	32
Poverty rate	19.4%	14.7%	21.2%	17.6%	-	27	28
Unemployment rate	10.6%	11.0%	15.9%	9.2%	-	22	10
Population aged 25+ with a bachelor's degree or higher	16.9%	19.1%	18.1%	23.6%	-	37	43
Population aged 25+ without a high school diploma	-	22.1%	20.6%	19.3%	-	-	24

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	35.9%	41.1%	35.4%	38.3%	-	16	17
♦ Rental vacancy rate	-	-	5.2%	4.0%	-	-	15
♦ Severe crowding rate (% of renter households)	-	-	2.9%	4.5%	-	-	21
Serious housing code violations (per 1,000 privately owned rental units)	-	70.9	95.0	102.4	93.7	-	13
Median rent, all (\$2017)	\$1,450	\$1,120	\$1,170	\$1,280	-	32	37
Median rent, asking	-	-	-	\$1,450	\$1,600	-	55
Index of housing price appreciation, all property types	100.0	203.0	145.1	164.5	186.5	-	58
♦ Index of housing price appreciation, 2-4 unit building	100.0	201.2	138.0	154.8	179.5	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$169,560	\$282,760	\$196,820	\$208,240	\$223,130	-	-
Sales volume, all property types	555	1,296	483	492	633	23	17
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	14.3	20.5	32.0	32.4	25.5	20	8
Home purchase loan rate (per 1,000 properties)	-	61.0	14.0	22.5	-	-	19

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	21.9	20.4	22.4	-	-	44
Units authorized by new residential building permits	285	492	36	175	150	14	41
Units issued new certificates of occupancy	157	491	280	356	78	21	42

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	53.2%	55.1%	60.1%	57.3%	-	41	43
Mean travel time to work (minutes)	45.7	41.7	45.8	46.4	-	12	10
Serious crime rate (per 1,000 residents)	-	12.9	12.7	14.7	15.7	-	13
Students performing at grade level in ELA, 4th grade	-	-	-	26.3%	30.6%	-	45
Students performing at grade level in math, 4th grade	-	-	-	23.7%	21.6%	-	54
Residential units within ½ mile of a subway station	-	-	-	-	74.7%	-	34
Residential units within ¼ mile of a park	-	-	-	-	45.8%	-	54

Renters

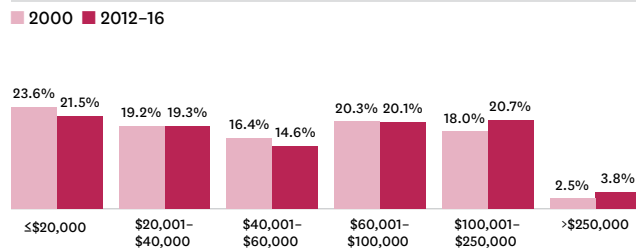
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	69.7%	73.6%	-	-	15
♦ Severely rent-burdened households	26.1%	-	27.6%	34.2%	-	15	15
♦ Severely rent-burdened households, low-income households	-	-	38.8%	44.7%	-	-	32
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	11.7%	13.1%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

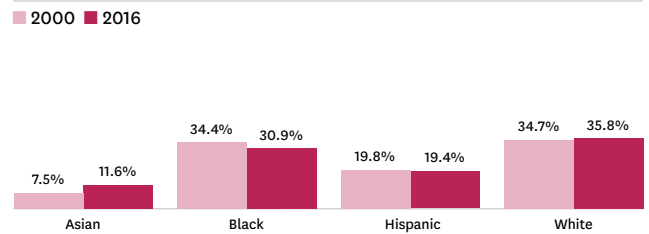
Brooklyn

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population	2,465,326	2,508,820	2,508,340	2,629,150	-	-	-
Population aged 65+	11.5%	12.0%	11.5%	12.7%	-	4	4
Foreign-born population	37.8%	37.8%	37.8%	36.4%	-	2	3
Households with children under 18 years old	38.2%	34.7%	34.2%	30.6%	-	3	4
Racial diversity index	0.72	0.71	0.72	0.73	-	2	2
Income diversity ratio	-	6.3	5.7	6.2	-	-	2
Median household income (\$2017)	\$48,850	\$49,150	\$46,980	\$56,230	-	4	4
Poverty rate	25.1%	22.6%	23.0%	20.6%	-	2	2
Unemployment rate	10.7%	7.4%	10.9%	7.1%	-	2	2
Population aged 25+ with a bachelor's degree or higher	21.8%	27.9%	28.6%	36.4%	-	4	2
Population aged 25+ without a high school diploma	-	22.6%	21.6%	18.7%	-	-	2

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Homeownership rate	27.1%	32.3%	30.2%	29.5%	-	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	52.5	56.7	-	2
Median rent, all (\$2017)	\$1,410	\$1,090	\$1,200	\$1,370	-	4	3
Median rent, asking	-	-	\$2,150	\$2,550	\$2,500	-	2
Index of housing price appreciation, all property types	100.0	230.9	175.9	282.1	308.9	-	2
♦ Index of housing price appreciation, 2-4 unit building	100.0	241.8	167.0	261.7	301.9	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$169,800	\$316,230	\$255,130	\$400,000	\$402,130	-	-
Sales volume, all property types	9,614	14,918	8,829	6,682	8,317	2	2
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	11.0	14.3	23.3	14.9	14.0	1	2
Home purchase loan rate (per 1,000 properties)	-	46.5	23.1	21.5	-	-	2

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Population density (1,000 persons per square mile)	-	35.9	35.9	37.7	-	-	2
Units authorized by new residential building permits	3,045	7,934	389	4,220	6,146	3	1
Units issued new certificates of occupancy	1,611	6,129	7,254	8,758	11,054	4	1

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Car-free commute (% of commuters)	67.6%	71.3%	74.4%	75.7%	-	2	2
Mean travel time to work (minutes)	43.2	41.4	40.7	42.8	-	2	4
Serious crime rate (per 1,000 residents)	22.9	15.8	13.4	11.5	10.9	3	3
Students performing at grade level in ELA, 4th grade	-	-	-	42.9%	43.4%	-	4
Students performing at grade level in math, 4th grade	-	-	-	42.2%	41.6%	-	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

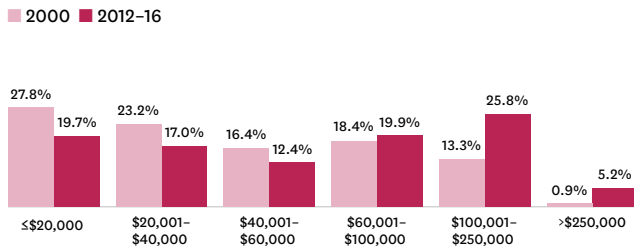
	2000	2006	2010	2016	2017	2000 Rank	2016-2017 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	61.3%	51.5%	-	-	3
♦ Severely rent-burdened households	26.5%	-	29.3%	30.8%	-	2	4
♦ Severely rent-burdened households, low-income households	-	-	41.9%	45.3%	-	-	3
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.8%	6.6%	-	-	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 2016 heading comes from the 2012-2016 ACS.
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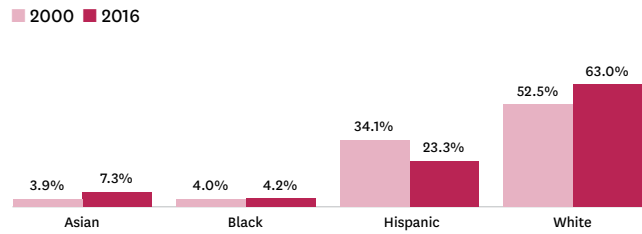


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	142,098	141,513	146,253	166,361	-	-	-
Population aged 65+	9.9%	12.5%	9.1%	9.2%	-	35	52
Foreign-born population	33.5%	29.1%	25.8%	21.6%	-	32	50
Households with children under 18 years old	35.0%	24.2%	25.2%	22.7%	-	32	46
Racial diversity index	0.61	0.52	0.54	0.52	-	21	37
Income diversity ratio	-	7.0	6.5	6.2	-	-	17
Median household income (\$2017)	\$39,530	\$39,310	\$46,690	\$71,050	-	45	16
Poverty rate	33.8%	35.2%	26.5%	20.9%	-	11	23
Unemployment rate	9.8%	6.1%	8.2%	6.1%	-	26	33
Population aged 25+ with a bachelor's degree or higher	18.4%	29.5%	37.3%	47.7%	-	34	9
Population aged 25+ without a high school diploma	-	32.7%	21.1%	16.7%	-	-	32

Housing Market and Conditions

Homeownership rate	14.5%	18.1%	17.7%	13.3%	-	44	46
* Rental vacancy rate	-	-	3.0%	2.0%	-	-	50
* Severe crowding rate (% of renter households)	-	-	9.7%	3.6%	-	-	28
Serious housing code violations (per 1,000 privately owned rental units)	-	23.3	29.3	24.0	25.6	-	37
Median rent, all (\$2017)	\$1,260	\$1,000	\$1,180	\$1,770	-	44	8
Median rent, asking	-	-	\$2,500	\$3,050	\$2,980	-	9
Index of housing price appreciation, all property types	100.0	248.4	222.3	422.5	441.9	-	6
* Index of housing price appreciation, condominium	100.0	157.5	135.4	249.4	256.3	-	-
* Median sales price per unit, condominium (\$2017)	\$382,900	\$602,590	\$554,360	\$800,000	\$953,830	-	-
Sales volume, all property types	278	1,002	945	534	690	40	15
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	5.5	5.2	12.0	4.2	5.1	35	38
Home purchase loan rate (per 1,000 properties)	-	30.2	41.6	22.5	-	-	19

Land Use and Development

Population density (1,000 persons per square mile)	-	34.3	35.5	40.3	-	-	25
Units authorized by new residential building permits	757	1,513	3	647	562	6	13
Units issued new certificates of occupancy	114	942	2,515	1,596	2,179	26	3

Neighborhood Services and Conditions

Car-free commute (% of commuters)	76.6%	79.3%	85.2%	88.2%	-	13	9
Mean travel time to work (minutes)	35.3	33.4	31.5	33.5	-	48	49
Serious crime rate (per 1,000 residents)	-	18.0	15.5	14.3	13.3	-	19
Students performing at grade level in ELA, 4th grade	-	-	-	48.7%	42.6%	-	30
Students performing at grade level in math, 4th grade	-	-	-	43.6%	41.1%	-	28
Residential units within 1/2 mile of a subway station	-	-	-	-	92.2%	-	22
Residential units within 1/4 mile of a park	-	-	-	-	89.0%	-	21

Renters

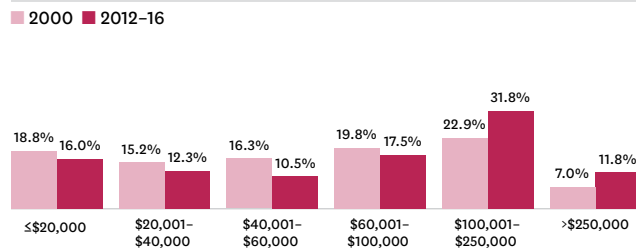
* Rental units affordable at 80% AMI (% of recently available units)	-	-	38.0%	26.1%	-	-	42
* Severely rent-burdened households	23.7%	-	27.6%	27.0%	-	26	42
* Severely rent-burdened households, low-income households	-	-	43.6%	46.2%	-	-	21
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.6%	7.4%	-	-	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 2016 heading comes from the 2012-2016 ACS.
* For information on additional property types, see CoreData.nyc.

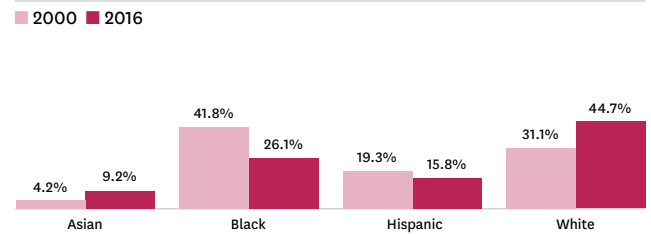


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	115,106	111,796	125,468	143,328	-	-	-
Population aged 65+	9.8%	10.0%	9.2%	10.6%	-	37	44
Foreign-born population	16.9%	18.0%	19.6%	19.6%	-	53	53
Households with children under 18 years old	24.7%	22.8%	23.3%	22.9%	-	48	45
Racial diversity index	0.69	0.71	0.70	0.68	-	9	12
Income diversity ratio	-	5.4	7.3	6.8	-	-	14
Median household income (\$2017)	\$60,330	\$66,860	\$80,040	\$88,690	-	21	8
Poverty rate	24.5%	20.4%	18.1%	15.5%	-	21	31
Unemployment rate	10.7%	6.8%	10.4%	6.3%	-	20	32
Population aged 25+ with a bachelor's degree or higher	42.6%	54.5%	54.6%	62.4%	-	8	7
Population aged 25+ without a high school diploma	-	13.4%	12.7%	9.3%	-	-	47

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	26.3%	37.8%	31.1%	29.5%	-	28	29
♦ Rental vacancy rate	-	-	4.8%	2.5%	-	-	36
♦ Severe crowding rate (% of renter households)	-	-	2.7%	3.5%	-	-	31
Serious housing code violations (per 1,000 privately owned rental units)	-	24.8	10.6	15.2	17.7	-	48
Median rent, all (\$2017)	\$1,430	\$1,140	\$1,540	\$1,820	-	34	7
Median rent, asking	-	-	\$2,450	\$3,060	\$3,000	-	7
Index of housing price appreciation, all property types	100.0	249.7	238.0	409.2	439.3	-	7
♦ Index of housing price appreciation, condominium	100.0	258.8	247.7	410.8	443.3	-	-
♦ Median sales price per unit, condominium (\$2017)	\$317,480	\$861,430	\$668,020	\$1,035,000	\$1,098,570	-	-
Sales volume, all property types	261	577	792	482	508	44	26
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	12.9	6.5	9.4	4.4	4.8	22	42
Home purchase loan rate (per 1,000 properties)	-	42.0	44.4	33.1	-	-	1

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	35.9	40.3	46.1	-	-	21
Units authorized by new residential building permits	151	1,318	4	641	1,341	27	1
Units issued new certificates of occupancy	86	488	1,096	2,119	2,782	35	2

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	81.5%	84.7%	87.3%	88.7%	-	9	6
Mean travel time to work (minutes)	35.7	34.3	35.2	34.8	-	46	47
Serious crime rate (per 1,000 residents)	-	24.2	20.6	18.9	19.0	-	5
Students performing at grade level in ELA, 4th grade	-	-	-	50.4%	53.1%	-	17
Students performing at grade level in math, 4th grade	-	-	-	47.7%	45.1%	-	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

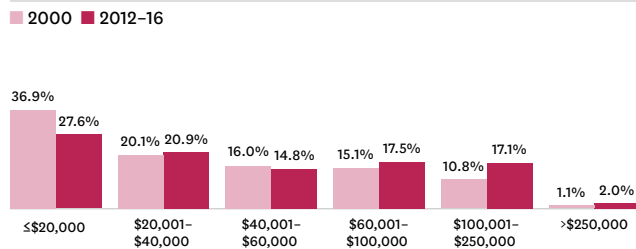
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	26.7%	19.6%	-	-	43
♦ Severely rent-burdened households	18.6%	-	20.4%	19.8%	-	49	52
♦ Severely rent-burdened households, low-income households	-	-	39.9%	42.1%	-	-	43
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.1%	2.0%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

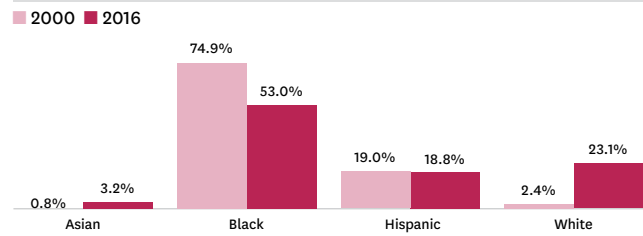


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	121,054	132,087	133,302	148,237	-	-	-
Population aged 65+	8.8%	9.4%	10.7%	9.5%	-	45	49
Foreign-born population	18.4%	19.6%	22.2%	19.7%	-	49	52
Households with children under 18 years old	45.0%	40.5%	36.1%	27.3%	-	10	37
Racial diversity index	0.40	0.51	0.58	0.66	-	46	16
Income diversity ratio	-	8.1	7.1	6.2	-	-	17
Median household income (\$2017)	\$33,550	\$33,580	\$41,230	\$52,440	-	50	31
Poverty rate	35.9%	37.7%	30.7%	26.7%	-	9	14
Unemployment rate	17.9%	12.8%	12.9%	8.5%	-	7	15
Population aged 25+ with a bachelor's degree or higher	10.6%	16.9%	23.0%	36.1%	-	48	22
Population aged 25+ without a high school diploma	-	29.4%	23.6%	16.9%	-	-	30

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	19.2%	26.1%	20.4%	24.9%	-	40	35
* Rental vacancy rate	-	-	6.1%	4.8%	-	-	7
* Severe crowding rate (% of renter households)	-	-	3.2%	3.7%	-	-	27
Serious housing code violations (per 1,000 privately owned rental units)	-	130.9	103.5	61.9	74.1	-	19
Median rent, all (\$2017)	\$1,120	\$880	\$1,060	\$1,320	-	50	34
Median rent, asking	-	-	\$1,900	\$2,500	\$2,400	-	16
Index of housing price appreciation, all property types	100.0	254.2	150.1	355.0	392.4	-	12
* Index of housing price appreciation, 2-4 unit building	100.0	254.2	143.2	341.1	388.5	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$144,310	\$298,330	\$176,770	\$475,000	\$496,530	-	-
Sales volume, all property types	582	1,548	719	511	575	19	21
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	35.2	46.7	53.0	21.8	21.0	3	11
Home purchase loan rate (per 1,000 properties)	-	74.0	18.2	21.2	-	-	24

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	57.5	58.0	64.5	-	-	11
Units authorized by new residential building permits	125	790	102	337	595	33	10
Units issued new certificates of occupancy	94	816	344	918	793	27	7

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	73.4%	74.8%	80.6%	85.4%	-	19	12
Mean travel time to work (minutes)	44.7	40.0	39.6	42.4	-	17	34
Serious crime rate (per 1,000 residents)	-	22.5	20.4	17.8	16.4	-	11
Students performing at grade level in ELA, 4th grade	-	-	-	29.4%	31.3%	-	44
Students performing at grade level in math, 4th grade	-	-	-	24.1%	23.1%	-	50
Residential units within 1/2 mile of a subway station	-	-	-	-	87.7%	-	29
Residential units within 1/4 mile of a park	-	-	-	-	94.2%	-	17

Renters

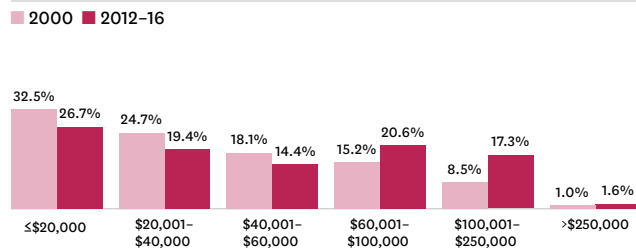
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	64.7%	50.2%	-	-	31
* Severely rent-burdened households	28.8%	-	32.4%	31.1%	-	10	28
* Severely rent-burdened households, low-income households	-	-	43.0%	40.8%	-	-	46
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	12.6%	9.1%	-	-	15

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

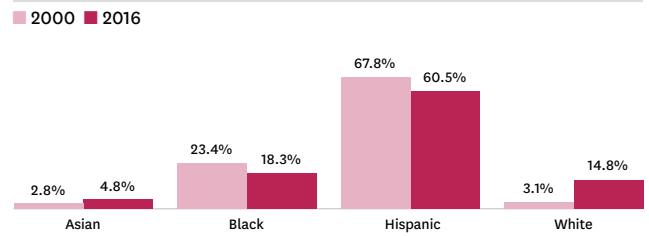


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	120,710	123,871	140,437	139,306	-	-	-
Population aged 65+	6.7%	7.7%	7.1%	9.1%	-	54	53
Foreign-born population	33.2%	38.7%	35.7%	31.7%	-	33	34
Households with children under 18 years old	53.6%	42.8%	43.3%	26.4%	-	2	40
Racial diversity index	0.48	0.46	0.49	0.62	-	39	24
Income diversity ratio	-	6.3	4.6	8.3	-	-	3
Median household income (\$2017)	\$33,840	\$33,890	\$41,300	\$49,380	-	47	40
Poverty rate	38.2%	32.9%	28.5%	28.7%	-	6	10
Unemployment rate	17.2%	7.1%	10.2%	7.4%	-	8	22
Population aged 25+ with a bachelor's degree or higher	6.9%	14.0%	16.6%	29.8%	-	54	31
Population aged 25+ without a high school diploma	-	44.6%	39.4%	26.1%	-	-	12

Housing Market and Conditions

Homeownership rate	13.7%	18.7%	15.9%	14.8%	-	45	45
♦ Rental vacancy rate	-	-	5.2%	3.8%	-	-	18
♦ Severe crowding rate (% of renter households)	-	-	5.4%	4.6%	-	-	19
Serious housing code violations (per 1,000 privately owned rental units)	-	180.8	175.6	101.1	101.7	-	9
Median rent, all (\$2017)	\$1,280	\$1,000	\$1,230	\$1,430	-	41	22
Median rent, asking	-	-	\$1,600	\$2,600	\$2,530	-	13
Index of housing price appreciation, all property types	100.0	243.5	171.4	380.8	356.4	-	15
♦ Index of housing price appreciation, 2-4 unit building	100.0	257.8	154.3	336.0	312.4	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$124,830	\$284,280	\$180,410	\$412,500	\$392,320	-	-
Sales volume, all property types	423	912	304	303	293	31	42
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	23.5	35.3	52.7	23.7	21.0	8	11
Home purchase loan rate (per 1,000 properties)	-	90.2	21.1	16.5	-	-	40

Land Use and Development

Population density (1,000 persons per square mile)	-	48.9	55.4	54.9	-	-	16
Units authorized by new residential building permits	225	527	13	369	547	22	14
Units issued new certificates of occupancy	4	568	483	376	388	56	20

Neighborhood Services and Conditions

Car-free commute (% of commuters)	73.6%	78.9%	84.5%	84.4%	-	18	15
Mean travel time to work (minutes)	39.8	41.6	38.3	39.8	-	37	40
Serious crime rate (per 1,000 residents)	-	20.2	16.5	14.4	13.7	-	17
Students performing at grade level in ELA, 4th grade	-	-	-	25.8%	28.0%	-	50
Students performing at grade level in math, 4th grade	-	-	-	28.0%	27.8%	-	41
Residential units within ½ mile of a subway station	-	-	-	-	97.9%	-	12
Residential units within ¼ mile of a park	-	-	-	-	76.5%	-	31

Renters

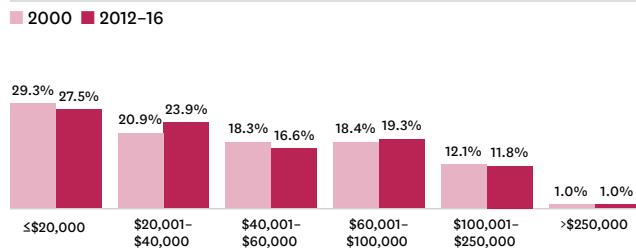
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	65.2%	46.1%	-	-	33
♦ Severely rent-burdened households	31.9%	-	35.7%	32.6%	-	3	19
♦ Severely rent-burdened households, low-income households	-	-	44.6%	45.0%	-	-	30
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.5%	4.8%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 ♦ For information on additional property types, see CoreData.nyc.

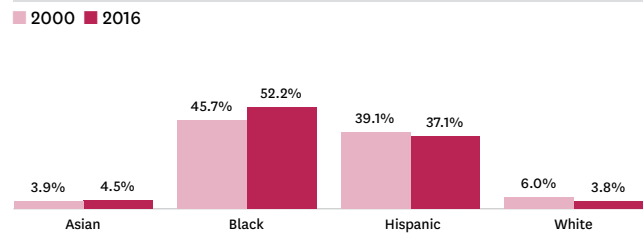


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	146,857	161,064	146,614	160,769	-	-	-
Population aged 65+	8.3%	7.9%	10.6%	11.8%	-	48	34
Foreign-born population	33.8%	34.1%	32.9%	36.5%	-	31	29
Households with children under 18 years old	50.3%	48.7%	47.0%	37.4%	-	7	12
Racial diversity index	0.63	0.64	0.56	0.60	-	19	26
Income diversity ratio	-	6.1	6.0	7.0	-	-	11
Median household income (\$2017)	\$40,310	\$34,150	\$35,190	\$38,620	-	43	47
Poverty rate	31.3%	27.8%	36.0%	29.1%	-	12	9
Unemployment rate	15.2%	7.2%	12.3%	8.0%	-	11	19
Population aged 25+ with a bachelor's degree or higher	9.7%	11.6%	11.7%	14.5%	-	49	50
Population aged 25+ without a high school diploma	-	21.0%	25.2%	21.7%	-	-	22

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	23.4%	24.8%	23.1%	24.8%	-	33	36
♦ Rental vacancy rate	-	-	4.8%	5.7%	-	-	4
♦ Severe crowding rate (% of renter households)	-	-	4.1%	4.2%	-	-	24
Serious housing code violations (per 1,000 privately owned rental units)	-	94.0	132.7	93.5	113.1	-	5
Median rent, all (\$2017)	\$1,300	\$1,050	\$1,140	\$1,150	-	39	45
Median rent, asking	-	-	-	\$1,900	\$2,000	-	27
Index of housing price appreciation, all property types	100.0	247.2	145.2	180.8	226.4	-	48
♦ Index of housing price appreciation, 2-4 unit building	100.0	250.9	144.8	170.6	218.6	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$129,880	\$282,420	\$171,790	\$200,000	\$245,200	-	-
Sales volume, all property types	957	1,701	658	425	671	11	16
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	24.1	31.9	52.2	33.9	32.9	7	2
Home purchase loan rate (per 1,000 properties)	-	110.2	25.5	20.7	-	-	27

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	26.5	24.2	26.5	-	-	40
Units authorized by new residential building permits	392	635	21	758	673	12	8
Units issued new certificates of occupancy	485	679	365	416	560	11	14

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	63.0%	71.1%	76.7%	69.0%	-	35	34
Mean travel time to work (minutes)	48.2	47.0	42.1	48.2	-	3	6
Serious crime rate (per 1,000 residents)	-	18.1	16.5	17.2	16.7	-	9
Students performing at grade level in ELA, 4th grade	-	-	-	29.5%	29.8%	-	47
Students performing at grade level in math, 4th grade	-	-	-	24.6%	24.3%	-	48
Residential units within ½ mile of a subway station	-	-	-	-	71.2%	-	39
Residential units within ¼ mile of a park	-	-	-	-	85.4%	-	24

Renters

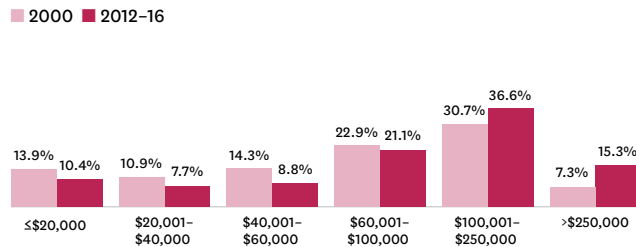
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	81.5%	81.2%	-	-	8
♦ Severely rent-burdened households	27.1%	-	33.4%	31.5%	-	13	26
♦ Severely rent-burdened households, low-income households	-	-	41.0%	40.3%	-	-	48
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	15.4%	14.5%	-	-	6

♦ 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 2016 heading comes from the 2012-2016 ACS.
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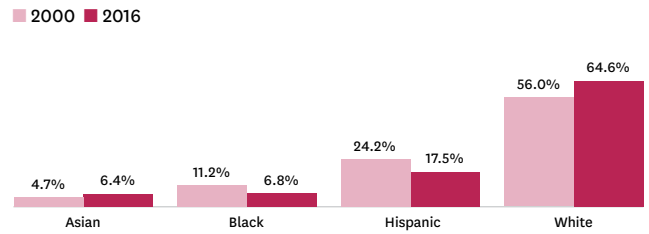


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	105,555	110,032	119,558	114,007	-	-	-
Population aged 65+	8.6%	8.1%	7.8%	9.4%	-	46	50
Foreign-born population	17.4%	16.6%	16.1%	15.1%	-	52	55
Households with children under 18 years old	25.1%	26.3%	29.2%	31.3%	-	47	27
Racial diversity index	0.61	0.57	0.56	0.55	-	21	34
Income diversity ratio	-	4.4	5.7	5.9	-	-	22
Median household income (\$2017)	\$77,980	\$90,280	\$92,460	\$105,910	-	10	5
Poverty rate	14.4%	12.0%	11.3%	10.6%	-	38	45
Unemployment rate	5.5%	5.1%	7.9%	5.4%	-	47	38
Population aged 25+ with a bachelor's degree or higher	53.4%	61.3%	64.0%	71.6%	-	6	6
Population aged 25+ without a high school diploma	-	12.0%	9.5%	8.9%	-	-	48

Housing Market and Conditions

Homeownership rate	28.7%	34.7%	36.0%	36.6%	-	25	19
♦ Rental vacancy rate	-	-	2.5%	1.9%	-	-	51
♦ Severe crowding rate (% of renter households)	-	-	1.6%	2.4%	-	-	45
Serious housing code violations (per 1,000 privately owned rental units)	-	20.3	18.0	14.6	18.2	-	46
Median rent, all (\$2017)	\$1,850	\$1,630	\$1,820	\$2,070	-	7	6
Median rent, asking	-	-	\$2,300	\$2,900	\$2,800	-	10
Index of housing price appreciation, all property types	100.0	246.5	251.2	440.2	450.4	-	5
♦ Index of housing price appreciation, condominium	100.0	269.4	264.9	429.3	456.8	-	-
♦ Median sales price per unit, condominium (\$2017)	\$348,770	\$783,740	\$687,110	\$1,029,500	\$956,280	-	-
Sales volume, all property types	428	701	684	392	525	30	25
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	3.7	3.7	4.4	2.3	1.8	42	57
Home purchase loan rate (per 1,000 properties)	-	46.6	43.6	31.8	-	-	2

Land Use and Development

Population density (1,000 persons per square mile)	-	27.5	29.9	28.5	-	-	39
Units authorized by new residential building permits	101	282	11	144	138	40	43
Units issued new certificates of occupancy	34	180	459	951	901	51	6

Neighborhood Services and Conditions

Car-free commute (% of commuters)	81.5%	82.9%	88.6%	90.3%	-	9	3
Mean travel time to work (minutes)	37.9	37.4	37.5	39.6	-	41	41
Serious crime rate (per 1,000 residents)	-	15.1	12.4	10.4	10.0	-	31
Students performing at grade level in ELA, 4th grade	-	-	-	70.5%	69.5%	-	8
Students performing at grade level in math, 4th grade	-	-	-	69.1%	63.0%	-	10
Residential units within ½ mile of a subway station	-	-	-	-	91.0%	-	24
Residential units within ¼ mile of a park	-	-	-	-	85.5%	-	23

Renters

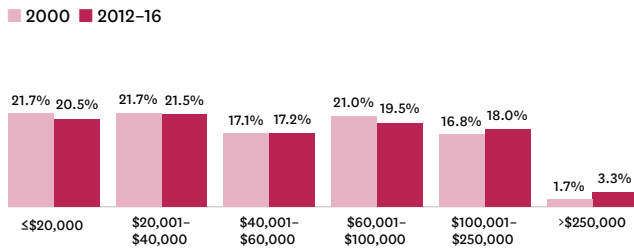
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	11.4%	11.3%	-	-	48
♦ Severely rent-burdened households	18.4%	-	17.1%	16.7%	-	50	55
♦ Severely rent-burdened households, low-income households	-	-	39.8%	44.5%	-	-	35
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.2%	1.5%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

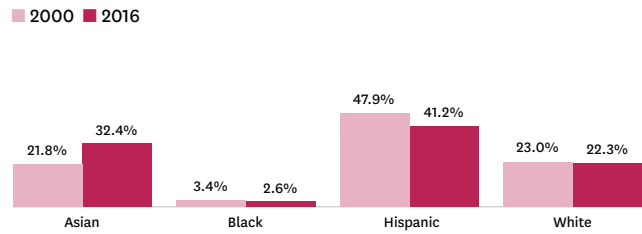


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	139,269	153,066	141,190	149,399	-	-	-
Population aged 65+	9.1%	8.8%	8.3%	10.0%	-	42	46
Foreign-born population	46.4%	46.9%	51.6%	47.1%	-	13	14
Households with children under 18 years old	42.4%	40.5%	37.8%	39.6%	-	16	5
Racial diversity index	0.67	0.65	0.68	0.68	-	11	12
Income diversity ratio	-	5.0	5.0	5.5	-	-	28
Median household income (\$2017)	\$48,850	\$57,020	\$45,040	\$54,310	-	35	27
Poverty rate	26.3%	20.8%	26.7%	25.8%	-	20	15
Unemployment rate	8.3%	4.4%	12.9%	5.3%	-	30	39
Population aged 25+ with a bachelor's degree or higher	16.5%	22.8%	25.1%	27.6%	-	38	37
Population aged 25+ without a high school diploma	-	36.7%	40.7%	42.8%	-	-	1

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	25.2%	31.7%	26.8%	26.3%	-	31	34
Rental vacancy rate	-	-	2.4%	2.5%	-	-	36
Severe crowding rate (% of renter households)	-	-	8.2%	8.6%	-	-	5
Serious housing code violations (per 1,000 privately owned rental units)	-	60.4	46.7	53.4	41.9	-	26
Median rent, all (\$2017)	\$1,480	\$1,190	\$1,290	\$1,430	-	26	22
Median rent, asking	-	-	\$1,600	\$2,100	\$2,380	-	18
Index of housing price appreciation, all property types	100.0	249.2	239.6	415.8	413.3	-	9
Index of housing price appreciation, 2-4 unit building	100.0	247.9	226.4	409.2	427.2	-	-
Median sales price per unit, 2-4 unit building (\$2017)	\$180,390	\$372,900	\$371,760	\$499,500	\$559,060	-	-
Sales volume, all property types	442	548	434	286	385	29	35
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	6.0	5.9	8.4	5.0	4.8	33	42
Home purchase loan rate (per 1,000 properties)	-	40.0	22.9	19.2	-	-	32

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	38.1	35.2	37.2	-	-	30
Units authorized by new residential building permits	81	420	16	96	251	46	25
Units issued new certificates of occupancy	55	130	240	22	84	43	41

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	72.8%	75.2%	79.0%	81.4%	-	23	18
Mean travel time to work (minutes)	40.6	41.5	47.0	44.2	-	34	21
Serious crime rate (per 1,000 residents)	-	12.1	9.5	8.8	8.3	-	43
Students performing at grade level in ELA, 4th grade	-	-	-	42.6%	44.1%	-	29
Students performing at grade level in math, 4th grade	-	-	-	50.1%	47.0%	-	22
Residential units within ½ mile of a subway station	-	-	-	-	94.4%	-	19
Residential units within ¼ mile of a park	-	-	-	-	77.5%	-	29

Renters

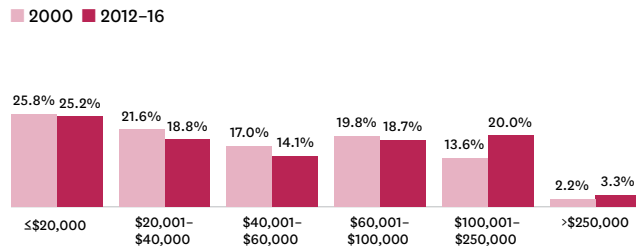
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	66.9%	63.1%	-	-	18
Severely rent-burdened households	26.4%	-	31.6%	34.9%	-	14	10
Severely rent-burdened households, low-income households	-	-	46.3%	49.3%	-	-	13
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.3%	2.9%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

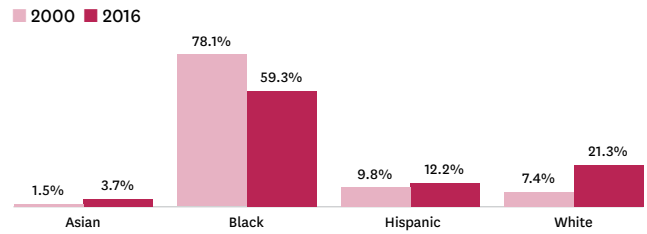


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	123,117	127,013	119,323	134,788	-	-	-
Population aged 65+	9.6%	9.5%	9.1%	11.6%	-	40	37
Foreign-born population	30.7%	32.2%	30.1%	26.7%	-	36	42
Households with children under 18 years old	38.2%	35.1%	30.7%	24.6%	-	28	43
Racial diversity index	0.37	0.43	0.56	0.61	-	50	25
Income diversity ratio	-	6.9	6.3	8.3	-	-	3
Median household income (\$2017)	\$44,140	\$46,870	\$43,000	\$52,900	-	38	30
Poverty rate	28.2%	22.9%	25.9%	22.7%	-	19	18
Unemployment rate	14.7%	12.7%	10.1%	6.8%	-	13	26
Population aged 25+ with a bachelor's degree or higher	18.3%	27.6%	33.1%	41.7%	-	35	13
Population aged 25+ without a high school diploma	-	20.0%	16.1%	15.1%	-	-	36

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	16.0%	20.0%	19.3%	18.3%	-	42	41
♦ Rental vacancy rate	-	-	5.3%	5.0%	-	-	6
♦ Severe crowding rate (% of renter households)	-	-	2.7%	2.7%	-	-	40
Serious housing code violations (per 1,000 privately owned rental units)	-	156.8	111.1	70.6	74.0	-	20
Median rent, all (\$2017)	\$1,260	\$1,050	\$1,190	\$1,390	-	44	25
Median rent, asking	-	-	\$1,870	\$2,500	\$2,500	-	14
Index of housing price appreciation, all property types	100.0	263.3	201.8	368.4	421.6	-	8
♦ Index of housing price appreciation, 2-4 unit building	100.0	264.3	170.2	325.4	380.0	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$143,350	\$318,220	\$233,720	\$422,080	\$451,580	-	-
Sales volume, all property types	263	549	336	258	331	43	37
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	28.1	28.6	37.5	20.4	20.4	5	14
Home purchase loan rate (per 1,000 properties)	-	61.9	30.3	27.3	-	-	6

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	57.2	53.7	60.7	-	-	13
Units authorized by new residential building permits	152	380	2	55	226	26	29
Units issued new certificates of occupancy	17	310	181	651	720	55	9

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	78.8%	79.8%	86.8%	85.4%	-	11	12
Mean travel time to work (minutes)	45.0	40.5	39.4	42.5	-	14	33
Serious crime rate (per 1,000 residents)	-	16.1	14.9	15.4	12.5	-	22
Students performing at grade level in ELA, 4th grade	-	-	-	39.4%	39.5%	-	34
Students performing at grade level in math, 4th grade	-	-	-	35.5%	29.8%	-	40
Residential units within ½ mile of a subway station	-	-	-	-	98.2%	-	11
Residential units within ¼ mile of a park	-	-	-	-	76.7%	-	30

Renters

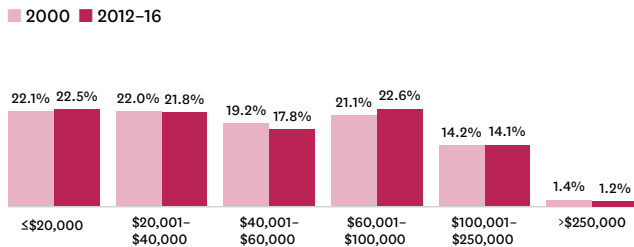
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	64.3%	42.6%	-	-	35
♦ Severely rent-burdened households	24.7%	-	27.7%	28.8%	-	23	37
♦ Severely rent-burdened households, low-income households	-	-	41.5%	43.4%	-	-	41
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.8%	5.3%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

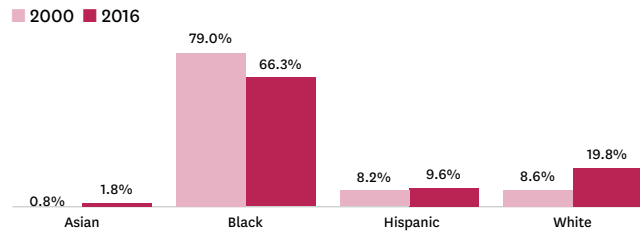


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	112,670	110,333	107,419	110,382	-	-	-
Population aged 65+	9.7%	10.2%	11.1%	13.6%	-	39	21
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%	26.7%	-	17	39
Racial diversity index	0.36	0.41	0.41	0.52	-	52	37
Income diversity ratio	-	4.6	5.0	4.2	-	-	48
Median household income (\$2017)	\$44,580	\$41,550	\$43,250	\$51,790	-	37	37
Poverty rate	24.0%	22.3%	25.6%	18.3%	-	22	26
Unemployment rate	13.6%	11.3%	20.2%	7.9%	-	16	20
Population aged 25+ with a bachelor's degree or higher	14.3%	18.8%	22.3%	34.1%	-	44	26
Population aged 25+ without a high school diploma	-	21.5%	18.3%	12.6%	-	-	42

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	15.0%	17.4%	15.1%	16.7%	-	43	43
* Rental vacancy rate	-	-	2.8%	3.6%	-	-	21
* Severe crowding rate (% of renter households)	-	-	4.4%	4.6%	-	-	19
Serious housing code violations (per 1,000 privately owned rental units)	-	125.2	119.3	90.7	87.4	-	14
Median rent, all (\$2017)	\$1,400	\$1,070	\$1,150	\$1,320	-	36	34
Median rent, asking	-	-	\$1,480	\$2,020	\$2,180	-	22
Index of housing price appreciation, all property types	100.0	217.3	206.1	327.7	373.2	-	13
* Index of housing price appreciation, 2-4 unit building	100.0	238.0	180.0	281.2	342.8	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$168,120	\$296,240	\$182,290	\$450,000	\$483,860	-	-
Sales volume, all property types	171	329	157	140	169	45	48
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	12.6	16.6	33.1	20.8	18.6	23	16
Home purchase loan rate (per 1,000 properties)	-	41.4	15.7	17.1	-	-	37

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	64.6	62.9	64.6	-	-	10
Units authorized by new residential building permits	24	221	13	138	188	55	36
Units issued new certificates of occupancy	40	263	39	824	430	48	19

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	76.5%	78.5%	79.4%	80.9%	-	14	20
Mean travel time to work (minutes)	46.4	42.3	41.9	41.0	-	7	37
Serious crime rate (per 1,000 residents)	-	16.9	14.5	12.9	11.9	-	23
Students performing at grade level in ELA, 4th grade	-	-	-	35.0%	36.8%	-	39
Students performing at grade level in math, 4th grade	-	-	-	28.6%	25.1%	-	47
Residential units within ½ mile of a subway station	-	-	-	-	90.5%	-	26
Residential units within ¼ mile of a park	-	-	-	-	70.5%	-	38

Renters

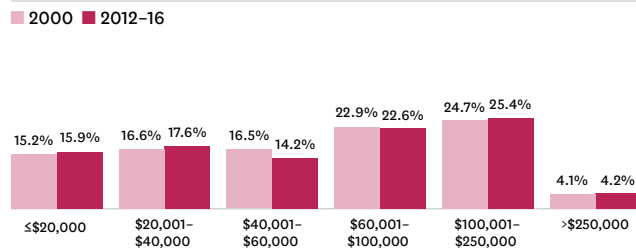
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	71.1%	52.7%	-	-	27
* Severely rent-burdened households	25.2%	-	30.0%	33.1%	-	20	17
* Severely rent-burdened households, low-income households	-	-	44.5%	46.5%	-	-	20
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.4%	3.7%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

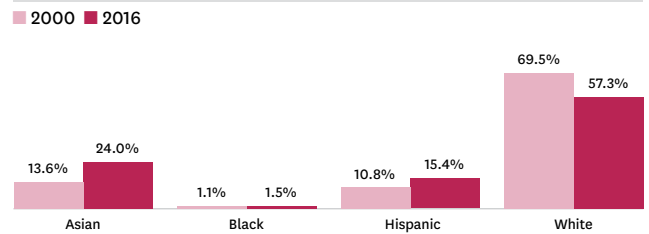


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	119,871	123,447	137,599	118,804	-	-	-
Population aged 65+	16.2%	15.8%	13.1%	15.0%	-	8	17
Foreign-born population	36.5%	36.4%	38.2%	37.9%	-	24	28
Households with children under 18 years old	26.3%	27.5%	29.7%	27.5%	-	46	36
Racial diversity index	0.49	0.52	0.60	0.60	-	37	26
Income diversity ratio	-	4.5	4.5	5.6	-	-	26
Median household income (\$2017)	\$63,270	\$67,030	\$53,920	\$67,870	-	19	18
Poverty rate	13.9%	13.7%	15.3%	15.0%	-	40	34
Unemployment rate	6.1%	8.2%	9.2%	6.8%	-	45	26
Population aged 25+ with a bachelor's degree or higher	30.6%	35.5%	32.7%	40.4%	-	13	17
Population aged 25+ without a high school diploma	-	17.6%	23.0%	18.7%	-	-	27

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	33.6%	40.0%	36.9%	42.9%	-	18	16
♦ Rental vacancy rate	-	-	3.8%	4.3%	-	-	13
♦ Severe crowding rate (% of renter households)	-	-	3.3%	6.2%	-	-	10
Serious housing code violations (per 1,000 privately owned rental units)	-	19.3	22.9	20.7	23.1	-	40
Median rent, all (\$2017)	\$1,600	\$1,220	\$1,310	\$1,470	-	18	19
Median rent, asking	-	-	\$1,410	\$2,000	\$1,900	-	35
Index of housing price appreciation, all property types	100.0	187.4	188.3	270.5	315.2	-	22
♦ Index of housing price appreciation, 2-4 unit building	100.0	191.6	177.7	291.8	345.2	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$244,600	\$399,460	\$369,850	\$500,000	\$563,960	-	-
Sales volume, all property types	502	546	440	332	397	26	34
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	1.9	2.3	5.2	3.6	3.3	54	47
Home purchase loan rate (per 1,000 properties)	-	35.7	20.6	19.8	-	-	30

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	32.1	35.7	30.9	-	-	38
Units authorized by new residential building permits	99	97	14	16	2	42	59
Units issued new certificates of occupancy	90	99	23	25	27	30	56

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	59.4%	64.5%	62.5%	70.2%	-	37	31
Mean travel time to work (minutes)	41.2	40.9	41.6	44.8	-	32	18
Serious crime rate (per 1,000 residents)	-	11.5	7.6	6.8	6.6	-	52
Students performing at grade level in ELA, 4th grade	-	-	-	52.8%	60.8%	-	10
Students performing at grade level in math, 4th grade	-	-	-	59.7%	62.6%	-	11
Residential units within ½ mile of a subway station	-	-	-	-	74.4%	-	35
Residential units within ¼ mile of a park	-	-	-	-	59.8%	-	47

Renters

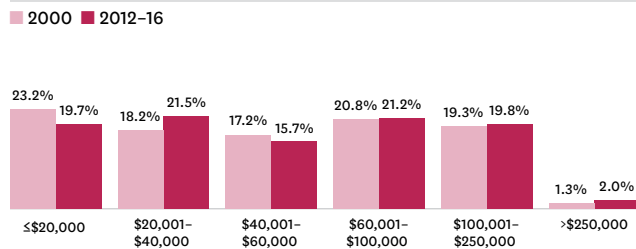
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	66.1%	57.8%	-	-	23
♦ Severely rent-burdened households	21.2%	-	25.8%	30.6%	-	39	30
♦ Severely rent-burdened households, low-income households	-	-	42.1%	53.8%	-	-	7
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.6%	-	-	45

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

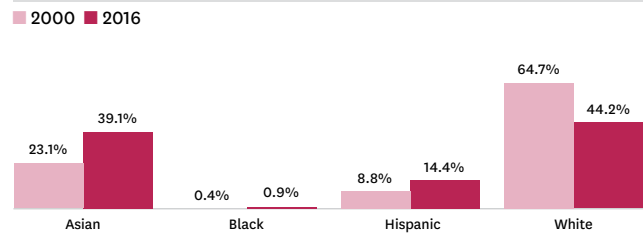


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	171,778	174,593	164,506	189,426	-	-	-
Population aged 65+	17.0%	18.0%	20.5%	15.0%	-	6	17
Foreign-born population	50.7%	51.1%	52.2%	55.2%	-	7	5
Households with children under 18 years old	31.9%	31.9%	29.4%	33.3%	-	37	25
Racial diversity index	0.52	0.55	0.61	0.65	-	34	17
Income diversity ratio	-	5.8	4.7	5.2	-	-	33
Median household income (\$2017)	\$50,030	\$47,100	\$42,640	\$52,080	-	34	34
Poverty rate	19.7%	17.9%	14.0%	15.2%	-	26	33
Unemployment rate	7.1%	4.9%	8.6%	6.1%	-	40	33
Population aged 25+ with a bachelor's degree or higher	20.5%	23.0%	18.6%	30.9%	-	28	30
Population aged 25+ without a high school diploma	-	28.3%	30.1%	24.7%	-	-	15

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	31.2%	39.1%	39.4%	33.9%	-	21	23
Rental vacancy rate	-	-	3.9%	2.7%	-	-	28
Severe crowding rate (% of renter households)	-	-	3.9%	4.9%	-	-	18
Serious housing code violations (per 1,000 privately owned rental units)	-	17.2	22.5	21.7	22.4	-	41
Median rent, all (\$2017)	\$1,510	\$1,180	\$1,130	\$1,360	-	25	27
Median rent, asking	-	-	\$1,330	\$1,790	\$1,750	-	48
Index of housing price appreciation, all property types	100.0	193.7	205.4	298.3	322.5	-	20
Index of housing price appreciation, 2-4 unit building	100.0	188.7	200.8	299.8	331.0	-	-
Median sales price per unit, 2-4 unit building (\$2017)	\$209,250	\$342,880	\$333,490	\$463,670	\$480,590	-	-
Sales volume, all property types	621	813	594	450	541	16	24
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.4	3.1	5.2	3.6	3.1	49	49
Home purchase loan rate (per 1,000 properties)	-	33.5	26.0	18.5	-	-	35

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	47.2	44.5	51.2	-	-	18
Units authorized by new residential building permits	97	228	15	51	144	43	42
Units issued new certificates of occupancy	86	256	218	78	63	35	50

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	63.3%	66.6%	69.6%	69.4%	-	33	32
Mean travel time to work (minutes)	44.9	43.3	44.4	46.0	-	16	13
Serious crime rate (per 1,000 residents)	-	9.9	6.7	6.0	6.0	-	55
Students performing at grade level in ELA, 4th grade	-	-	-	57.4%	58.3%	-	13
Students performing at grade level in math, 4th grade	-	-	-	60.1%	60.4%	-	12
Residential units within ½ mile of a subway station	-	-	-	-	86.5%	-	30
Residential units within ¼ mile of a park	-	-	-	-	46.0%	-	53

Renters

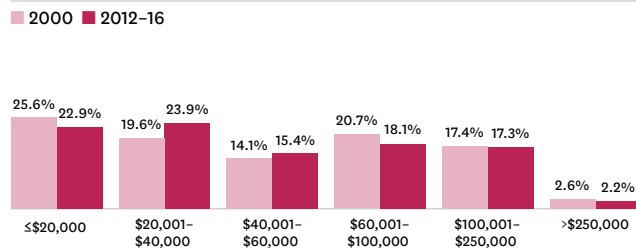
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	82.9%	75.7%	-	-	13
Severely rent-burdened households	30.9%	-	30.5%	31.7%	-	5	24
Severely rent-burdened households, low-income households	-	-	38.8%	45.9%	-	-	23
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.3%	4.9%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

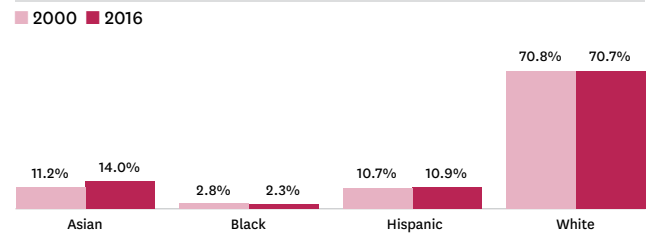


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	158,548	155,509	168,915	151,250	-	-	-
Population aged 65+	13.2%	11.0%	9.3%	11.8%	-	19	34
Foreign-born population	39.8%	33.9%	35.9%	29.1%	-	18	39
Households with children under 18 years old	41.1%	41.1%	45.5%	44.4%	-	23	1
Racial diversity index	0.47	0.47	0.46	0.47	-	40	44
Income diversity ratio	-	4.9	4.8	6.1	-	-	20
Median household income (\$2017)	\$46,640	\$48,720	\$40,290	\$46,690	-	36	41
Poverty rate	28.5%	24.5%	32.2%	31.7%	-	16	7
Unemployment rate	7.4%	6.1%	8.2%	5.1%	-	35	43
Population aged 25+ with a bachelor's degree or higher	20.8%	25.2%	22.7%	28.9%	-	27	34
Population aged 25+ without a high school diploma	-	24.1%	27.3%	22.1%	-	-	20

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	29.3%	31.1%	30.6%	33.6%	-	23	24
♦ Rental vacancy rate	-	-	3.0%	2.4%	-	-	40
♦ Severe crowding rate (% of renter households)	-	-	7.5%	9.2%	-	-	3
Serious housing code violations (per 1,000 privately owned rental units)	-	33.3	41.9	28.5	30.9	-	31
Median rent, all (\$2017)	\$1,530	\$1,180	\$1,330	\$1,470	-	24	19
Median rent, asking	-	-	\$1,580	\$2,000	\$1,950	-	31
Index of housing price appreciation, all property types	100.0	207.5	157.8	280.7	307.7	-	24
♦ Index of housing price appreciation, 2-4 unit building	100.0	210.6	145.8	282.1	323.5	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$223,680	\$407,520	\$328,030	\$499,730	\$528,820	-	-
Sales volume, all property types	566	677	483	389	441	21	30
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	4.8	3.9	20.8	11.5	12.5	36	23
Home purchase loan rate (per 1,000 properties)	-	24.4	12.7	16.0	-	-	43

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	49.4	53.7	48.1	-	-	19
Units authorized by new residential building permits	122	315	29	137	112	34	45
Units issued new certificates of occupancy	47	227	274	139	189	46	35

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	63.1%	65.6%	71.3%	69.2%	-	34	33
Mean travel time to work (minutes)	37.3	34.6	36.0	39.0	-	42	43
Serious crime rate (per 1,000 residents)	-	7.4	6.4	5.0	4.3	-	58
Students performing at grade level in ELA, 4th grade	-	-	-	47.5%	44.8%	-	27
Students performing at grade level in math, 4th grade	-	-	-	53.3%	50.9%	-	17
Residential units within ½ mile of a subway station	-	-	-	-	91.5%	-	23
Residential units within ¼ mile of a park	-	-	-	-	39.6%	-	56

Renters

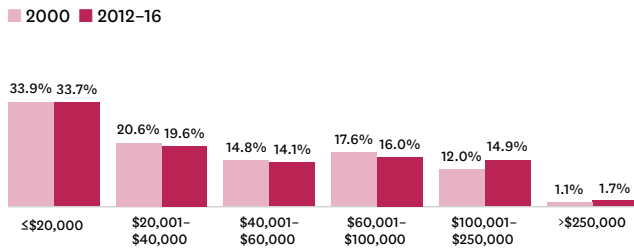
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	68.4%	63.5%	-	-	17
♦ Severely rent-burdened households	35.0%	-	39.1%	44.8%	-	1	1
♦ Severely rent-burdened households, low-income households	-	-	50.3%	56.2%	-	-	3
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	12.1%	12.4%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 ♦ For information on additional property types, see CoreData.nyc.

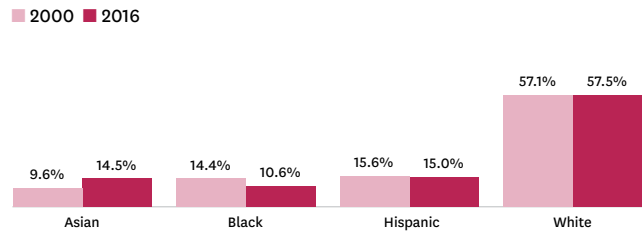


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	116,138	103,687	103,112	116,847	-	-	-
Population aged 65+	20.7%	26.1%	22.4%	22.8%	-	1	1
Foreign-born population	47.6%	54.0%	53.1%	52.3%	-	12	7
Households with children under 18 years old	29.3%	21.8%	24.2%	26.1%	-	44	41
Racial diversity index	0.62	0.55	0.60	0.64	-	20	20
Income diversity ratio	-	8.5	5.6	7.8	-	-	8
Median household income (\$2017)	\$36,050	\$34,050	\$32,460	\$39,980	-	46	46
Poverty rate	28.5%	22.0%	28.0%	21.9%	-	16	20
Unemployment rate	10.4%	4.9%	14.4%	9.5%	-	23	9
Population aged 25+ with a bachelor's degree or higher	23.5%	33.4%	27.6%	40.2%	-	22	18
Population aged 25+ without a high school diploma	-	17.1%	17.7%	14.8%	-	-	37

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	23.3%	28.5%	30.2%	29.7%	-	34	28
* Rental vacancy rate	-	-	3.0%	2.7%	-	-	28
* Severe crowding rate (% of renter households)	-	-	3.0%	4.3%	-	-	22
Serious housing code violations (per 1,000 privately owned rental units)	-	25.9	31.9	36.2	32.6	-	30
Median rent, all (\$2017)	\$1,190	\$850	\$970	\$1,000	-	48	51
Median rent, asking	-	-	\$1,340	\$1,850	\$2,000	-	27
Index of housing price appreciation, all property types	100.0	261.7	210.9	264.9	288.9	-	30
* Index of housing price appreciation, 2-4 unit building	100.0	275.1	217.1	242.3	261.2	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$151,530	\$326,370	\$273,350	\$295,000	\$310,590	-	-
Sales volume, all property types	285	414	192	187	246	38	45
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	6.6	6.6	14.0	10.8	9.6	32	30
Home purchase loan rate (per 1,000 properties)	-	37.6	13.0	16.1	-	-	42

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	30.2	30.0	34.0	-	-	33
Units authorized by new residential building permits	250	272	41	295	69	16	50
Units issued new certificates of occupancy	39	161	172	108	48	50	52

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	64.1%	71.4%	67.0%	64.8%	-	32	39
Mean travel time to work (minutes)	46.3	44.7	44.4	48.6	-	8	4
Serious crime rate (per 1,000 residents)	-	13.6	10.5	8.7	8.1	-	45
Students performing at grade level in ELA, 4th grade	-	-	-	43.4%	41.7%	-	31
Students performing at grade level in math, 4th grade	-	-	-	43.9%	40.4%	-	30
Residential units within 1/2 mile of a subway station	-	-	-	-	72.9%	-	36
Residential units within 1/4 mile of a park	-	-	-	-	85.0%	-	25

Renters

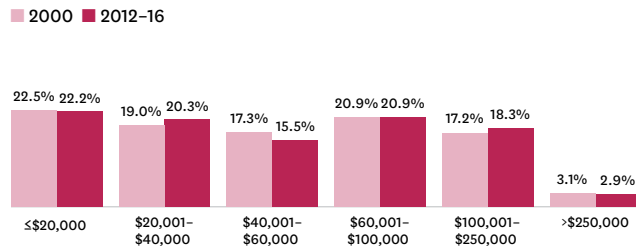
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	-	76.4%	-	-	12
* Severely rent-burdened households	29.6%	-	27.0%	30.0%	-	8	33
* Severely rent-burdened households, low-income households	-	-	33.7%	37.6%	-	-	51
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.1%	16.2%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

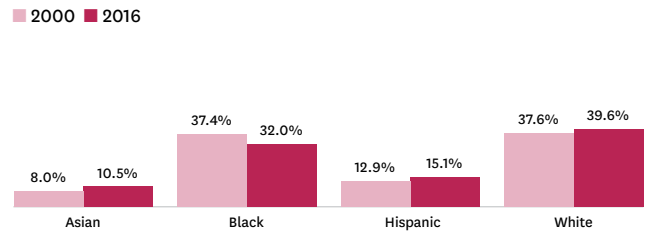


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	166,315	163,099	162,715	163,620	-	-	-
Population aged 65+	10.8%	12.2%	9.8%	10.7%	-	31	43
Foreign-born population	49.4%	45.6%	46.6%	41.9%	-	9	18
Households with children under 18 years old	41.8%	35.2%	37.1%	36.3%	-	19	17
Racial diversity index	0.70	0.67	0.68	0.72	-	7	4
Income diversity ratio	-	4.6	5.3	4.7	-	-	40
Median household income (\$2017)	\$51,500	\$48,810	\$48,020	\$51,640	-	30	38
Poverty rate	22.8%	18.1%	22.4%	21.2%	-	23	21
Unemployment rate	10.7%	7.4%	11.1%	6.4%	-	20	31
Population aged 25+ with a bachelor's degree or higher	24.7%	31.9%	29.8%	33.9%	-	19	28
Population aged 25+ without a high school diploma	-	17.7%	17.3%	20.2%	-	-	23

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	20.4%	22.8%	24.3%	21.2%	-	36	39
♦ Rental vacancy rate	-	-	3.2%	2.3%	-	-	43
♦ Severe crowding rate (% of renter households)	-	-	5.7%	7.9%	-	-	6
Serious housing code violations (per 1,000 privately owned rental units)	-	103.6	109.7	76.2	74.7	-	18
Median rent, all (\$2017)	\$1,460	\$1,130	\$1,210	\$1,340	-	30	28
Median rent, asking	-	-	\$1,750	\$1,850	\$1,930	-	34
Index of housing price appreciation, all property types	100.0	210.4	168.4	308.9	327.7	-	17
♦ Index of housing price appreciation, 1 unit building	100.0	206.1	164.5	277.6	310.8	-	-
♦ Median sales price per unit, 1 unit building (\$2017)	\$533,950	\$865,150	\$795,460	\$987,500	\$1,152,440	-	-
Sales volume, all property types	334	401	248	246	279	37	44
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	7.8	9.3	20.7	13.6	10.9	30	26
Home purchase loan rate (per 1,000 properties)	-	36.3	16.2	21.2	-	-	24

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	56.1	56.0	56.3	-	-	15
Units authorized by new residential building permits	0	204	11	83	455	59	17
Units issued new certificates of occupancy	24	74	295	103	640	53	12

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	68.1%	70.6%	73.8%	77.4%	-	28	27
Mean travel time to work (minutes)	46.0	44.4	41.7	43.7	-	10	25
Serious crime rate (per 1,000 residents)	-	15.0	11.9	8.6	7.5	-	46
Students performing at grade level in ELA, 4th grade	-	-	-	46.4%	41.3%	-	32
Students performing at grade level in math, 4th grade	-	-	-	42.2%	39.5%	-	32
Residential units within ½ mile of a subway station	-	-	-	-	94.7%	-	18
Residential units within ¼ mile of a park	-	-	-	-	29.7%	-	59

Renters

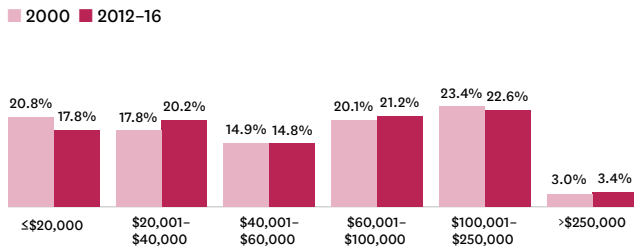
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	71.3%	51.1%	-	-	30
♦ Severely rent-burdened households	28.2%	-	29.7%	34.8%	-	12	12
♦ Severely rent-burdened households, low-income households	-	-	42.8%	48.6%	-	-	14
Housing choice 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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

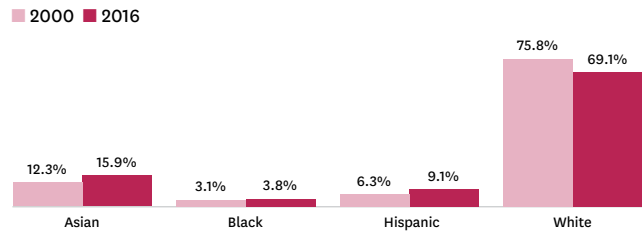


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	149,351	148,784	133,282	159,017	-	-	-
Population aged 65+	17.9%	19.1%	18.3%	18.7%	-	4	6
Foreign-born population	44.8%	45.0%	46.0%	48.9%	-	15	10
Households with children under 18 years old	31.0%	26.4%	24.1%	28.4%	-	39	33
Racial diversity index	0.41	0.40	0.39	0.54	-	44	35
Income diversity ratio	-	6.2	5.9	5.0	-	-	37
Median household income (\$2017)	\$55,910	\$51,600	\$52,340	\$61,330	-	26	23
Poverty rate	16.8%	17.7%	13.7%	16.2%	-	34	29
Unemployment rate	6.6%	5.1%	9.0%	7.5%	-	42	21
Population aged 25+ with a bachelor's degree or higher	28.8%	37.6%	35.5%	40.5%	-	14	16
Population aged 25+ without a high school diploma	-	15.1%	13.2%	16.2%	-	-	34

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	41.6%	48.3%	46.5%	46.0%	-	12	12
* Rental vacancy rate	-	-	3.8%	2.6%	-	-	31
* Severe crowding rate (% of renter households)	-	-	3.7%	4.3%	-	-	22
Serious housing code violations (per 1,000 privately owned rental units)	-	19.9	28.2	21.0	27.9	-	34
Median rent, all (\$2017)	\$1,480	\$1,080	\$1,170	\$1,330	-	26	31
Median rent, asking	-	-	\$1,650	\$1,750	\$1,800	-	45
Index of housing price appreciation, all property types	100.0	205.2	172.5	244.2	268.6	-	37
* Index of housing price appreciation, 2-4 unit building	100.0	204.6	166.4	245.2	287.5	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$216,460	\$358,000	\$300,690	\$404,000	\$419,290	-	-
Sales volume, all property types	912	832	569	520	613	12	18
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	3.8	4.2	11.5	8.0	7.8	41	32
Home purchase loan rate (per 1,000 properties)	-	32.3	17.6	21.7	-	-	23

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	34.4	30.8	36.8	-	-	31
Units authorized by new residential building permits	134	271	8	123	180	29	38
Units issued new certificates of occupancy	88	209	120	117	489	32	16

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	55.5%	57.9%	62.5%	60.7%	-	39	41
Mean travel time to work (minutes)	43.5	42.1	43.1	44.3	-	20	19
Serious crime rate (per 1,000 residents)	-	10.3	6.8	6.9	7.3	-	49
Students performing at grade level in ELA, 4th grade	-	-	-	55.8%	54.1%	-	16
Students performing at grade level in math, 4th grade	-	-	-	57.4%	57.2%	-	16
Residential units within ½ mile of a subway station	-	-	-	-	58.1%	-	45
Residential units within ¼ mile of a park	-	-	-	-	65.6%	-	42

Renters

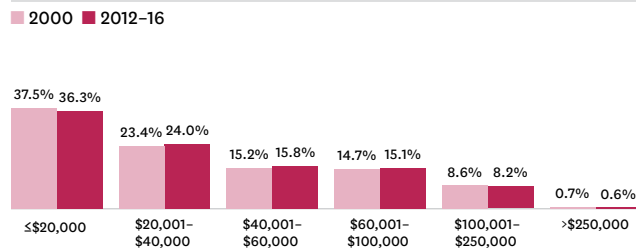
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	-	60.0%	-	-	21
* Severely rent-burdened households	28.3%	-	29.5%	31.3%	-	11	27
* Severely rent-burdened households, low-income households	-	-	40.9%	44.4%	-	-	37
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	13.3%	6.1%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

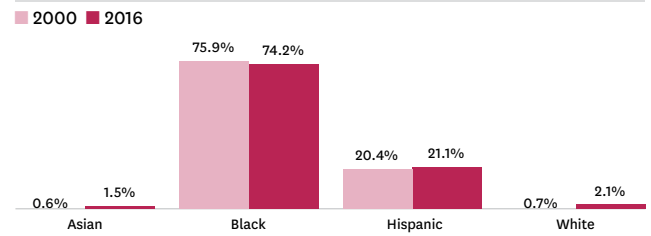


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	116,790	116,936	115,433	109,658	-	-	-
Population aged 65+	7.2%	9.1%	9.4%	12.3%	-	51	31
Foreign-born population	23.6%	28.3%	28.8%	30.9%	-	42	37
Households with children under 18 years old	51.7%	45.1%	45.1%	27.8%	-	3	35
Racial diversity index	0.38	0.36	0.39	0.44	-	49	49
Income diversity ratio	-	6.8	6.0	8.2	-	-	6
Median household income (\$2017)	\$31,340	\$27,950	\$29,250	\$30,800	-	53	52
Poverty rate	42.6%	38.7%	39.8%	33.2%	-	3	5
Unemployment rate	22.3%	13.1%	15.6%	14.0%	-	2	1
Population aged 25+ with a bachelor's degree or higher	7.6%	8.6%	10.2%	16.3%	-	52	48
Population aged 25+ without a high school diploma	-	33.0%	27.7%	26.1%	-	-	12

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	16.8%	21.6%	17.5%	19.0%	-	41	40
♦ Rental vacancy rate	-	-	5.3%	4.6%	-	-	12
♦ Severe crowding rate (% of renter households)	-	-	2.0%	2.4%	-	-	45
Serious housing code violations (per 1,000 privately owned rental units)	-	136.4	143.7	95.8	118.7	-	2
Median rent, all (\$2017)	\$1,050	\$760	\$940	\$990	-	51	52
Median rent, asking	-	-	-	\$1,650	\$2,150	-	23
Index of housing price appreciation, all property types	100.0	221.7	130.3	239.9	249.9	-	39
♦ Index of housing price appreciation, 2-4 unit building	100.0	221.2	128.8	226.4	235.8	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$137,090	\$253,780	\$146,930	\$250,000	\$264,820	-	-
Sales volume, all property types	284	576	181	145	203	39	46
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	22.8	41.3	59.7	35.5	35.5	10	1
Home purchase loan rate (per 1,000 properties)	-	75.7	13.7	14.5	-	-	48

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	45.1	44.6	42.3	-	-	24
Units authorized by new residential building permits	34	148	66	150	206	52	35
Units issued new certificates of occupancy	92	313	310	277	542	29	15

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	73.1%	-	76.7%	76.2%	-	20	28
Mean travel time to work (minutes)	48.1	-	43.4	45.7	-	4	16
Serious crime rate (per 1,000 residents)	-	23.5	22.4	17.6	17.8	-	6
Students performing at grade level in ELA, 4th grade	-	-	-	21.6%	19.3%	-	59
Students performing at grade level in math, 4th grade	-	-	-	18.1%	13.4%	-	58
Residential units within ½ mile of a subway station	-	-	-	-	89.4%	-	27
Residential units within ¼ mile of a park	-	-	-	-	88.7%	-	22

Renters

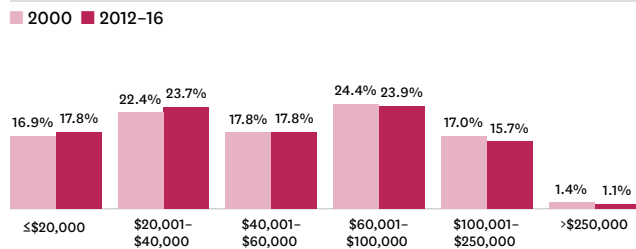
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	86.8%	86.5%	-	-	5
♦ Severely rent-burdened households	29.6%	-	32.2%	36.2%	-	8	7
♦ Severely rent-burdened households, low-income households	-	-	38.3%	42.7%	-	-	42
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	12.3%	12.7%	-	-	10

♦ 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 2016 heading comes from the 2012-2016 ACS.
 ♦ For information on additional property types, see CoreData.nyc.

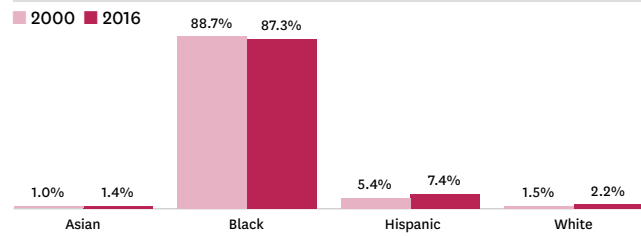


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	145,263	147,390	140,285	145,860	-	-	-
Population aged 65+	9.1%	11.2%	11.7%	14.5%	-	42	19
Foreign-born population	54.5%	53.5%	52.6%	51.7%	-	4	8
Households with children under 18 years old	45.0%	42.9%	40.7%	33.9%	-	10	24
Racial diversity index	0.21	0.19	0.20	0.25	-	54	55
Income diversity ratio	-	3.9	5.0	4.3	-	-	45
Median household income (\$2017)	\$51,500	\$50,500	\$48,310	\$52,260	-	30	33
Poverty rate	19.4%	19.1%	15.4%	14.9%	-	27	35
Unemployment rate	12.5%	8.4%	12.8%	7.2%	-	18	25
Population aged 25+ with a bachelor's degree or higher	15.1%	18.6%	17.6%	27.1%	-	40	38
Population aged 25+ without a high school diploma	-	17.9%	15.1%	13.3%	-	-	40

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	32.1%	38.2%	36.0%	31.5%	-	20	27
Rental vacancy rate	-	-	5.1%	3.7%	-	-	20
Severe crowding rate (% of renter households)	-	-	3.4%	3.4%	-	-	32
Serious housing code violations (per 1,000 privately owned rental units)	-	103.8	123.6	98.0	106.6	-	7
Median rent, all (\$2017)	\$1,440	\$1,120	\$1,210	\$1,340	-	33	28
Median rent, asking	-	-	\$1,630	\$1,680	\$1,900	-	35
Index of housing price appreciation, all property types	100.0	223.2	160.8	202.0	237.5	-	45
Index of housing price appreciation, 2-4 unit building	100.0	223.2	162.3	179.9	209.2	-	-
Median sales price per unit, 2-4 unit building (\$2017)	\$139,500	\$274,460	\$194,080	\$239,790	\$255,580	-	-
Sales volume, all property types	516	971	292	312	437	25	32
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	16.2	22.9	33.4	30.9	26.6	19	6
Home purchase loan rate (per 1,000 properties)	-	48.2	11.7	15.5	-	-	45

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	47.9	45.6	47.4	-	-	20
Units authorized by new residential building permits	26	172	0	151	449	54	18
Units issued new certificates of occupancy	82	176	65	0	213	37	30

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	67.7%	72.2%	69.9%	71.0%	-	29	30
Mean travel time to work (minutes)	50.1	45.6	46.6	45.9	-	1	14
Serious crime rate (per 1,000 residents)	-	14.5	13.2	12.0	11.5	-	25
Students performing at grade level in ELA, 4th grade	-	-	-	36.3%	38.2%	-	35
Students performing at grade level in math, 4th grade	-	-	-	24.5%	27.7%	-	43
Residential units within ½ mile of a subway station	-	-	-	-	58.1%	-	45
Residential units within ¼ mile of a park	-	-	-	-	38.3%	-	58

Renters

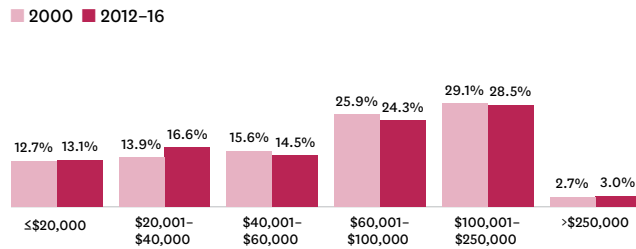
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	85.9%	81.8%	-	-	7
Severely rent-burdened households	26.1%	-	30.7%	33.5%	-	15	16
Severely rent-burdened households, low-income households	-	-	42.1%	45.9%	-	-	23
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	5.4%	4.7%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

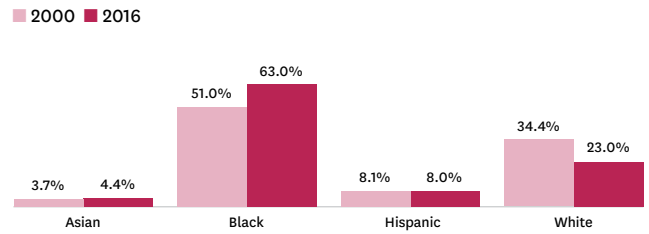


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	194,836	204,600	202,929	208,091	-	-	-
Population aged 65+	11.2%	10.8%	11.1%	13.7%	-	26	20
Foreign-born population	37.3%	39.2%	41.4%	39.5%	-	22	25
Households with children under 18 years old	43.0%	40.6%	38.4%	36.1%	-	14	19
Racial diversity index	0.61	0.55	0.55	0.53	-	21	36
Income diversity ratio	-	3.5	4.0	4.6	-	-	43
Median household income (\$2017)	\$73,570	\$71,920	\$65,580	\$76,870	-	11	12
Poverty rate	12.2%	10.8%	11.4%	9.1%	-	43	48
Unemployment rate	8.0%	5.5%	8.3%	6.8%	-	33	26
Population aged 25+ with a bachelor's degree or higher	22.5%	27.9%	28.6%	32.3%	-	24	29
Population aged 25+ without a high school diploma	-	13.2%	12.6%	11.2%	-	-	45

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	54.7%	62.4%	57.8%	60.2%	-	6	6
♦ Rental vacancy rate	-	-	3.4%	3.6%	-	-	21
♦ Severe crowding rate (% of renter households)	-	-	2.4%	6.4%	-	-	9
Serious housing code violations (per 1,000 privately owned rental units)	-	18.0	37.8	33.0	38.0	-	28
Median rent, all (\$2017)	\$1,640	\$1,200	\$1,260	\$1,380	-	13	26
Median rent, asking	-	-	-	\$1,800	\$1,850	-	40
Index of housing price appreciation, all property types	100.0	211.1	162.7	202.4	224.6	-	49
♦ Index of housing price appreciation, 2-4 unit building	100.0	211.1	152.3	170.4	202.2	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$182,790	\$328,160	\$251,490	\$282,500	\$294,000	-	-
Sales volume, all property types	1,789	1,821	801	770	1,013	2	7
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	10.9	15.1	26.0	22.6	21.0	26	11
Home purchase loan rate (per 1,000 properties)	-	53.3	16.8	22.2	-	-	21

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	16.1	16.0	16.4	-	-	48
Units authorized by new residential building permits	129	141	20	29	8	31	58
Units issued new certificates of occupancy	134	238	55	38	6	24	58

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	46.6%	52.4%	50.2%	53.5%	-	46	45
Mean travel time to work (minutes)	46.7	43.9	41.3	48.0	-	6	7
Serious crime rate (per 1,000 residents)	-	15.4	12.1	10.0	9.0	-	38
Students performing at grade level in ELA, 4th grade	-	-	-	44.0%	45.6%	-	26
Students performing at grade level in math, 4th grade	-	-	-	38.8%	42.3%	-	27
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	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	61.9%	69.6%	-	-	16
♦ Severely rent-burdened households	22.9%	-	24.3%	29.8%	-	31	34
♦ Severely rent-burdened households, low-income households	-	-	38.3%	45.4%	-	-	27
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	4.4%	4.3%	-	-	29

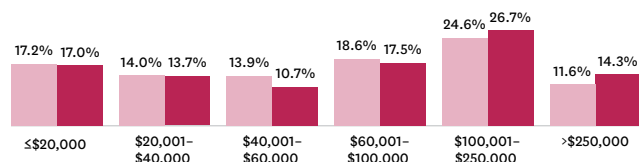
♦ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006-2010 ACS and data under the 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

Manhattan

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

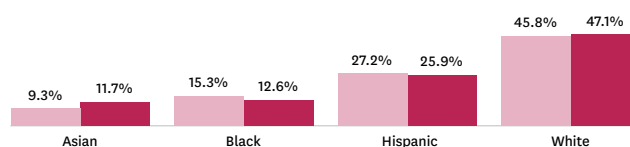
Household Income Distribution (\$2017)

2000 2012-16



Race and Ethnicity

2000 2016



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	1,529,375	1,611,581	1,586,698	1,643,734	-	-	-
Population aged 65+	12.2%	12.7%	13.5%	14.9%	-	2	2
Foreign-born population	29.4%	28.7%	28.5%	29.7%	-	3	4
Households with children under 18 years old	19.7%	20.2%	18.2%	18.5%	-	5	5
Racial diversity index	0.68	0.68	0.68	0.68	-	3	3
Income diversity ratio	-	8.4	8.0	8.2	-	-	1
Median household income (\$2017)	\$70,620	\$73,020	\$71,160	\$79,080	-	2	1
Poverty rate	19.9%	18.3%	16.4%	17.3%	-	3	3
Unemployment rate	8.4%	6.8%	9.2%	5.5%	-	3	4
Population aged 25+ with a bachelor's degree or higher	49.4%	55.2%	58.1%	60.4%	-	1	1
Population aged 25+ without a high school diploma	-	16.2%	14.4%	12.8%	-	-	4

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	20.2%	23.5%	22.3%	23.0%	-	4	4
♦ Rental vacancy rate	-	-	3.5%	4.5%	-	-	2
♦ Severe crowding rate (% of renter households)	-	-	3.0%	3.0%	-	-	4
Serious housing code violations (per 1,000 privately owned rental units)	-	38.0	41.1	37.4	42.2	-	3
Median rent, all (\$2017)	\$1,670	\$1,320	\$1,450	\$1,690	-	1	1
Median rent, asking	-	-	\$2,800	\$3,200	\$3,150	-	1
Index of housing price appreciation, all property types	100.0	209.0	208.1	312.1	314.6	-	1
♦ Index of housing price appreciation, condominium	100.0	203.6	204.4	293.0	298.0	-	-
♦ Median sales price per unit, condominium (\$2017)	\$724,330	\$1,002,390	\$1,092,320	\$1,536,720	\$1,397,640	-	-
Sales volume, all property types	3,013	8,793	6,419	4,711	4,900	4	4
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	4.9	2.0	6.8	2.6	2.3	5	5
Home purchase loan rate (per 1,000 properties)	-	40.3	21.2	20.3	-	-	4

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	71.1	70.0	72.6	-	-	1
Units authorized by new residential building permits	4,980	7,044	105	3,650	4,746	1	3
Units issued new certificates of occupancy	5,052	7,028	7,252	8,226	5,844	1	2

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	82.5%	84.0%	86.9%	87.8%	-	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	21.9	17.6	16.4	15.9	1	1
Students performing at grade level in ELA, 4th grade	-	-	-	47.4%	52.2%	-	1
Students performing at grade level in math, 4th grade	-	-	-	48.3%	50.9%	-	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

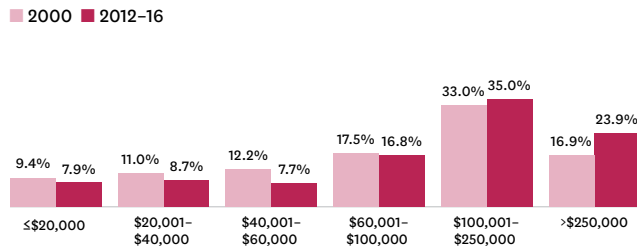
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	24.7%	24.8%	-	-	5
♦ Severely rent-burdened households	20.0%	-	22.7%	23.2%	-	5	5
♦ Severely rent-burdened households, low-income households	-	-	42.3%	43.4%	-	-	4
Housing choice vouchers (% 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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

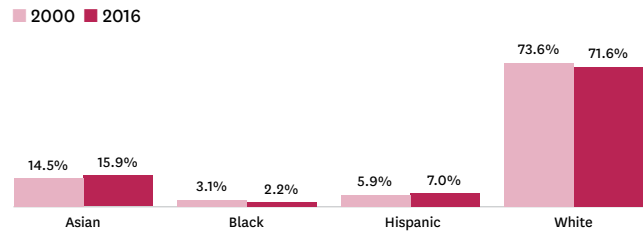


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	125,567	147,198	144,944	152,813	-	-	-
Population aged 65+	10.5%	9.8%	11.2%	11.6%	-	32	37
Foreign-born population	23.3%	25.9%	23.1%	22.7%	-	43	48
Households with children under 18 years old	11.4%	13.9%	12.7%	18.2%	-	53	50
Racial diversity index	0.43	0.45	0.44	0.40	-	42	53
Income diversity ratio	-	6.7	6.0	6.8	-	-	14
Median household income (\$2017)	\$101,670	\$115,430	\$113,840	\$139,900	-	2	1
Poverty rate	9.9%	11.9%	9.9%	8.0%	-	49	51
Unemployment rate	5.8%	4.8%	6.1%	3.9%	-	46	50
Population aged 25+ with a bachelor's degree or higher	69.0%	76.3%	79.4%	80.1%	-	3	2
Population aged 25+ without a high school diploma	-	7.5%	5.2%	4.2%	-	-	52

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	25.9%	29.8%	25.3%	28.0%	-	30	32
* Rental vacancy rate	-	-	5.0%	4.8%	-	-	7
* Severe crowding rate (% of renter households)	-	-	3.2%	3.4%	-	-	32
Serious housing code violations (per 1,000 privately owned rental units)	-	1.8	1.5	4.6	3.5	-	59
Median rent, all (\$2017)	\$2,440	\$2,140	-	\$2,580	-	3	1
Median rent, asking	-	-	\$3,500	\$3,950	\$3,950	-	2
Index of housing price appreciation, all property types	100.0	202.6	200.0	282.9	289.2	-	29
* Index of housing price appreciation, condominium	100.0	203.0	200.6	282.9	288.9	-	-
* Median sales price per unit, condominium (\$2017)	\$873,070	\$885,800	\$1,077,020	\$1,764,510	\$1,667,360	-	-
Sales volume, all property types	404	1,168	818	653	757	33	10
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.9	1.1	5.6	2.8	2.3	45	52
Home purchase loan rate (per 1,000 properties)	-	48.5	26.3	26.7	-	-	8

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	50.8	50.0	52.7	-	-	17
Units authorized by new residential building permits	491	544	0	690	431	10	19
Units issued new certificates of occupancy	580	859	124	912	76	9	44

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	85.9%	84.5%	88.3%	88.6%	-	3	8
Mean travel time to work (minutes)	24.4	26.1	24.3	25.6	-	55	55
Serious crime rate (per 1,000 residents)	-	41.2	16.7	17.1	16.8	-	8
Students performing at grade level in ELA, 4th grade	-	-	-	78.5%	78.7%	-	4
Students performing at grade level in math, 4th grade	-	-	-	78.4%	81.5%	-	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

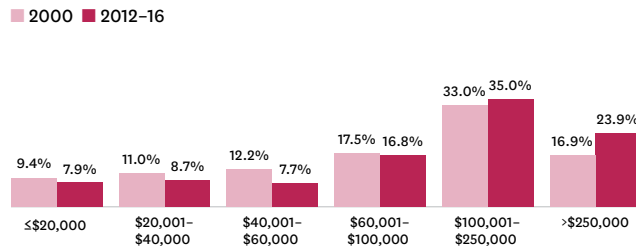
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	13.9%	13.4%	-	-	46
* Severely rent-burdened households	19.3%	-	22.0%	19.4%	-	46	54
* Severely rent-burdened households, low-income households	-	-	57.1%	63.9%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.0%	0.8%	-	-	51

* 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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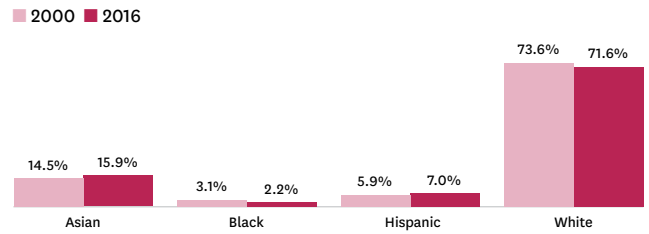


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	125,567	147,198	144,944	152,813	-	-	-
Population aged 65+	10.5%	9.8%	11.2%	11.6%	-	32	37
Foreign-born population	23.3%	25.9%	23.1%	22.7%	-	43	48
Households with children under 18 years old	11.4%	13.9%	12.7%	18.2%	-	53	50
Racial diversity index	0.43	0.45	0.44	0.40	-	42	53
Income diversity ratio	-	6.7	6.0	6.8	-	-	14
Median household income (\$2017)	\$101,670	\$115,430	\$113,840	\$139,900	-	2	1
Poverty rate	9.9%	11.9%	9.9%	8.0%	-	49	51
Unemployment rate	5.8%	4.8%	6.1%	3.9%	-	46	50
Population aged 25+ with a bachelor's degree or higher	69.0%	76.3%	79.4%	80.1%	-	3	2
Population aged 25+ without a high school diploma	-	7.5%	5.2%	4.2%	-	-	52

Housing Market and Conditions

Homeownership rate	25.9%	29.8%	25.3%	28.0%	-	30	32
♦ Rental vacancy rate	-	-	5.0%	4.8%	-	-	7
♦ Severe crowding rate (% of renter households)	-	-	3.2%	3.4%	-	-	32
Serious housing code violations (per 1,000 privately owned rental units)	-	22.6	13.9	24.5	21.7	-	42
Median rent, all (\$2017)	\$2,440	\$2,140	-	\$2,580	-	3	1
Median rent, asking	-	-	\$3,200	\$3,700	\$3,600	-	3
Index of housing price appreciation, all property types	100.0	203.4	204.6	324.5	327.7	-	17
♦ Index of housing price appreciation, condominium	100.0	209.0	208.5	324.5	326.1	-	-
♦ Median sales price per unit, condominium (\$2017)	\$974,090	\$1,491,650	\$1,913,480	\$3,650,000	\$2,550,090	-	-
Sales volume, all property types	271	521	537	413	325	41	38
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	1.1	1.8	2.4	1.2	1.9	57	55
Home purchase loan rate (per 1,000 properties)	-	48.5	26.3	26.7	-	-	8

Land Use and Development

Population density (1,000 persons per square mile)	-	50.8	50.0	52.7	-	-	17
Units authorized by new residential building permits	31	125	0	222	89	53	48
Units issued new certificates of occupancy	19	193	238	417	257	54	25

Neighborhood Services and Conditions

Car-free commute (% of commuters)	85.9%	84.5%	88.3%	88.6%	-	3	8
Mean travel time to work (minutes)	24.4	26.1	24.3	25.6	-	55	55
Serious crime rate (per 1,000 residents)	-	34.3	27.8	24.0	23.8	-	4
Students performing at grade level in ELA, 4th grade	-	-	-	76.8%	79.0%	-	3
Students performing at grade level in math, 4th grade	-	-	-	81.8%	83.2%	-	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

♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	13.9%	13.4%	-	-	46
♦ Severely rent-burdened households	19.3%	-	22.0%	19.4%	-	46	54
♦ Severely rent-burdened households, low-income households	-	-	57.1%	63.9%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.0%	0.8%	-	-	51

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

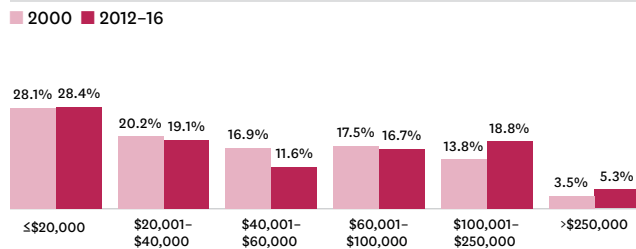
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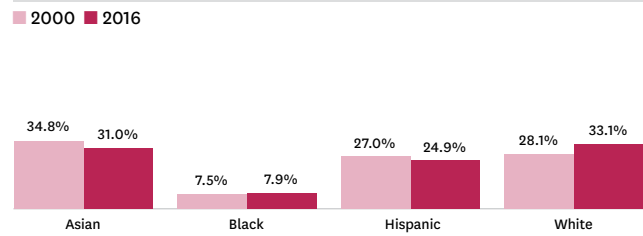


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	166,379	178,669	159,009	159,296	-	-	-
Population aged 65+	13.4%	13.7%	14.3%	17.1%	-	17	12
Foreign-born population	40.3%	39.3%	35.2%	36.3%	-	17	30
Households with children under 18 years old	22.1%	18.3%	16.3%	14.0%	-	49	52
Racial diversity index	0.72	0.72	0.71	0.72	-	4	4
Income diversity ratio	-	6.9	6.9	8.5	-	-	2
Median household income (\$2017)	\$42,670	\$44,890	\$47,170	\$42,010	-	42	45
Poverty rate	28.4%	25.1%	22.2%	25.5%	-	18	16
Unemployment rate	9.4%	7.5%	10.1%	5.6%	-	27	35
Population aged 25+ with a bachelor's degree or higher	28.0%	36.3%	41.4%	43.2%	-	16	12
Population aged 25+ without a high school diploma	-	28.9%	26.6%	26.6%	-	-	11

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	12.0%	10.8%	13.6%	11.0%	-	46	48
Rental vacancy rate	-	-	2.4%	3.0%	-	-	26
Severe crowding rate (% of renter households)	-	-	4.0%	3.1%	-	-	37
Serious housing code violations (per 1,000 privately owned rental units)	-	23.4	24.2	29.3	38.2	-	27
Median rent, all (\$2017)	\$1,140	\$940	\$1,030	\$1,070	-	49	48
Median rent, asking	-	-	\$2,500	\$3,150	\$3,000	-	7
Index of housing price appreciation, all property types	100.0	238.7	247.9	415.4	412.5	-	10
Index of housing price appreciation, condominium	100.0	236.8	236.8	365.5	352.5	-	-
Median sales price per unit, condominium(\$2017)	\$269,020	\$910,610	\$962,210	\$1,130,000	\$1,137,730	-	-
Sales volume, all property types	107	372	236	135	171	49	47
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	1.5	0.8	3.9	2.1	2.1	55	54
Home purchase loan rate (per 1,000 properties)	-	24.9	15.7	15.6	-	-	44

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	102.4	91.1	91.3	-	-	3
Units authorized by new residential building permits	229	1,002	0	98	456	21	16
Units issued new certificates of occupancy	667	640	462	255	655	6	11

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	86.0%	86.1%	90.7%	87.0%	-	2	11
Mean travel time to work (minutes)	30.9	30.3	29.3	32.8	-	50	50
Serious crime rate (per 1,000 residents)	-	14.5	13.3	14.3	13.6	-	18
Students performing at grade level in ELA, 4th grade	-	-	-	49.2%	57.3%	-	15
Students performing at grade level in math, 4th grade	-	-	-	59.6%	60.1%	-	13
Residential units within ½ mile of a subway station	-	-	-	-	85.5%	-	32
Residential units within ¼ mile of a park	-	-	-	-	99.8%	-	3

Renters

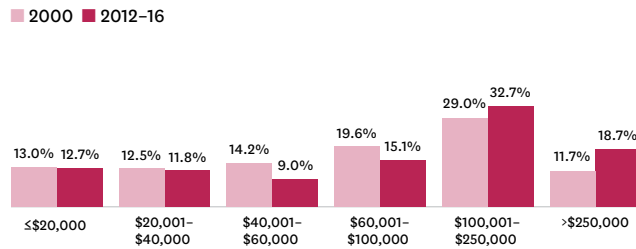
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	31.0%	27.4%	-	-	38
Severely rent-burdened households	19.9%	-	24.3%	23.4%	-	44	47
Severely rent-burdened households, low-income households	-	-	35.3%	35.8%	-	-	52
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.3%	2.5%	-	-	37

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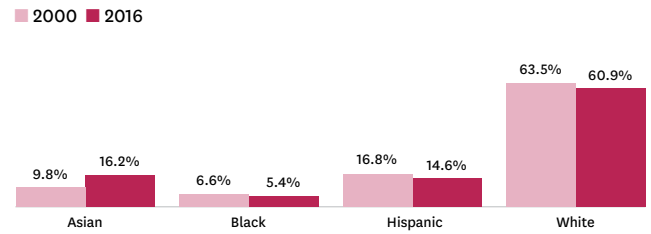


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	122,241	131,439	134,471	140,247	-	-	-
Population aged 65+	11.4%	11.3%	11.9%	11.6%	-	23	37
Foreign-born population	25.3%	24.0%	27.0%	31.0%	-	37	36
Households with children under 18 years old	8.4%	8.7%	9.2%	9.3%	-	54	55
Racial diversity index	0.55	0.55	0.56	0.57	-	30	33
Income diversity ratio	-	7.2	8.2	8.3	-	-	3
Median household income (\$2017)	\$80,920	\$88,460	\$86,780	\$103,540	-	9	6
Poverty rate	14.4%	13.6%	11.7%	12.7%	-	38	42
Unemployment rate	7.3%	5.5%	8.3%	3.3%	-	37	53
Population aged 25+ with a bachelor's degree or higher	60.6%	68.1%	69.1%	78.1%	-	5	4
Population aged 25+ without a high school diploma	-	8.4%	7.7%	4.3%	-	-	51

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	20.2%	20.1%	24.9%	21.9%	-	37	37
♦ Rental vacancy rate	-	-	3.9%	6.6%	-	-	2
♦ Severe crowding rate (% of renter households)	-	-	2.6%	2.7%	-	-	40
Serious housing code violations (per 1,000 privately owned rental units)	-	18.3	16.5	20.4	17.4	-	49
Median rent, all (\$2017)	\$2,080	\$1,740	\$1,810	\$2,280	-	5	4
Median rent, asking	-	-	\$2,900	\$3,750	\$3,400	-	4
Index of housing price appreciation, all property types	100.0	213.8	218.4	320.0	325.1	-	19
♦ Index of housing price appreciation, condominium	100.0	210.4	216.4	313.0	318.0	-	-
♦ Median sales price per unit, condominium (\$2017)	\$903,700	\$911,320	\$1,202,440	\$1,465,230	\$1,314,270	-	-
Sales volume, all property types	561	1,649	731	529	592	22	20
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.7	2.1	17.7	2.8	2.3	46	52
Home purchase loan rate (per 1,000 properties)	-	56.1	23.4	19.9	-	-	29

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	42.8	43.8	45.6	-	-	22
Units authorized by new residential building permits	1,151	1,045	0	234	564	3	12
Units issued new certificates of occupancy	1,021	1,669	2,368	3,030	1,950	2	4

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	86.7%	87.7%	88.2%	90.6%	-	1	2
Mean travel time to work (minutes)	24.8	24.2	24.9	26.2	-	54	54
Serious crime rate (per 1,000 residents)	-	37.5	25.8	26.5	25.4	-	2
Students performing at grade level in ELA, 4th grade	-	-	-	67.2%	67.3%	-	9
Students performing at grade level in math, 4th grade	-	-	-	65.9%	64.9%	-	8
Residential units within ½ mile of a subway station	-	-	-	-	94.4%	-	19
Residential units within ¼ mile of a park	-	-	-	-	78.9%	-	27

Renters

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	17.8%	17.7%	-	-	44
♦ Severely rent-burdened households	18.4%	-	19.9%	20.9%	-	50	49
♦ Severely rent-burdened households, low-income households	-	-	45.0%	44.5%	-	-	35
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.2%	2.1%	-	-	39

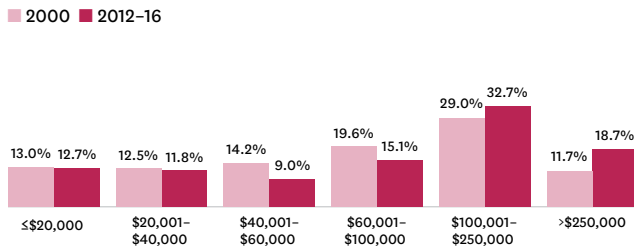
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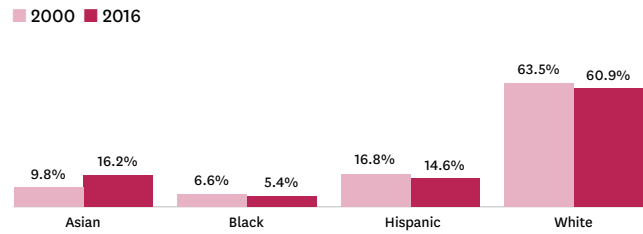
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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	122,241	131,439	134,471	140,247	-	-	-
Population aged 65+	11.4%	11.3%	11.9%	11.6%	-	23	37
Foreign-born population	25.3%	24.0%	27.0%	31.0%	-	37	36
Households with children under 18 years old	8.4%	8.7%	9.2%	9.3%	-	54	55
Racial diversity index	0.55	0.55	0.56	0.57	-	30	33
Income diversity ratio	-	7.2	8.2	8.3	-	-	3
Median household income (\$2017)	\$80,920	\$88,460	\$86,780	\$103,540	-	9	6
Poverty rate	14.4%	13.6%	11.7%	12.7%	-	38	42
Unemployment rate	7.3%	5.5%	8.3%	3.3%	-	37	53
Population aged 25+ with a bachelor's degree or higher	60.6%	68.1%	69.1%	78.1%	-	5	4
Population aged 25+ without a high school diploma	-	8.4%	7.7%	4.3%	-	-	51

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	20.2%	20.1%	24.9%	21.9%	-	37	37
• Rental vacancy rate	-	-	3.9%	6.6%	-	-	2
• Severe crowding rate (% of renter households)	-	-	2.6%	2.7%	-	-	40
Serious housing code violations (per 1,000 privately owned rental units)	-	6.8	7.1	6.6	8.4	-	55
Median rent, all (\$2017)	\$2,080	\$1,740	\$1,810	\$2,280	-	5	4
Median rent, asking	-	-	\$3,500	\$3,830	\$4,000	-	1
Index of housing price appreciation, all property types	100.0	210.4	206.9	285.8	288.6	-	31
• Index of housing price appreciation, condominium	100.0	208.5	206.1	287.2	281.5	-	-
• Median sales price per unit, condominium (\$2017)	\$671,040	\$1,184,720	\$1,409,560	\$2,138,330	\$1,824,290	-	-
Sales volume, all property types	344	1,031	636	500	441	36	30
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	0.9	1.6	4.0	2.4	1.8	58	57
Home purchase loan rate (per 1,000 properties)	-	56.1	23.4	19.9	-	-	29

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	42.8	43.8	45.6	-	-	22
Units authorized by new residential building permits	1,174	939	17	505	224	2	31
Units issued new certificates of occupancy	594	655	767	637	455	8	17

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	86.7%	87.7%	88.2%	90.6%	-	1	2
Mean travel time to work (minutes)	24.8	24.2	24.9	26.2	-	54	54
Serious crime rate (per 1,000 residents)	-	161.3	102.0	91.3	84.5	-	1
Students performing at grade level in ELA, 4th grade	-	-	-	51.4%	82.9%	-	1
Students performing at grade level in math, 4th grade	-	-	-	85.7%	68.3%	-	7
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	2016	2017	2000 Rank	2016-17 Rank
• Rental units affordable at 80% AMI (% of recently available units)	-	-	17.8%	17.7%	-	-	44
• Severely rent-burdened households	18.4%	-	19.9%	20.9%	-	50	49
• Severely rent-burdened households, low-income households	-	-	45.0%	44.5%	-	-	35
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.2%	2.1%	-	-	39

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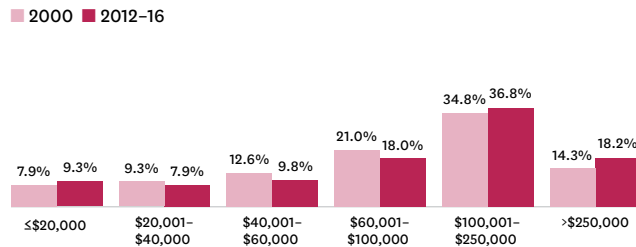
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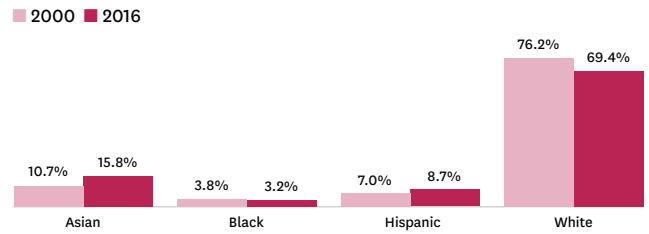


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	143,441	138,971	145,044	141,162	-	-	-
Population aged 65+	14.6%	14.6%	14.4%	17.7%	-	11	9
Foreign-born population	24.0%	23.6%	22.5%	22.1%	-	40	49
Households with children under 18 years old	8.4%	10.1%	10.8%	12.2%	-	54	54
Racial diversity index	0.40	0.39	0.49	0.45	-	46	48
Income diversity ratio	-	5.4	4.8	5.9	-	-	22
Median household income (\$2017)	\$100,050	\$109,150	\$101,580	\$112,560	-	3	4
Poverty rate	7.9%	7.2%	7.0%	7.1%	-	51	53
Unemployment rate	4.2%	4.8%	6.5%	3.3%	-	52	53
Population aged 25+ with a bachelor's degree or higher	69.8%	75.4%	77.9%	80.0%	-	2	3
Population aged 25+ without a high school diploma	-	4.1%	3.3%	4.1%	-	-	53

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	26.3%	32.8%	28.2%	32.3%	-	28	25
♦ Rental vacancy rate	-	-	3.1%	6.0%	-	-	3
♦ Severe crowding rate (% of renter households)	-	-	2.6%	2.7%	-	-	40
Serious housing code violations (per 1,000 privately owned rental units)	-	5.2	5.5	8.2	9.4	-	54
Median rent, all (\$2017)	\$2,520	\$1,900	\$2,120	\$2,580	-	2	1
Median rent, asking	-	-	\$2,700	\$3,340	\$3,300	-	5
Index of housing price appreciation, all property types	100.0	200.2	197.2	279.3	274.6	-	34
♦ Index of housing price appreciation, condominium	100.0	199.6	197.2	269.7	269.7	-	-
♦ Median sales price per unit, condominium (\$2017)	\$545,810	\$1,022,590	\$885,130	\$1,357,270	\$1,175,740	-	-
Sales volume, all property types	598	847	630	542	565	17	23
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	1.5	1.4	2.7	2.1	1.9	55	55
Home purchase loan rate (per 1,000 properties)	-	39.7	19.0	21.9	-	-	22

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	85.7	89.5	87.1	-	-	6
Units authorized by new residential building permits	495	775	0	676	225	9	30
Units issued new certificates of occupancy	399	180	233	937	762	12	8

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	83.2%	84.7%	87.4%	91.4%	-	7	1
Mean travel time to work (minutes)	25.6	25.7	26.0	26.3	-	53	53
Serious crime rate (per 1,000 residents)	-	13.8	10.9	10.3	9.9	-	33
Students performing at grade level in ELA, 4th grade	-	-	-	72.4%	77.8%	-	5
Students performing at grade level in math, 4th grade	-	-	-	67.1%	68.7%	-	6
Residential units within ½ mile of a subway station	-	-	-	-	95.0%	-	17
Residential units within ¼ mile of a park	-	-	-	-	90.9%	-	18

Renters

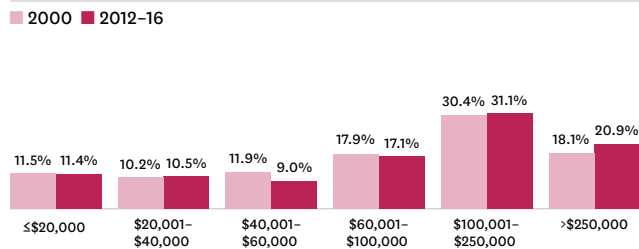
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	9.7%	14.5%	-	-	45
♦ Severely rent-burdened households	18.1%	-	19.4%	20.4%	-	52	50
♦ Severely rent-burdened households, low-income households	-	-	57.2%	64.1%	-	-	1
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.7%	-	-	43

♦ 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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

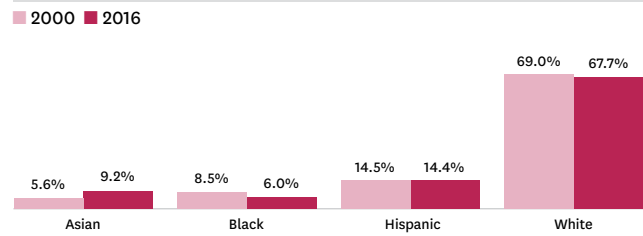


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	192,213	216,812	199,843	189,492	-	-	-
Population aged 65+	13.4%	14.8%	16.7%	21.9%	-	17	2
Foreign-born population	21.3%	20.2%	22.4%	23.6%	-	46	46
Households with children under 18 years old	14.6%	21.2%	18.9%	13.9%	-	51	53
Racial diversity index	0.49	0.45	0.50	0.49	-	37	43
Income diversity ratio	-	6.7	8.6	8.8	-	-	1
Median household income (\$2017)	\$97,110	\$110,270	\$100,330	\$113,450	-	4	3
Poverty rate	10.0%	9.0%	10.4%	10.4%	-	48	46
Unemployment rate	4.8%	4.5%	7.5%	5.2%	-	51	41
Population aged 25+ with a bachelor's degree or higher	68.9%	73.8%	74.7%	76.9%	-	4	5
Population aged 25+ without a high school diploma	-	5.9%	5.1%	3.9%	-	-	54

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	29.2%	35.6%	32.0%	35.2%	-	24	21
* Rental vacancy rate	-	-	3.8%	4.8%	-	-	7
* Severe crowding rate (% of renter households)	-	-	1.8%	2.1%	-	-	49
Serious housing code violations (per 1,000 privately owned rental units)	-	13.9	14.8	18.5	24.2	-	38
Median rent, all (\$2017)	\$2,100	\$1,630	\$1,700	\$2,200	-	4	5
Median rent, asking	-	-	\$2,750	\$3,300	\$3,200	-	6
Index of housing price appreciation, all property types	100.0	211.3	218.4	316.5	320.0	-	21
* Index of housing price appreciation, condominium	100.0	214.9	221.7	313.0	323.2	-	-
* Median sales price per unit, condominium (\$2017)	\$811,740	\$1,133,650	\$1,175,420	\$1,507,230	\$1,373,120	-	-
Sales volume, all property types	79	1,225	1,135	579	724	54	12
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	0.9	1.7	3.8	1.8	1.3	58	59
Home purchase loan rate (per 1,000 properties)	-	31.9	23.4	18.7	-	-	33

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	73.2	67.4	64.0	-	-	12
Units authorized by new residential building permits	441	628	0	625	1,069	11	5
Units issued new certificates of occupancy	921	566	1,195	755	699	3	10

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	83.3%	83.9%	85.7%	87.8%	-	6	10
Mean travel time to work (minutes)	30.3	28.8	29.6	32.2	-	52	52
Serious crime rate (per 1,000 residents)	-	12.2	9.2	8.9	9.2	-	36
Students performing at grade level in ELA, 4th grade	-	-	-	70.2%	72.0%	-	7
Students performing at grade level in math, 4th grade	-	-	-	69.2%	73.5%	-	5
Residential units within ½ mile of a subway station	-	-	-	-	99.1%	-	9
Residential units within ¼ mile of a park	-	-	-	-	99.3%	-	10

Renters

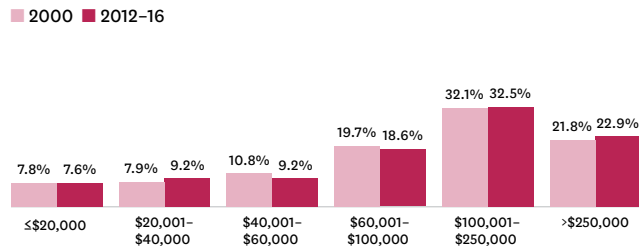
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	19.9%	27.0%	-	-	39
* Severely rent-burdened households	16.6%	-	20.1%	19.9%	-	55	51
* Severely rent-burdened households, low-income households	-	-	46.5%	43.6%	-	-	40
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.1%	2.1%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

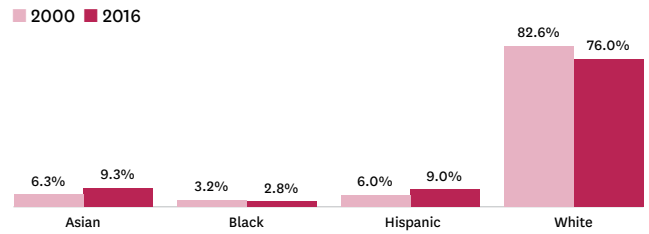


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	217,063	214,459	218,842	219,004	-	-	-
Population aged 65+	14.2%	14.3%	17.6%	18.1%	-	12	7
Foreign-born population	21.5%	20.5%	21.1%	23.7%	-	44	45
Households with children under 18 years old	13.3%	17.2%	16.2%	17.8%	-	52	51
Racial diversity index	0.31	0.33	0.38	0.44	-	53	49
Income diversity ratio	-	5.5	6.0	5.5	-	-	28
Median household income (\$2017)	\$110,350	\$117,100	\$106,440	\$119,260	-	1	2
Poverty rate	6.5%	4.8%	6.8%	6.5%	-	53	54
Unemployment rate	3.7%	3.5%	6.0%	3.4%	-	55	52
Population aged 25+ with a bachelor's degree or higher	74.7%	77.7%	76.7%	80.9%	-	1	1
Population aged 25+ without a high school diploma	-	4.5%	3.1%	3.1%	-	-	55

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	30.7%	37.3%	32.7%	37.5%	-	22	18
♦ Rental vacancy rate	-	-	5.2%	5.7%	-	-	4
♦ Severe crowding rate (% of renter households)	-	-	2.0%	1.9%	-	-	52
Serious housing code violations (per 1,000 privately owned rental units)	-	9.9	12.1	14.2	18.7	-	45
Median rent, all (\$2017)	\$2,590	\$1,930	\$1,980	\$2,290	-	1	3
Median rent, asking	-	-	\$2,470	\$2,800	\$2,780	-	11
Index of housing price appreciation, all property types	100.0	178.1	175.6	235.4	246.9	-	41
♦ Index of housing price appreciation, condominium	100.0	182.2	178.2	234.7	246.9	-	-
♦ Median sales price per unit, condominium (\$2017)	\$940,900	\$990,300	\$1,295,150	\$1,529,500	\$1,544,760	-	-
Sales volume, all property types	396	1,229	992	737	745	34	11
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.4	1.7	7.8	2.2	2.4	49	50
Home purchase loan rate (per 1,000 properties)	-	42.1	17.2	17.8	-	-	36

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	107.9	110.1	110.2	-	-	1
Units authorized by new residential building permits	241	583	0	60	207	18	34
Units issued new certificates of occupancy	554	948	175	393	451	10	18

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	78.4%	78.6%	83.8%	83.0%	-	12	16
Mean travel time to work (minutes)	30.7	31.0	30.0	32.5	-	51	51
Serious crime rate (per 1,000 residents)	-	12.8	8.5	8.6	8.4	-	42
Students performing at grade level in ELA, 4th grade	-	-	-	77.1%	80.2%	-	2
Students performing at grade level in math, 4th grade	-	-	-	76.1%	78.0%	-	3
Residential units within ½ mile of a subway station	-	-	-	-	96.5%	-	15
Residential units within ¼ mile of a park	-	-	-	-	68.6%	-	40

Renters

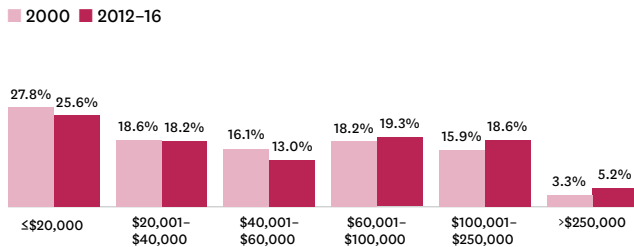
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	10.6%	12.5%	-	-	47
♦ Severely rent-burdened households	17.3%	-	19.3%	19.5%	-	54	53
♦ Severely rent-burdened households, low-income households	-	-	61.1%	56.1%	-	-	4
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.4%	-	-	49

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

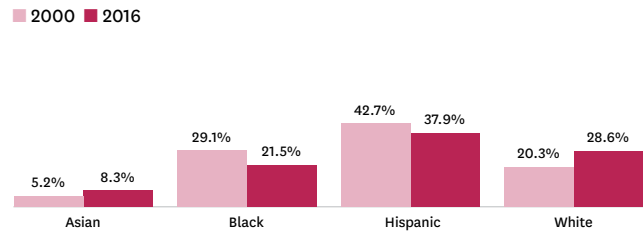


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	129,533	122,736	138,048	125,195	-	-	-
Population aged 65+	10.0%	13.3%	10.9%	11.7%	-	34	36
Foreign-born population	35.0%	34.1%	32.6%	31.7%	-	27	34
Households with children under 18 years old	30.9%	24.8%	25.3%	25.5%	-	40	42
Racial diversity index	0.69	0.69	0.71	0.73	-	9	3
Income diversity ratio	-	8.3	9.3	7.7	-	-	9
Median household income (\$2017)	\$44,140	\$34,990	\$41,550	\$49,990	-	38	39
Poverty rate	30.1%	27.3%	28.7%	27.5%	-	13	12
Unemployment rate	16.5%	8.1%	9.4%	7.4%	-	10	22
Population aged 25+ with a bachelor's degree or higher	31.3%	38.2%	45.0%	44.9%	-	12	11
Population aged 25+ without a high school diploma	-	23.0%	21.7%	19.3%	-	-	24

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	10.9%	12.4%	14.3%	15.4%	-	47	44
* Rental vacancy rate	-	-	3.1%	4.3%	-	-	13
* Severe crowding rate (% of renter households)	-	-	3.1%	2.9%	-	-	38
Serious housing code violations (per 1,000 privately owned rental units)	-	114.4	120.1	100.4	106.3	-	8
Median rent, all (\$2017)	\$1,280	\$970	\$1,110	\$1,260	-	41	39
Median rent, asking	-	-	\$1,900	\$2,530	\$2,600	-	12
Index of housing price appreciation, all property types	100.0	315.8	302.2	637.9	620.3	-	1
* Index of housing price appreciation, 5+ unit building	100.0	325.1	324.5	860.2	792.5	-	-
* Median sales price per unit, 5+ unit building (\$2017)	\$51,200	\$147,230	\$97,160	\$278,760	\$231,800	-	-
Sales volume, all property types	32	163	95	88	83	59	57
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	52.6	3.9	20.4	8.1	6.6	2	34
Home purchase loan rate (per 1,000 properties)	-	30.9	18.0	19.8	-	-	30

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	72.8	81.9	74.3	-	-	9
Units authorized by new residential building permits	2	319	0	24	39	58	53
Units issued new certificates of occupancy	0	322	161	473	71	57	47

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	84.3%	89.6%	90.2%	90.3%	-	5	3
Mean travel time to work (minutes)	33.8	31.7	35.0	37.2	-	49	45
Serious crime rate (per 1,000 residents)	-	16.5	12.9	11.6	11.4	-	26
Students performing at grade level in ELA, 4th grade	-	-	-	24.2%	37.6%	-	37
Students performing at grade level in math, 4th grade	-	-	-	26.9%	32.8%	-	38
Residential units within 1/2 mile of a subway station	-	-	-	-	100.0%	-	1
Residential units within 1/4 mile of a park	-	-	-	-	100.0%	-	1

Renters

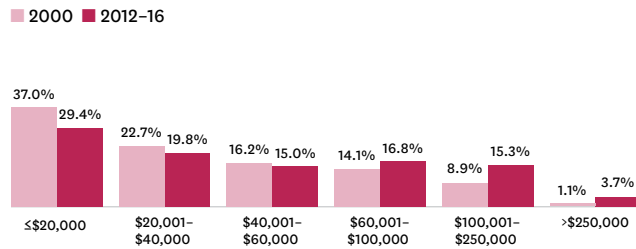
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	40.4%	40.2%	-	-	36
* Severely rent-burdened households	24.0%	-	29.6%	30.6%	-	25	30
* Severely rent-burdened households, low-income households	-	-	42.2%	46.1%	-	-	22
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.7%	7.9%	-	-	18

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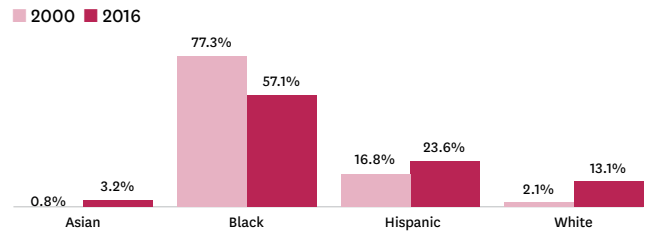


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	109,091	118,143	126,558	143,487	-	-	-
Population aged 65+	11.3%	10.3%	10.5%	10.5%	-	24	45
Foreign-born population	17.8%	20.8%	19.7%	25.3%	-	51	44
Households with children under 18 years old	34.0%	32.5%	27.8%	24.2%	-	35	44
Racial diversity index	0.37	0.48	0.59	0.63	-	50	23
Income diversity ratio	-	7.5	7.5	7.0	-	-	11
Median household income (\$2017)	\$31,490	\$32,860	\$39,390	\$46,540	-	52	42
Poverty rate	36.4%	28.7%	28.1%	27.2%	-	8	13
Unemployment rate	18.6%	13.4%	15.9%	8.1%	-	5	18
Population aged 25+ with a bachelor's degree or higher	14.8%	25.6%	34.1%	37.0%	-	41	21
Population aged 25+ without a high school diploma	-	26.3%	21.1%	16.8%	-	-	31

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	6.6%	12.2%	13.4%	11.7%	-	52	47
♦ Rental vacancy rate	-	-	4.7%	4.7%	-	-	10
♦ Severe crowding rate (% of renter households)	-	-	3.0%	2.1%	-	-	49
Serious housing code violations (per 1,000 privately owned rental units)	-	52.5	50.5	63.7	71.3	-	21
Median rent, all (\$2017)	\$1,030	\$790	\$890	\$1,010	-	52	50
Median rent, asking	-	-	\$1,850	\$2,150	\$2,350	-	19
Index of housing price appreciation, all property types	100.0	323.8	284.1	599.5	591.8	-	3
♦ Index of housing price appreciation, condominium	100.0	287.8	298.9	558.5	562.9	-	-
♦ Median sales price per unit, condominium (\$2017)	\$239,940	\$572,790	\$674,640	\$812,000	\$877,330	-	-
Sales volume, all property types	118	339	428	262	287	46	43
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	70.0	8.0	13.2	6.5	5.1	1	38
Home purchase loan rate (per 1,000 properties)	-	35.5	47.7	23.3	-	-	16

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	82.6	88.5	100.4	-	-	2
Units authorized by new residential building permits	261	611	4	68	472	15	15
Units issued new certificates of occupancy	87	232	582	250	115	34	39

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	81.7%	83.8%	85.0%	89.9%	-	8	5
Mean travel time to work (minutes)	37.3	35.5	34.7	38.4	-	42	44
Serious crime rate (per 1,000 residents)	-	22.8	16.8	17.6	16.4	-	11
Students performing at grade level in ELA, 4th grade	-	-	-	21.0%	22.5%	-	55
Students performing at grade level in math, 4th grade	-	-	-	17.5%	14.2%	-	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

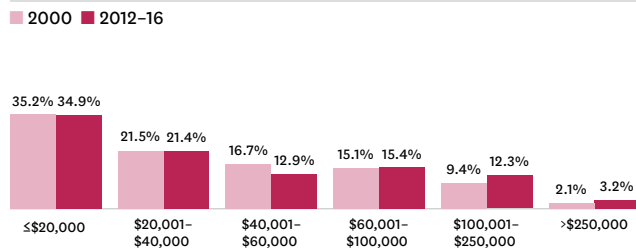
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	60.5%	47.0%	-	-	32
♦ Severely rent-burdened households	24.1%	-	24.1%	25.6%	-	24	44
♦ Severely rent-burdened households, low-income households	-	-	33.5%	34.6%	-	-	54
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	7.6%	6.6%	-	-	21

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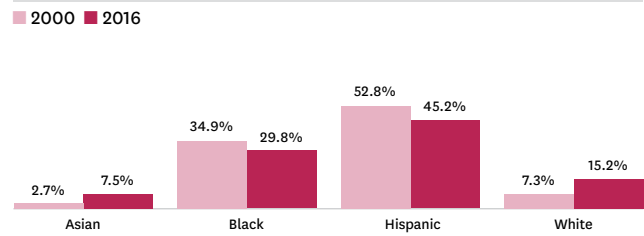


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	115,433	134,287	114,525	134,279	-	-	-
Population aged 65+	11.5%	10.4%	12.5%	12.0%	-	22	33
Foreign-born population	21.1%	23.1%	25.9%	23.4%	-	47	47
Households with children under 18 years old	38.1%	36.5%	26.9%	30.5%	-	29	29
Racial diversity index	0.59	0.62	0.66	0.69	-	25	9
Income diversity ratio	-	6.5	6.2	6.9	-	-	13
Median household income (\$2017)	\$33,840	\$32,860	\$34,080	\$35,100	-	47	49
Poverty rate	37.1%	36.9%	30.8%	32.3%	-	7	6
Unemployment rate	16.8%	10.6%	14.8%	7.3%	-	9	24
Population aged 25+ with a bachelor's degree or higher	14.2%	22.0%	27.5%	34.4%	-	45	23
Population aged 25+ without a high school diploma	-	36.5%	27.6%	23.0%	-	-	17

Housing Market and Conditions

Homeownership rate	6.3%	7.6%	6.6%	6.6%	-	54	52
* Rental vacancy rate	-	-	2.7%	3.1%	-	-	25
* Severe crowding rate (% of renter households)	-	-	4.3%	3.6%	-	-	28
Serious housing code violations (per 1,000 privately owned rental units)	-	62.4	51.0	62.6	77.0	-	17
Median rent, all (\$2017)	\$1,030	\$680	\$890	\$890	-	52	55
Median rent, asking	-	-	\$2,000	\$2,220	\$2,400	-	16
Index of housing price appreciation, all property types	100.0	315.5	313.6	459.1	458.1	-	4
* Index of housing price appreciation, condominium	100.0	265.1	229.6	342.1	356.8	-	-
* Median sales price per unit, condominium (\$2017)	\$577,240	\$596,660	\$476,730	\$745,000	\$735,600	-	-
Sales volume, all property types	50	137	109	160	109	58	52
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	33.5	1.7	16.0	6.3	2.4	4	50
Home purchase loan rate (per 1,000 properties)	-	45.5	10.2	14.8	-	-	47

Land Use and Development

Population density (1,000 persons per square mile)	-	57.8	49.3	57.8	-	-	14
Units authorized by new residential building permits	334	311	84	424	864	13	6
Units issued new certificates of occupancy	210	764	899	105	318	16	23

Neighborhood Services and Conditions

Car-free commute (% of commuters)	85.2%	89.0%	89.1%	88.7%	-	4	6
Mean travel time to work (minutes)	35.5	33.9	33.7	34.3	-	47	48
Serious crime rate (per 1,000 residents)	-	15.9	13.6	15.8	15.4	-	14
Students performing at grade level in ELA, 4th grade	-	-	-	34.0%	35.2%	-	40
Students performing at grade level in math, 4th grade	-	-	-	31.7%	33.2%	-	37
Residential units within ½ mile of a subway station	-	-	-	-	97.5%	-	13
Residential units within ¼ mile of a park	-	-	-	-	100.0%	-	1

Renters

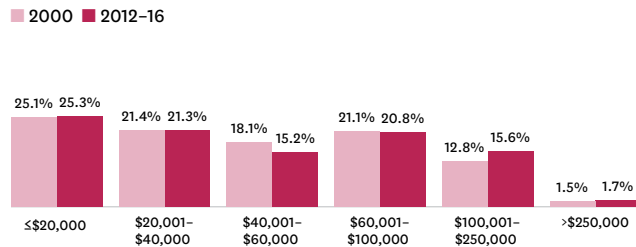
* Rental units affordable at 80% AMI (% of recently available units)	-	-	51.4%	51.2%	-	-	29
* Severely rent-burdened households	20.3%	-	19.8%	23.4%	-	43	47
* Severely rent-burdened households, low-income households	-	-	27.7%	29.2%	-	-	55
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	10.3%	9.5%	-	-	14

* 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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

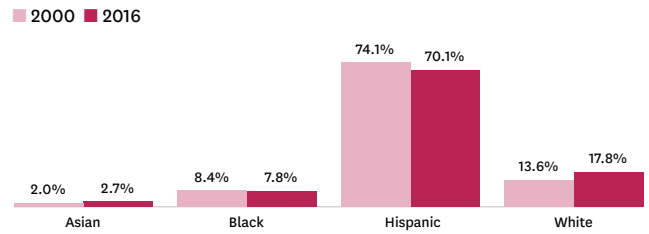


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	208,414	208,867	205,414	238,759	-	-	-
Population aged 65+	9.9%	12.5%	12.0%	13.4%	-	35	25
Foreign-born population	53.3%	50.3%	50.1%	48.8%	-	5	11
Households with children under 18 years old	40.8%	34.0%	28.7%	29.5%	-	24	30
Racial diversity index	0.43	0.42	0.47	0.50	-	42	41
Income diversity ratio	-	5.5	4.7	6.3	-	-	16
Median household income (\$2017)	\$44,140	\$39,530	\$45,900	\$53,050	-	38	29
Poverty rate	29.8%	28.1%	19.5%	22.2%	-	14	19
Unemployment rate	14.5%	11.4%	13.7%	9.0%	-	14	12
Population aged 25+ with a bachelor's degree or higher	19.0%	25.6%	29.7%	34.3%	-	33	24
Population aged 25+ without a high school diploma	-	32.4%	33.3%	27.2%	-	-	9

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	6.5%	8.3%	10.3%	9.6%	-	53	49
♦ Rental vacancy rate	-	-	1.2%	1.7%	-	-	53
♦ Severe crowding rate (% of renter households)	-	-	3.9%	5.6%	-	-	11
Serious housing code violations (per 1,000 privately owned rental units)	-	122.1	153.9	103.7	115.8	-	3
Median rent, all (\$2017)	\$1,340	\$1,010	\$1,160	\$1,330	-	38	31
Median rent, asking	-	-	\$1,600	\$2,050	\$2,090	-	24
Index of housing price appreciation, all property types	100.0	306.8	216.0	606.8	600.7	-	2
♦ Index of housing price appreciation, 5+ unit building	100.0	289.2	221.2	626.5	694.5	-	-
♦ Median sales price per unit, 5+ unit building (\$2017)	\$50,640	\$127,150	\$112,500	\$295,080	\$240,660	-	-
Sales volume, all property types	53	112	72	113	101	57	53
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	26.3	13.9	9.9	5.5	7.4	6	33
Home purchase loan rate (per 1,000 properties)	-	34.5	18.7	25.6	-	-	10

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	71.3	70.1	81.5	-	-	7
Units authorized by new residential building permits	127	162	0	24	106	32	46
Units issued new certificates of occupancy	0	0	48	62	35	57	54

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	75.0%	78.8%	83.9%	85.1%	-	15	14
Mean travel time to work (minutes)	40.4	38.3	39.0	40.9	-	36	39
Serious crime rate (per 1,000 residents)	-	10.7	10.7	10.3	10.3	-	30
Students performing at grade level in ELA, 4th grade	-	-	-	28.7%	28.5%	-	49
Students performing at grade level in math, 4th grade	-	-	-	28.3%	27.8%	-	41
Residential units within ½ mile of a subway station	-	-	-	-	100.0%	-	1
Residential units within ¼ mile of a park	-	-	-	-	98.4%	-	13

Renters

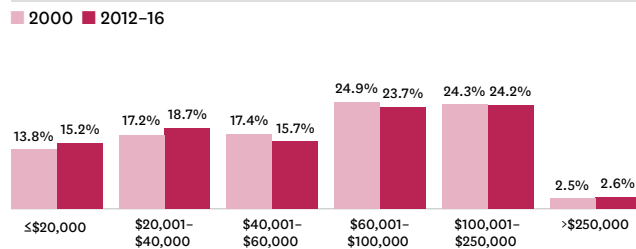
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	61.7%	45.2%	-	-	34
♦ Severely rent-burdened households	25.7%	-	30.2%	32.3%	-	17	21
♦ Severely rent-burdened households, low-income households	-	-	41.6%	45.5%	-	-	26
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	9.0%	7.5%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

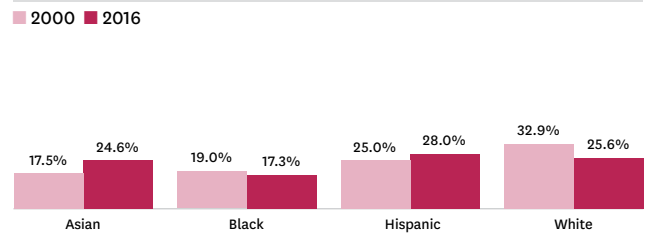
Queens

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	2,242,159	2,255,175	2,233,841	2,333,054	-	-	-
Population aged 65+	12.6%	13.0%	12.9%	14.3%	-	1	3
Foreign-born population	45.9%	48.5%	47.7%	47.1%	-	1	1
Households with children under 18 years old	35.9%	34.3%	33.7%	31.0%	-	4	3
Racial diversity index	0.76	0.76	0.76	0.77	-	1	1
Income diversity ratio	-	4.3	4.5	4.8	-	-	5
Median household income (\$2017)	\$63,270	\$62,280	\$59,150	\$63,420	-	3	3
Poverty rate	14.6%	12.2%	15.0%	13.2%	-	4	4
Unemployment rate	7.7%	7.5%	11.1%	6.0%	-	4	3
Population aged 25+ with a bachelor's degree or higher	24.3%	27.8%	29.4%	31.4%	-	2	4
Population aged 25+ without a high school diploma	-	20.4%	19.6%	18.4%	-	-	3

Housing Market and Conditions

Homeownership rate	42.8%	47.0%	43.8%	44.1%	-	2	2
♦ Rental vacancy rate	-	-	3.2%	2.7%	-	-	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	20.6	20.6	-	5
Median rent, all (\$2017)	\$1,630	\$1,300	\$1,380	\$1,480	-	2	2
Median rent, asking	-	-	\$1,700	\$2,200	\$2,180	-	3
Index of housing price appreciation, all property types	100.0	223.2	160.8	227.7	248.9	-	3
♦ Index of housing price appreciation, 1 unit building	100.0	216.8	158.1	217.3	236.8	-	-
♦ Median sales price per unit, 1 unit building(\$2017)	\$324,700	\$566,830	\$442,620	\$575,000	\$576,470	-	-
Sales volume, all property types	12,624	18,454	10,318	7,357	9,643	1	1
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	9.0	12.3	20.1	14.4	11.8	3	3
Home purchase loan rate (per 1,000 properties)	-	65.0	21.1	21.2	-	-	3

Land Use and Development

Population density (1,000 persons per square mile)	-	20.7	20.5	21.4	-	-	4
Units authorized by new residential building permits	3,207	7,540	687	2,758	3,790	2	4
Units issued new certificates of occupancy	2,181	5,743	3,685	3,310	4,976	3	3

Neighborhood Services and Conditions

Car-free commute (% of commuters)	53.6%	57.9%	57.8%	60.0%	-	4	4
Mean travel time to work (minutes)	42.2	41.8	41.1	44.3	-	4	2
Serious crime rate (per 1,000 residents)	19.1	12.6	10.3	9.1	8.3	4	4
Students performing at grade level in ELA, 4th grade	-	-	-	47.5%	46.3%	-	3
Students performing at grade level in math, 4th grade	-	-	-	48.8%	45.5%	-	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

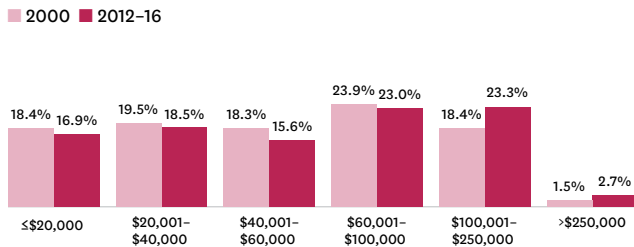
Rental units affordable at 80% AMI (% of recently available units)	-	-	51.2%	49.3%	-	-	4
♦ Severely rent-burdened households	22.0%	-	28.0%	31.1%	-	3	3
♦ Severely rent-burdened households, low-income households	-	-	44.9%	48.7%	-	-	1
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.8%	2.5%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

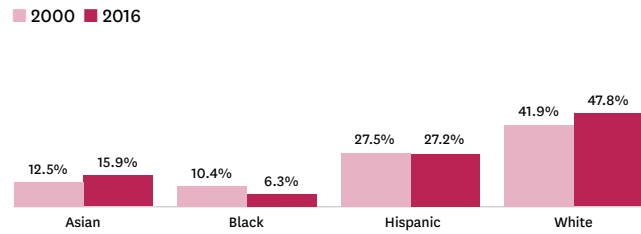


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	205,469	190,247	166,666	171,988	-	-	-
Population aged 65+	10.9%	11.9%	11.7%	13.5%	-	30	23
Foreign-born population	46.0%	46.2%	44.9%	40.5%	-	14	22
Households with children under 18 years old	28.5%	25.3%	23.9%	18.8%	-	45	48
Racial diversity index	0.72	0.67	0.67	0.67	-	4	15
Income diversity ratio	-	4.4	4.7	5.2	-	-	33
Median household income (\$2017)	\$53,920	\$51,240	\$51,870	\$61,590	-	28	22
Poverty rate	20.3%	17.2%	19.0%	13.8%	-	25	38
Unemployment rate	7.8%	10.1%	13.0%	5.6%	-	34	35
Population aged 25+ with a bachelor's degree or higher	24.6%	30.5%	35.2%	45.5%	-	20	10
Population aged 25+ without a high school diploma	-	22.2%	19.4%	14.3%	-	-	38

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	20.0%	20.3%	18.1%	17.1%	-	39	42
♦ Rental vacancy rate	-	-	2.2%	2.5%	-	-	36
♦ Severe crowding rate (% of renter households)	-	-	3.3%	2.5%	-	-	44
Serious housing code violations (per 1,000 privately owned rental units)	-	16.0	10.7	13.7	12.8	-	52
Median rent, all (\$2017)	\$1,580	\$1,240	\$1,420	\$1,560	-	21	12
Median rent, asking	-	-	\$1,700	\$2,250	\$2,200	-	21
Index of housing price appreciation, all property types	100.0	238.0	208.5	320.0	364.7	-	14
♦ Index of housing price appreciation, 2-4 unit building	100.0	228.4	185.0	302.5	325.1	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$200,590	\$389,820	\$295,220	\$455,000	\$472,010	-	-
Sales volume, all property types	497	666	400	292	384	27	36
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.6	4.4	14.4	4.7	4.9	47	41
Home purchase loan rate (per 1,000 properties)	-	32.3	17.7	16.4	-	-	41

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	36.9	32.3	33.4	-	-	35
Units authorized by new residential building permits	242	823	20	405	346	17	23
Units issued new certificates of occupancy	193	397	749	869	1,015	18	5

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	70.9%	77.5%	75.3%	82.6%	-	24	17
Mean travel time to work (minutes)	36.2	36.3	36.1	39.1	-	45	42
Serious crime rate (per 1,000 residents)	-	11.1	10.3	11.4	9.8	-	34
Students performing at grade level in ELA, 4th grade	-	-	-	46.9%	46.1%	-	25
Students performing at grade level in math, 4th grade	-	-	-	46.1%	44.7%	-	26
Residential units within ½ mile of a subway station	-	-	-	-	72.9%	-	36
Residential units within ¼ mile of a park	-	-	-	-	63.3%	-	45

Renters

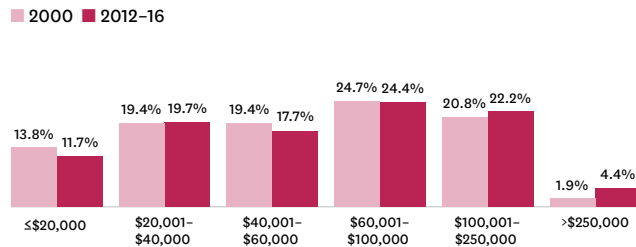
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	35.6%	26.4%	-	-	41
♦ Severely rent-burdened households	20.7%	-	23.0%	24.3%	-	42	46
♦ Severely rent-burdened households, low-income households	-	-	39.6%	44.1%	-	-	38
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.8%	0.6%	-	-	54

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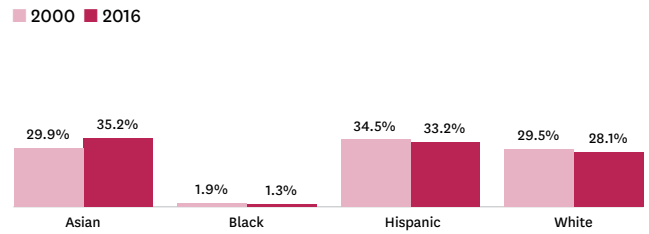


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	130,166	128,673	125,229	135,767	-	-	-
Population aged 65+	11.0%	10.5%	9.7%	13.0%	-	29	27
Foreign-born population	61.0%	60.7%	54.7%	55.6%	-	3	4
Households with children under 18 years old	29.9%	28.1%	26.0%	21.3%	-	42	47
Racial diversity index	0.70	0.69	0.69	0.69	-	7	9
Income diversity ratio	-	3.5	3.7	4.1	-	-	51
Median household income (\$2017)	\$58,850	\$54,390	\$58,190	\$63,490	-	23	21
Poverty rate	16.4%	18.1%	12.2%	10.1%	-	35	47
Unemployment rate	7.4%	8.7%	7.4%	3.5%	-	35	51
Population aged 25+ with a bachelor's degree or higher	25.7%	29.6%	33.4%	39.8%	-	17	19
Population aged 25+ without a high school diploma	-	21.8%	19.8%	17.8%	-	-	28

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	25.2%	29.5%	24.2%	27.6%	-	31	33
♦ Rental vacancy rate	-	-	2.3%	2.8%	-	-	27
♦ Severe crowding rate (% of renter households)	-	-	6.5%	5.1%	-	-	16
Serious housing code violations (per 1,000 privately owned rental units)	-	28.2	15.9	12.9	13.0	-	51
Median rent, all (\$2017)	\$1,640	\$1,300	\$1,440	\$1,600	-	13	10
Median rent, asking	-	-	\$2,450	\$2,480	\$2,420	-	15
Index of housing price appreciation, all property types	100.0	236.3	183.9	322.2	333.3	-	16
♦ Index of housing price appreciation, condominium	100.0	263.8	198.2	360.0	363.3	-	-
♦ Median sales price per unit, condominium (\$2017)	\$159,460	\$417,660	\$621,880	\$810,000	\$833,680	-	-
Sales volume, all property types	269	448	472	280	303	42	41
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.2	5.2	11.3	6.7	5.3	52	37
Home purchase loan rate (per 1,000 properties)	-	47.6	26.4	23.8	-	-	14

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	21.5	20.9	22.7	-	-	43
Units authorized by new residential building permits	116	985	8	187	371	35	22
Units issued new certificates of occupancy	66	754	311	1,171	2,810	41	1

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	73.8%	74.1%	76.6%	80.7%	-	17	21
Mean travel time to work (minutes)	37.2	38.2	35.6	36.6	-	44	46
Serious crime rate (per 1,000 residents)	-	13.9	10.7	8.7	8.2	-	44
Students performing at grade level in ELA, 4th grade	-	-	-	47.6%	49.2%	-	20
Students performing at grade level in math, 4th grade	-	-	-	50.7%	47.9%	-	21
Residential units within ½ mile of a subway station	-	-	-	-	89.3%	-	28
Residential units within ¼ mile of a park	-	-	-	-	78.9%	-	27

Renters

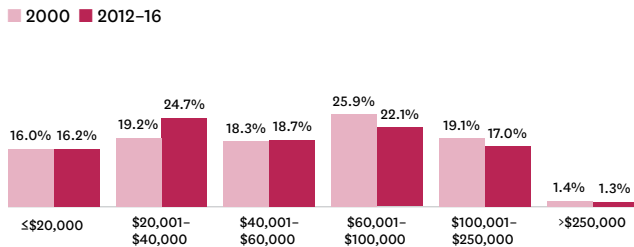
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	44.5%	27.0%	-	-	39
♦ Severely rent-burdened households	21.1%	-	24.0%	26.7%	-	40	43
♦ Severely rent-burdened households, low-income households	-	-	44.8%	44.7%	-	-	32
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.9%	0.7%	-	-	53

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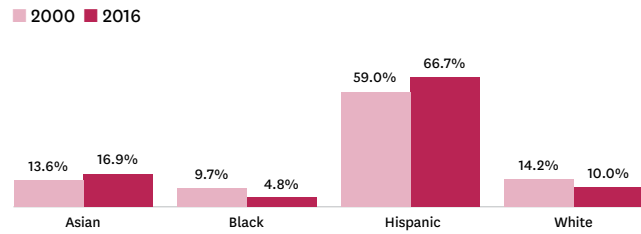


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	181,370	176,387	170,161	166,144	-	-	-
Population aged 65+	9.8%	10.7%	9.6%	13.0%	-	37	27
Foreign-born population	62.2%	60.8%	63.7%	57.5%	-	2	2
Households with children under 18 years old	41.6%	39.3%	38.6%	36.8%	-	22	16
Racial diversity index	0.60	0.57	0.54	0.52	-	24	37
Income diversity ratio	-	3.8	4.2	4.2	-	-	48
Median household income (\$2017)	\$56,780	\$58,160	\$50,040	\$54,120	-	25	28
Poverty rate	19.3%	15.7%	22.4%	15.5%	-	29	31
Unemployment rate	9.9%	6.8%	10.3%	5.1%	-	25	43
Population aged 25+ with a bachelor's degree or higher	17.6%	21.2%	20.1%	20.6%	-	36	46
Population aged 25+ without a high school diploma	-	29.3%	29.3%	27.8%	-	-	8

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	33.1%	37.5%	33.7%	36.5%	-	19	20
* Rental vacancy rate	-	-	2.4%	2.4%	-	-	40
* Severe crowding rate (% of renter households)	-	-	10.0%	10.5%	-	-	2
Serious housing code violations (per 1,000 privately owned rental units)	-	39.1	28.3	26.0	23.6	-	39
Median rent, all (\$2017)	\$1,660	\$1,330	\$1,350	\$1,500	-	12	17
Median rent, asking	-	-	\$1,400	\$1,880	\$1,850	-	40
Index of housing price appreciation, all property types	100.0	247.7	161.3	249.4	295.4	-	26
* Index of housing price appreciation, 2-4 unit building	100.0	244.0	147.8	230.9	278.7	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$197,220	\$396,280	\$259,000	\$365,000	\$392,320	-	-
Sales volume, all property types	698	1,040	449	353	456	14	28
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	10.4	13.8	26.8	15.9	13.5	27	22
Home purchase loan rate (per 1,000 properties)	-	55.4	20.7	24.6	-	-	12

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	42.1	40.7	39.7	-	-	28
Units authorized by new residential building permits	114	415	21	212	65	36	51
Units issued new certificates of occupancy	72	336	204	84	66	39	49

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	67.5%	74.6%	77.5%	74.4%	-	30	29
Mean travel time to work (minutes)	41.3	43.1	40.7	43.1	-	30	29
Serious crime rate (per 1,000 residents)	-	12.8	10.5	11.0	10.7	-	28
Students performing at grade level in ELA, 4th grade	-	-	-	35.6%	34.4%	-	41
Students performing at grade level in math, 4th grade	-	-	-	38.6%	32.7%	-	39
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	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	48.5%	57.7%	-	-	24
* Severely rent-burdened households	23.0%	-	29.2%	36.2%	-	30	7
* Severely rent-burdened households, low-income households	-	-	42.5%	53.3%	-	-	8
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.5%	1.6%	-	-	45

* 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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

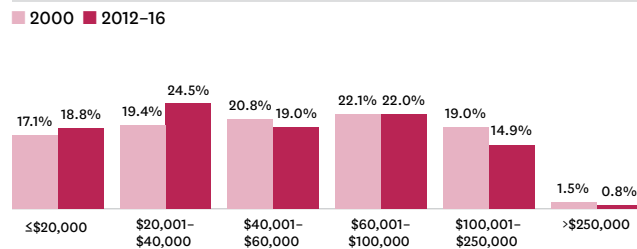
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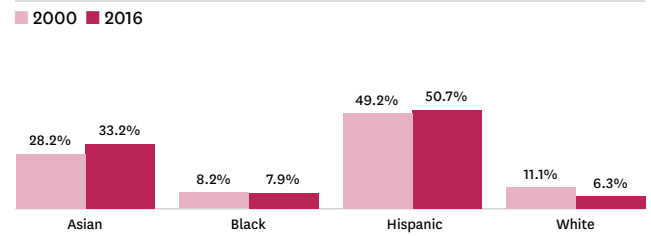
Elmhurst/Corona

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	142,022	138,593	136,517	141,167	-	-	-
Population aged 65+	8.6%	9.8%	11.0%	12.8%	-	46	30
Foreign-born population	66.8%	66.3%	63.9%	62.3%	-	1	1
Households with children under 18 years old	41.8%	40.2%	36.4%	39.3%	-	19	7
Racial diversity index	0.66	0.62	0.64	0.60	-	15	26
Income diversity ratio	-	4.4	3.8	4.2	-	-	48
Median household income (\$2017)	\$52,970	\$50,400	\$46,030	\$43,050	-	29	44
Poverty rate	19.2%	18.8%	19.2%	19.3%	-	30	25
Unemployment rate	9.3%	5.3%	8.5%	4.5%	-	28	46
Population aged 25+ with a bachelor's degree or higher	20.0%	22.1%	18.2%	19.4%	-	30	47
Population aged 25+ without a high school diploma	-	31.5%	30.0%	26.9%	-	-	10

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	21.8%	25.9%	27.6%	28.7%	-	35	30
♦ Rental vacancy rate	-	-	2.7%	1.5%	-	-	54
♦ Severe crowding rate (% of renter households)	-	-	9.8%	10.9%	-	-	1
Serious housing code violations (per 1,000 privately owned rental units)	-	19.5	19.7	17.8	19.5	-	43
Median rent, all (\$2017)	\$1,600	\$1,320	\$1,390	\$1,420	-	18	24
Median rent, asking	-	-	\$1,150	\$1,800	\$1,850	-	40
Index of housing price appreciation, all property types	100.0	236.6	173.2	254.5	291.0	-	28
♦ Index of housing price appreciation, 2-4 unit building	100.0	232.8	164.7	239.2	269.4	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$183,990	\$363,960	\$284,290	\$350,000	\$387,420	-	-
Sales volume, all property types	595	778	388	281	310	18	40
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	4.0	6.3	16.1	9.5	6.1	39	35
Home purchase loan rate (per 1,000 properties)	-	75.3	18.5	13.1	-	-	49

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	38.4	37.8	39.1	-	-	29
Units authorized by new residential building permits	210	421	103	431	251	25	25
Units issued new certificates of occupancy	138	416	276	166	122	23	38

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	70.7%	75.4%	74.7%	79.6%	-	25	23
Mean travel time to work (minutes)	41.7	43.3	42.0	42.8	-	27	30
Serious crime rate (per 1,000 residents)	-	10.8	8.0	7.6	6.9	-	50
Students performing at grade level in ELA, 4th grade	-	-	-	40.6%	33.7%	-	42
Students performing at grade level in math, 4th grade	-	-	-	38.5%	36.8%	-	34
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	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	56.6%	53.0%	-	-	26
♦ Severely rent-burdened households	22.8%	-	33.2%	37.3%	-	32	6
♦ Severely rent-burdened households, low-income households	-	-	46.9%	50.3%	-	-	12
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.1%	1.9%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 ♦ For information on additional property types, see CoreData.nyc.

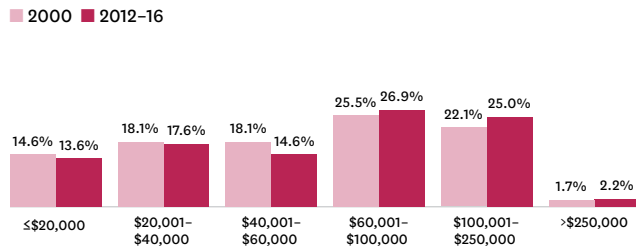
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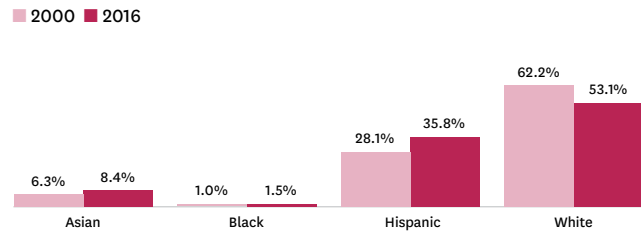
Ridgewood/ Maspeth

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	167,201	179,768	180,932	192,600	-	-	-
Population aged 65+	13.8%	12.5%	12.7%	11.1%	-	15	40
Foreign-born population	35.9%	40.0%	39.0%	39.1%	-	25	27
Households with children under 18 years old	35.0%	37.8%	36.4%	34.0%	-	32	23
Racial diversity index	0.53	0.54	0.59	0.58	-	32	31
Income diversity ratio	-	4.3	4.0	4.1	-	-	51
Median household income (\$2017)	\$60,330	\$61,410	\$59,380	\$76,170	-	21	13
Poverty rate	13.8%	10.6%	17.1%	9.1%	-	41	48
Unemployment rate	7.3%	6.5%	7.9%	4.4%	-	37	47
Population aged 25+ with a bachelor's degree or higher	16.2%	19.9%	21.7%	28.8%	-	39	35
Population aged 25+ without a high school diploma	-	20.6%	22.1%	13.9%	-	-	39

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	40.5%	45.1%	40.4%	43.1%	-	14	15
* Rental vacancy rate	-	-	3.7%	3.3%	-	-	24
* Severe crowding rate (% of renter households)	-	-	2.1%	2.1%	-	-	49
Serious housing code violations (per 1,000 privately owned rental units)	-	22.7	17.3	16.9	17.9	-	47
Median rent, all (\$2017)	\$1,550	\$1,280	\$1,390	\$1,520	-	22	16
Median rent, asking	-	-	\$1,500	\$2,100	\$2,300	-	20
Index of housing price appreciation, all property types	100.0	220.1	180.6	286.6	314.6	-	23
* Index of housing price appreciation, 2-4 unit building	100.0	231.2	175.9	285.2	324.8	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$176,780	\$336,050	\$251,930	\$348,920	\$380,060	-	-
Sales volume, all property types	1,079	1,226	745	570	724	9	12
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	3.2	4.9	10.4	5.7	4.7	44	44
Home purchase loan rate (per 1,000 properties)	-	43.5	20.7	16.7	-	-	39

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	24.5	24.7	26.3	-	-	41
Units authorized by new residential building permits	101	271	37	62	249	40	27
Units issued new certificates of occupancy	140	268	185	61	169	22	36

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	51.0%	60.3%	58.5%	62.1%	-	44	40
Mean travel time to work (minutes)	38.4	40.1	37.8	42.7	-	40	31
Serious crime rate (per 1,000 residents)	-	11.1	10.2	8.1	7.4	-	47
Students performing at grade level in ELA, 4th grade	-	-	-	51.2%	49.2%	-	20
Students performing at grade level in math, 4th grade	-	-	-	54.4%	48.6%	-	19
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	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	73.3%	62.2%	-	-	19
* Severely rent-burdened households	22.0%	-	27.3%	28.1%	-	34	39
* Severely rent-burdened households, low-income households	-	-	41.9%	47.5%	-	-	18
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.6%	2.2%	-	-	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 2016 heading comes from the 2012-2016 ACS.
* For information on additional property types, see CoreData.nyc.

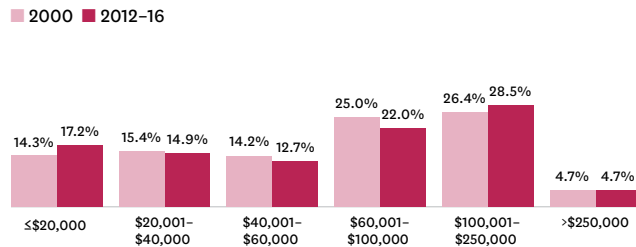
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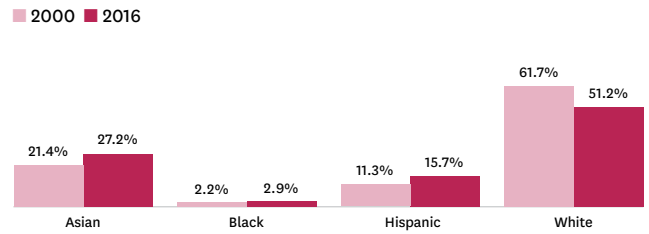
Rego Park/ Forest Hills

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	113,422	116,418	114,462	111,730	-	-	-
Population aged 65+	18.8%	17.0%	16.5%	19.5%	-	2	4
Foreign-born population	52.1%	53.3%	49.6%	51.3%	-	6	9
Households with children under 18 years old	21.9%	24.3%	24.6%	18.6%	-	50	49
Racial diversity index	0.56	0.58	0.59	0.64	-	28	20
Income diversity ratio	-	5.5	4.8	8.0	-	-	7
Median household income (\$2017)	\$70,620	\$73,100	\$61,470	\$71,950	-	14	15
Poverty rate	11.2%	9.5%	9.7%	13.1%	-	45	41
Unemployment rate	5.2%	6.2%	8.9%	4.4%	-	49	47
Population aged 25+ with a bachelor's degree or higher	46.2%	53.1%	52.2%	59.5%	-	7	8
Population aged 25+ without a high school diploma	-	9.3%	8.6%	7.3%	-	-	49

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	38.3%	42.8%	42.0%	46.3%	-	15	10
♦ Rental vacancy rate	-	-	1.9%	2.2%	-	-	44
♦ Severe crowding rate (% of renter households)	-	-	2.3%	3.6%	-	-	28
Serious housing code violations (per 1,000 privately owned rental units)	-	9.9	9.3	13.9	12.3	-	53
Median rent, all (\$2017)	\$1,780	\$1,360	\$1,470	\$1,600	-	8	10
Median rent, asking	-	-	\$1,600	\$2,100	\$2,000	-	27
Index of housing price appreciation, all property types	100.0	201.2	177.9	261.2	278.7	-	33
♦ Index of housing price appreciation, 1 unit building	100.0	195.0	181.5	260.6	280.4	-	-
♦ Median sales price per unit, 1 unit building (\$2017)	\$490,650	\$782,820	\$710,720	\$915,000	\$931,760	-	-
Sales volume, all property types	420	521	333	279	320	32	39
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.4	3.7	7.4	4.2	3.3	49	47
Home purchase loan rate (per 1,000 properties)	-	80.9	26.4	25.5	-	-	11

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	41.5	40.8	39.9	-	-	26
Units authorized by new residential building permits	81	27	11	107	10	46	57
Units issued new certificates of occupancy	171	72	92	30	93	20	40

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	65.7%	70.0%	71.5%	68.6%	-	31	35
Mean travel time to work (minutes)	42.3	41.6	39.7	45.0	-	25	17
Serious crime rate (per 1,000 residents)	-	11.5	7.1	5.3	5.2	-	56
Students performing at grade level in ELA, 4th grade	-	-	-	63.9%	57.9%	-	14
Students performing at grade level in math, 4th grade	-	-	-	63.4%	59.7%	-	14
Residential units within ½ mile of a subway station	-	-	-	-	80.1%	-	33
Residential units within ¼ mile of a park	-	-	-	-	73.5%	-	34

Renters

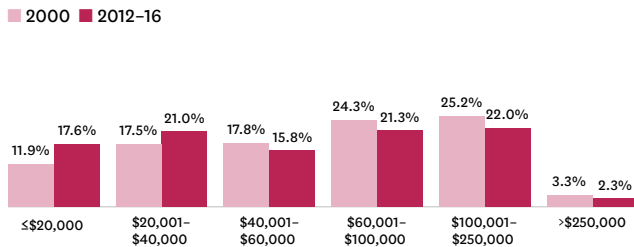
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	26.7%	28.5%	-	-	37
♦ Severely rent-burdened households	22.0%	-	28.6%	29.3%	-	34	35
♦ Severely rent-burdened households, low-income households	-	-	54.4%	56.1%	-	-	4
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.7%	1.6%	-	-	45

♦ 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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

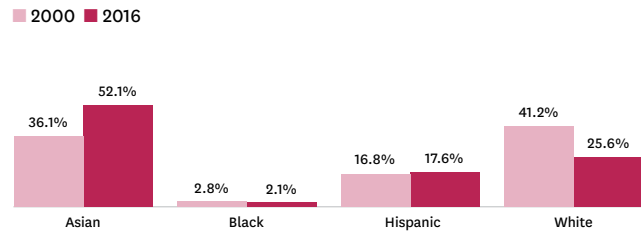


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	243,690	246,542	257,327	245,864	-	-	-
Population aged 65+	15.8%	17.8%	16.0%	17.9%	-	9	8
Foreign-born population	50.3%	58.2%	53.0%	57.2%	-	8	3
Households with children under 18 years old	31.5%	28.6%	29.9%	28.0%	-	38	34
Racial diversity index	0.67	0.65	0.64	0.60	-	11	26
Income diversity ratio	-	4.5	4.8	5.1	-	-	35
Median household income (\$2017)	\$64,740	\$61,610	\$58,080	\$52,040	-	16	35
Poverty rate	13.2%	10.6%	14.3%	15.9%	-	42	30
Unemployment rate	5.5%	7.8%	11.6%	4.2%	-	47	49
Population aged 25+ with a bachelor's degree or higher	28.1%	30.8%	31.5%	26.6%	-	15	40
Population aged 25+ without a high school diploma	-	16.5%	19.9%	25.3%	-	-	14

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	47.3%	50.2%	49.0%	46.3%	-	9	10
♦ Rental vacancy rate	-	-	2.9%	3.8%	-	-	18
♦ Severe crowding rate (% of renter households)	-	-	4.9%	5.2%	-	-	15
Serious housing code violations (per 1,000 privately owned rental units)	-	16.8	9.4	15.3	14.1	-	50
Median rent, all (\$2017)	\$1,740	\$1,410	\$1,480	\$1,540	-	10	14
Median rent, asking	-	-	\$1,550	\$1,950	\$2,060	-	25
Index of housing price appreciation, all property types	100.0	203.4	183.9	260.6	285.8	-	32
♦ Index of housing price appreciation, 1 unit building	100.0	200.6	173.3	260.6	281.5	-	-
♦ Median sales price per unit, 1 unit building(\$2017)	\$432,930	\$731,320	\$634,180	\$780,000	\$843,490	-	-
Sales volume, all property types	1,593	1,758	1,254	1,059	1,247	5	5
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	3.4	3.7	7.5	5.2	3.8	43	46
Home purchase loan rate (per 1,000 properties)	-	52.2	21.1	16.9	-	-	38

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	20.9	21.9	20.9	-	-	47
Units authorized by new residential building permits	529	692	183	204	589	7	11
Units issued new certificates of occupancy	596	727	475	224	197	7	34

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	42.4%	46.3%	47.4%	49.6%	-	50	46
Mean travel time to work (minutes)	40.5	41.1	40.1	41.0	-	35	37
Serious crime rate (per 1,000 residents)	-	9.6	7.6	7.5	6.9	-	50
Students performing at grade level in ELA, 4th grade	-	-	-	57.2%	59.9%	-	11
Students performing at grade level in math, 4th grade	-	-	-	66.4%	64.9%	-	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	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	44.4%	58.0%	-	-	22
♦ Severely rent-burdened households	23.7%	-	31.3%	38.4%	-	26	4
♦ Severely rent-burdened households, low-income households	-	-	48.2%	51.1%	-	-	11
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.9%	0.8%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

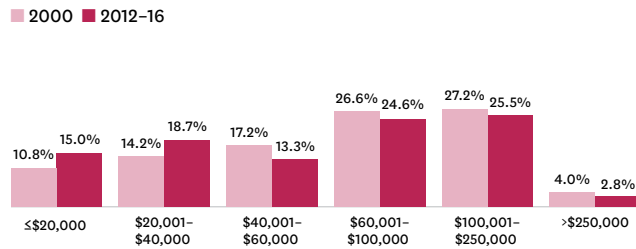
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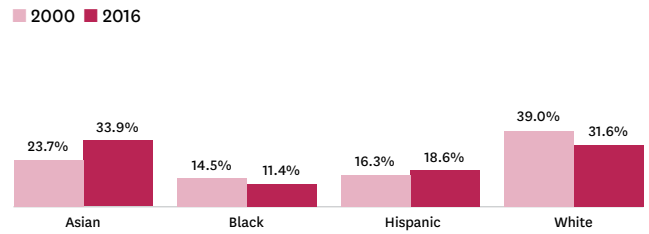
Hillcrest/ Fresh Meadows

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	148,712	147,374	138,004	166,115	-	-	-
Population aged 65+	14.1%	15.2%	15.7%	15.1%	-	14	15
Foreign-born population	44.8%	47.2%	45.5%	47.2%	-	15	13
Households with children under 18 years old	34.4%	32.0%	29.3%	30.7%	-	34	28
Racial diversity index	0.74	0.73	0.74	0.75	-	3	2
Income diversity ratio	-	3.7	5.1	4.7	-	-	40
Median household income (\$2017)	\$72,100	\$68,940	\$61,580	\$67,950	-	12	17
Poverty rate	10.6%	8.1%	13.7%	13.4%	-	46	39
Unemployment rate	6.3%	6.4%	12.7%	9.9%	-	44	7
Population aged 25+ with a bachelor's degree or higher	35.8%	36.1%	42.9%	41.2%	-	10	14
Population aged 25+ without a high school diploma	-	15.2%	13.3%	13.2%	-	-	41

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	43.8%	54.5%	46.0%	44.3%	-	11	14
♦ Rental vacancy rate	-	-	2.7%	1.9%	-	-	51
♦ Severe crowding rate (% of renter households)	-	-	3.8%	3.3%	-	-	34
Serious housing code violations (per 1,000 privately owned rental units)	-	19.0	20.9	13.4	19.4	-	44
Median rent, all (\$2017)	\$1,600	\$1,290	\$1,320	\$1,550	-	18	13
Median rent, asking	-	-	\$1,400	\$1,750	\$1,800	-	45
Index of housing price appreciation, all property types	100.0	205.9	167.7	245.7	262.2	-	38
♦ Index of housing price appreciation, 1 unit building	100.0	203.0	165.9	252.2	257.3	-	-
♦ Median sales price per unit, 1 unit building (\$2017)	\$443,750	\$731,800	\$584,980	\$762,500	\$799,350	-	-
Sales volume, all property types	668	818	571	468	574	15	22
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	3.9	5.7	10.3	7.4	4.4	40	45
Home purchase loan rate (per 1,000 properties)	-	63.3	18.8	18.7	-	-	33

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	19.8	18.5	22.3	-	-	45
Units authorized by new residential building permits	53	214	17	81	125	50	44
Units issued new certificates of occupancy	94	161	175	72	72	27	46

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	47.8%	47.7%	52.8%	47.9%	-	45	47
Mean travel time to work (minutes)	43.2	40.3	40.1	42.7	-	22	31
Serious crime rate (per 1,000 residents)	-	13.7	9.1	7.9	7.4	-	47
Students performing at grade level in ELA, 4th grade	-	-	-	54.2%	51.9%	-	18
Students performing at grade level in math, 4th grade	-	-	-	54.8%	49.1%	-	18
Residential units within ½ mile of a subway station	-	-	-	-	28.1%	-	53
Residential units within ¼ mile of a park	-	-	-	-	71.0%	-	36

Renters

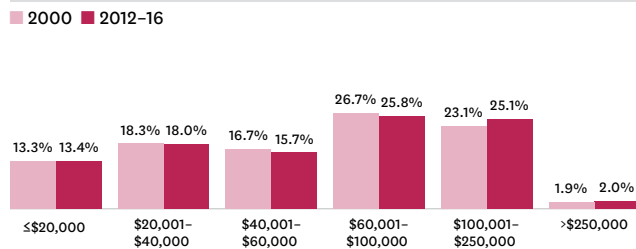
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	47.1%	54.6%	-	-	25
♦ Severely rent-burdened households	17.4%	-	25.3%	32.2%	-	53	22
♦ Severely rent-burdened households, low-income households	-	-	45.6%	54.2%	-	-	6
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.2%	0.9%	-	-	50

♦ 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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

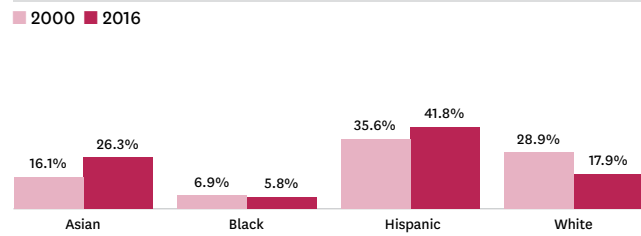


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	143,120	138,679	135,589	164,094	-	-	-
Population aged 65+	9.4%	8.9%	8.6%	10.9%	-	41	42
Foreign-born population	48.7%	50.2%	49.4%	52.7%	-	10	6
Households with children under 18 years old	43.1%	41.3%	37.9%	38.1%	-	13	11
Racial diversity index	0.76	0.74	0.74	0.71	-	2	7
Income diversity ratio	-	4.5	4.3	5.0	-	-	37
Median household income (\$2017)	\$63,490	\$64,150	\$63,710	\$67,830	-	18	19
Poverty rate	14.7%	14.2%	13.1%	13.4%	-	37	39
Unemployment rate	8.2%	7.6%	13.3%	5.5%	-	31	37
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%	23.9%	-	-	16

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	41.6%	46.7%	43.3%	45.6%	-	12	13
* Rental vacancy rate	-	-	4.3%	3.6%	-	-	21
* Severe crowding rate (% of renter households)	-	-	2.7%	3.3%	-	-	34
Serious housing code violations (per 1,000 privately owned rental units)	-	21.5	32.6	21.8	25.8	-	35
Median rent, all (\$2017)	\$1,670	\$1,350	\$1,360	\$1,500	-	11	17
Median rent, asking	-	-	\$1,430	\$1,800	\$1,850	-	40
Index of housing price appreciation, all property types	100.0	230.7	150.7	222.6	238.5	-	44
* Index of housing price appreciation, 2-4 unit building	100.0	235.1	150.4	213.8	233.7	-	-
* Median sales price per unit, 2-4 unit building (\$2017)	\$176,780	\$349,050	\$198,940	\$280,000	\$306,260	-	-
Sales volume, all property types	1,083	1,507	677	468	691	8	14
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	11.7	16.2	33.2	17.3	14.4	24	20
Home purchase loan rate (per 1,000 properties)	-	73.5	23.3	27.1	-	-	7

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	29.2	28.6	34.6	-	-	32
Units authorized by new residential building permits	64	341	10	14	93	48	47
Units issued new certificates of occupancy	41	382	51	191	4	47	59

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	55.9%	62.3%	60.6%	66.2%	-	38	37
Mean travel time to work (minutes)	44.4	42.7	44.4	47.8	-	18	8
Serious crime rate (per 1,000 residents)	-	12.1	10.5	8.0	6.3	-	53
Students performing at grade level in ELA, 4th grade	-	-	-	48.5%	44.3%	-	28
Students performing at grade level in math, 4th grade	-	-	-	52.4%	46.0%	-	23
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	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	65.1%	62.1%	-	-	20
* Severely rent-burdened households	25.7%	-	29.7%	32.9%	-	17	18
* Severely rent-burdened households, low-income households	-	-	46.2%	51.4%	-	-	10
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	4.7%	4.2%	-	-	30

* 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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

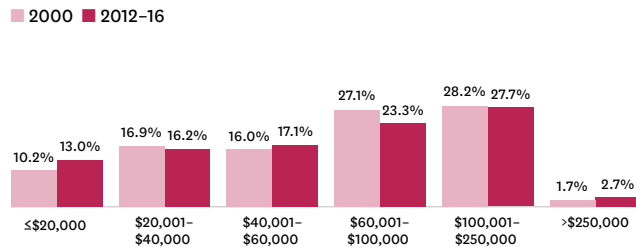
QN10



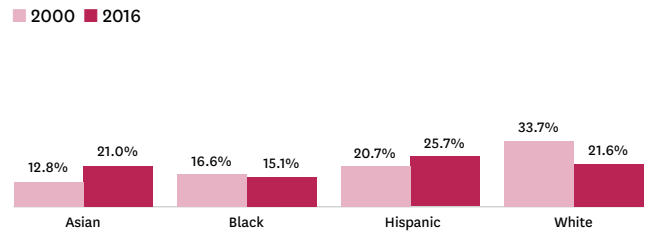
S. Ozone Park/ Howard Beach

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 (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	128,079	124,623	135,257	135,422	-	-	-
Population aged 65+	11.8%	11.9%	13.2%	13.3%	-	21	26
Foreign-born population	39.4%	46.1%	48.5%	44.6%	-	19	16
Households with children under 18 years old	41.7%	41.3%	40.6%	39.0%	-	21	8
Racial diversity index	0.80	0.80	0.83	0.81	-	1	1
Income diversity ratio	-	3.9	4.1	3.9	-	-	53
Median household income (\$2017)	\$71,210	\$68,880	\$62,770	\$73,900	-	13	14
Poverty rate	11.5%	9.6%	11.6%	13.9%	-	44	37
Unemployment rate	7.0%	7.8%	10.2%	8.9%	-	41	14
Population aged 25+ with a bachelor's degree or higher	13.8%	16.3%	19.3%	22.6%	-	46	44
Population aged 25+ without a high school diploma	-	23.2%	24.1%	22.6%	-	-	18

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	63.0%	68.3%	65.2%	69.3%	-	5	5
♦ Rental vacancy rate	-	-	3.7%	2.2%	-	-	44
♦ Severe crowding rate (% of renter households)	-	-	1.1%	2.9%	-	-	38
Serious housing code violations (per 1,000 privately owned rental units)	-	20.5	26.8	26.4	25.8	-	35
Median rent, all (\$2017)	\$1,640	\$1,410	\$1,440	\$1,470	-	13	19
Median rent, asking	-	-	-	-	\$1,830	-	44
Index of housing price appreciation, all property types	100.0	221.9	150.4	200.4	215.3	-	52
♦ Index of housing price appreciation, 1 unit building	100.0	223.2	149.9	197.2	216.6	-	-
♦ Median sales price per unit, 1 unit building (\$2017)	\$287,610	\$547,050	\$364,870	\$448,680	\$480,590	-	-
Sales volume, all property types	1,078	1,599	684	550	843	10	8
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	10.4	14.1	26.6	18.8	14.0	27	21
Home purchase loan rate (per 1,000 properties)	-	69.9	19.0	24.4	-	-	13

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	20.3	22.0	22.0	-	-	46
Units authorized by new residential building permits	107	204	26	26	38	38	54
Units issued new certificates of occupancy	40	156	51	42	15	48	57

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	43.7%	48.0%	45.3%	46.2%	-	48	50
Mean travel time to work (minutes)	42.9	42.4	41.6	49.3	-	24	2
Serious crime rate (per 1,000 residents)	-	12.4	11.1	10.2	9.7	-	35
Students performing at grade level in ELA, 4th grade	-	-	-	50.0%	50.9%	-	19
Students performing at grade level in math, 4th grade	-	-	-	52.8%	48.4%	-	20
Residential units within ½ mile of a subway station	-	-	-	-	39.4%	-	50
Residential units within ¼ mile of a park	-	-	-	-	39.8%	-	55

Renters

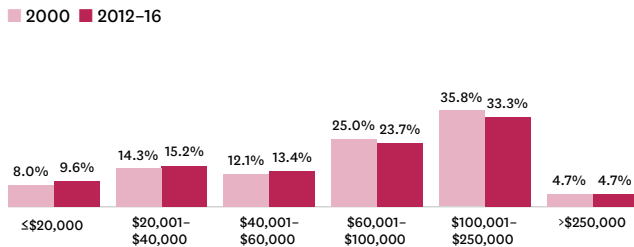
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	-	-	-	-	-
♦ Severely rent-burdened households	22.6%	-	32.9%	34.9%	-	33	10
♦ Severely rent-burdened households, low-income households	-	-	44.8%	51.6%	-	-	9
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.8%	4.1%	-	-	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 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

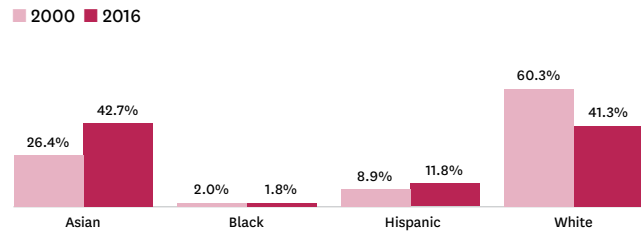


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	116,749	117,784	120,428	117,381	-	-	-
Population aged 65+	17.2%	16.0%	16.2%	19.3%	-	5	5
Foreign-born population	35.9%	39.1%	43.8%	40.0%	-	25	24
Households with children under 18 years old	30.7%	26.1%	29.8%	28.9%	-	41	31
Racial diversity index	0.56	0.62	0.62	0.65	-	28	17
Income diversity ratio	-	4.9	4.2	4.3	-	-	45
Median household income (\$2017)	\$82,980	\$82,090	\$78,590	\$80,660	-	7	11
Poverty rate	6.5%	5.8%	7.3%	7.6%	-	53	52
Unemployment rate	4.1%	4.4%	9.6%	2.7%	-	54	55
Population aged 25+ with a bachelor's degree or higher	37.4%	40.0%	44.8%	41.0%	-	9	15
Population aged 25+ without a high school diploma	-	14.4%	10.7%	12.4%	-	-	43

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	67.3%	70.8%	70.7%	69.5%	-	3	4
* Rental vacancy rate	-	-	4.8%	2.4%	-	-	40
* Severe crowding rate (% of renter households)	-	-	1.1%	1.5%	-	-	55
Serious housing code violations (per 1,000 privately owned rental units)	-	5.4	7.1	7.4	6.6	-	57
Median rent, all (\$2017)	\$1,900	\$1,460	\$1,570	\$1,660	-	6	9
Median rent, asking	-	-	\$1,790	\$2,200	\$2,050	-	26
Index of housing price appreciation, all property types	100.0	185.5	170.9	232.8	247.9	-	40
* Index of housing price appreciation, 1 unit building	100.0	183.5	164.5	230.3	243.5	-	-
* Median sales price per unit, 1 unit building (\$2017)	\$505,080	\$793,560	\$688,850	\$813,000	\$843,490	-	-
Sales volume, all property types	882	1,057	738	560	770	13	9
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	2.6	3.2	6.9	4.4	5.0	47	40
Home purchase loan rate (per 1,000 properties)	-	65.9	23.4	23.7	-	-	15

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	12.7	12.9	12.6	-	-	49
Units authorized by new residential building permits	51	248	114	77	80	51	49
Units issued new certificates of occupancy	49	207	111	56	53	45	51

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	30.6%	36.1%	33.5%	41.7%	-	53	52
Mean travel time to work (minutes)	39.8	38.9	40.6	46.4	-	37	10
Serious crime rate (per 1,000 residents)	-	9.5	7.2	7.0	6.1	-	54
Students performing at grade level in ELA, 4th grade	-	-	-	72.7%	72.9%	-	6
Students performing at grade level in math, 4th grade	-	-	-	83.0%	77.8%	-	4
Residential units within ½ mile of a subway station	-	-	-	-	20.5%	-	56
Residential units within ¼ mile of a park	-	-	-	-	68.7%	-	39

Renters

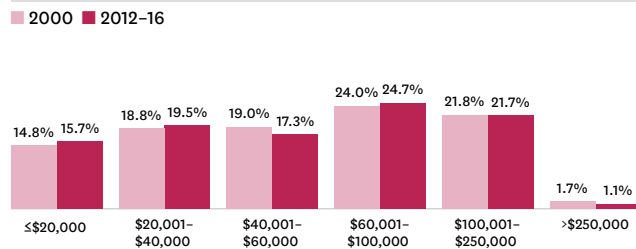
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	-	-	-	-	-
* Severely rent-burdened households	19.7%	-	26.3%	27.4%	-	45	41
* Severely rent-burdened households, low-income households	-	-	52.6%	46.9%	-	-	19
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	0.2%	0.1%	-	-	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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

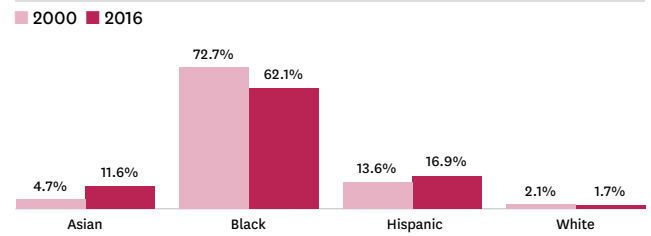


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	218,993	216,115	222,074	243,300	-	-	-
Population aged 65+	11.3%	11.3%	11.2%	12.3%	-	24	31
Foreign-born population	34.2%	40.8%	42.3%	41.9%	-	30	18
Households with children under 18 years old	44.9%	42.3%	42.0%	37.3%	-	12	13
Racial diversity index	0.45	0.49	0.55	0.58	-	41	31
Income diversity ratio	-	3.8	4.4	4.4	-	-	44
Median household income (\$2017)	\$58,270	\$59,500	\$55,480	\$61,270	-	24	24
Poverty rate	17.0%	10.1%	18.8%	11.2%	-	33	44
Unemployment rate	10.9%	9.9%	15.5%	9.1%	-	19	11
Population aged 25+ with a bachelor's degree or higher	14.8%	17.2%	18.4%	22.1%	-	41	45
Population aged 25+ without a high school diploma	-	22.6%	21.1%	17.0%	-	-	29

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	50.6%	55.7%	46.3%	46.9%	-	8	9
Rental vacancy rate	-	-	4.2%	2.6%	-	-	31
Severe crowding rate (% of renter households)	-	-	4.4%	5.4%	-	-	12
Serious housing code violations (per 1,000 privately owned rental units)	-	52.0	67.0	51.7	47.1	-	24
Median rent, all (\$2017)	\$1,470	\$1,130	\$1,230	\$1,270	-	28	38
Median rent, asking	-	-	-	\$1,800	\$2,000	-	27
Index of housing price appreciation, all property types	100.0	226.6	132.2	170.4	188.9	-	57
Index of housing price appreciation, 1 unit building	100.0	222.6	133.1	168.4	187.2	-	-
Median sales price per unit, 1 unit building (\$2017)	\$259,760	\$477,330	\$298,500	\$377,750	\$402,130	-	-
Sales volume, all property types	1,524	3,523	1,877	963	1,345	7	4
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	23.2	33.9	41.3	35.8	30.2	9	3
Home purchase loan rate (per 1,000 properties)	-	81.9	20.6	21.0	-	-	26

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	23.2	23.9	26.1	-	-	42
Units authorized by new residential building permits	218	893	67	541	1,153	23	3
Units issued new certificates of occupancy	250	689	684	142	75	15	45

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	53.2%	55.9%	54.7%	55.4%	-	41	44
Mean travel time to work (minutes)	49.3	48.8	47.5	48.8	-	2	3
Serious crime rate (per 1,000 residents)	-	15.7	14.7	12.5	11.6	-	24
Students performing at grade level in ELA, 4th grade	-	-	-	34.4%	33.7%	-	42
Students performing at grade level in math, 4th grade	-	-	-	29.0%	26.0%	-	45
Residential units within ½ mile of a subway station	-	-	-	-	40.7%	-	48
Residential units within ¼ mile of a park	-	-	-	-	58.7%	-	48

Renters

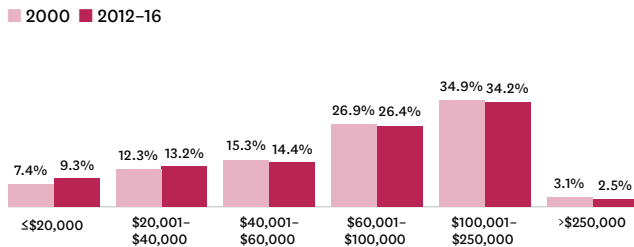
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	67.3%	75.0%	-	-	14
Severely rent-burdened households	23.1%	-	30.9%	32.4%	-	29	20
Severely rent-burdened households, low-income households	-	-	42.8%	45.4%	-	-	27
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	6.0%	4.6%	-	-	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 2016 heading comes from the 2012-2016 ACS.
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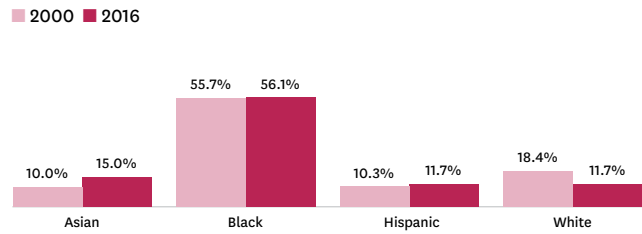


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	196,428	213,704	207,164	214,163	-	-	-
Population aged 65+	12.2%	14.0%	13.9%	15.9%	-	20	14
Foreign-born population	38.3%	42.4%	43.3%	41.5%	-	20	20
Households with children under 18 years old	42.5%	39.6%	40.5%	35.3%	-	15	22
Racial diversity index	0.64	0.64	0.63	0.65	-	18	17
Income diversity ratio	-	3.4	4.0	3.8	-	-	54
Median household income (\$2017)	\$83,440	\$80,350	\$84,810	\$82,130	-	6	10
Poverty rate	7.2%	5.9%	7.1%	8.3%	-	52	50
Unemployment rate	7.3%	6.7%	10.1%	6.5%	-	37	30
Population aged 25+ with a bachelor's degree or higher	23.9%	27.8%	29.7%	29.2%	-	21	33
Population aged 25+ without a high school diploma	-	14.7%	14.7%	12.4%	-	-	43

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	72.3%	75.3%	72.2%	72.5%	-	2	3
* Rental vacancy rate	-	-	5.3%	2.6%	-	-	31
* Severe crowding rate (% of renter households)	-	-	1.6%	1.7%	-	-	53
Serious housing code violations (per 1,000 privately owned rental units)	-	21.9	38.1	31.0	30.3	-	32
Median rent, all (\$2017)	\$1,760	\$1,470	\$1,520	\$1,540	-	9	14
Median rent, asking	-	-	-	\$1,830	\$1,900	-	35
Index of housing price appreciation, all property types	100.0	217.3	158.7	194.4	218.8	-	51
* Index of housing price appreciation, 1 unit building	100.0	217.7	162.6	193.3	219.7	-	-
* Median sales price per unit, 1 unit building (\$2017)	\$295,830	\$537,590	\$399,100	\$455,000	\$470,790	-	-
Sales volume, all property types	1,694	2,406	1,178	873	1,230	3	6
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	13.8	16.2	25.9	22.0	18.5	21	17
Home purchase loan rate (per 1,000 properties)	-	67.6	18.7	23.1	-	-	17

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	10.8	10.5	10.9	-	-	53
Units authorized by new residential building permits	112	1,264	45	41	34	37	56
Units issued new certificates of occupancy	64	188	90	19	34	42	55

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	35.7%	35.8%	37.0%	40.0%	-	52	53
Mean travel time to work (minutes)	47.8	45.0	43.7	46.7	-	5	9
Serious crime rate (per 1,000 residents)	-	10.6	9.7	8.9	8.5	-	41
Students performing at grade level in ELA, 4th grade	-	-	-	47.9%	47.9%	-	22
Students performing at grade level in math, 4th grade	-	-	-	42.5%	40.7%	-	29
Residential units within ½ mile of a subway station	-	-	-	-	9.1%	-	59
Residential units within ¼ mile of a park	-	-	-	-	38.4%	-	57

Renters

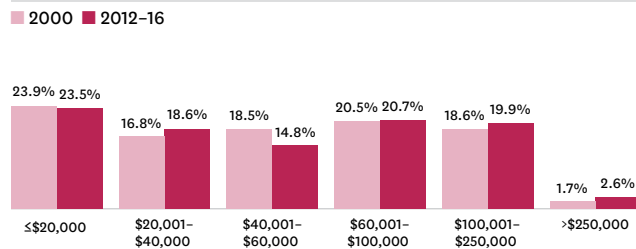
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
* Rental units affordable at 80% AMI (% of recently available units)	-	-	-	-	-	-	-
* Severely rent-burdened households	18.9%	-	24.4%	30.5%	-	47	32
* Severely rent-burdened households, low-income households	-	-	50.2%	48.5%	-	-	15
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	3.6%	3.0%	-	-	34

* 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 2016 heading comes from the 2012-2016 ACS.
 * For information on additional property types, see CoreData.nyc.

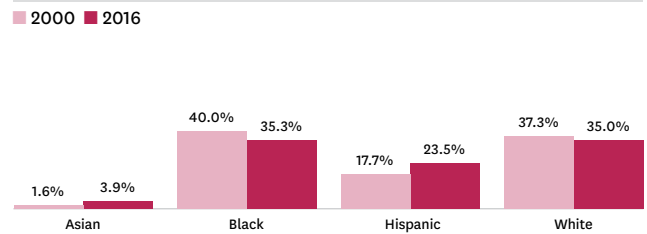


Additional neighborhood information, including expanded indicators and historical data, is available on CoreData.nyc. See Part 3 of this report for indicator definitions.

Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	106,738	120,268	124,031	127,381	-	-	-
Population aged 65+	14.2%	13.9%	13.6%	13.6%	-	12	21
Foreign-born population	24.4%	24.3%	25.7%	26.0%	-	39	43
Households with children under 18 years old	40.1%	41.9%	38.8%	36.3%	-	25	17
Racial diversity index	0.67	0.67	0.67	0.71	-	11	7
Income diversity ratio	-	6.0	6.7	6.2	-	-	17
Median household income (\$2017)	\$51,350	\$53,010	\$53,430	\$45,230	-	33	43
Poverty rate	22.4%	20.3%	22.4%	22.8%	-	24	17
Unemployment rate	12.8%	9.1%	14.2%	9.0%	-	17	12
Population aged 25+ with a bachelor's degree or higher	20.4%	26.3%	25.1%	27.7%	-	29	36
Population aged 25+ without a high school diploma	-	25.5%	21.9%	22.0%	-	-	21

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	35.1%	41.1%	37.8%	34.2%	-	17	22
♦ Rental vacancy rate	-	-	5.1%	4.0%	-	-	15
♦ Severe crowding rate (% of renter households)	-	-	3.4%	2.7%	-	-	40
Serious housing code violations (per 1,000 privately owned rental units)	-	34.3	39.6	35.5	36.0	-	29
Median rent, all (\$2017)	\$1,210	\$990	\$1,020	\$1,060	-	47	49
Median rent, asking	-	-	\$1,510	\$1,850	\$1,800	-	45
Index of housing price appreciation, all property types	100.0	232.8	140.6	175.4	200.2	-	55
♦ Index of housing price appreciation, 2-4 unit building	100.0	236.1	132.3	165.0	202.8	-	-
♦ Median sales price per unit, 2-4 unit building (\$2017)	\$152,250	\$292,360	\$150,340	\$222,500	\$231,200	-	-
Sales volume, all property types	544	1,107	552	361	446	24	29
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	17.2	23.4	32.2	25.2	20.3	18	15
Home purchase loan rate (per 1,000 properties)	-	215.4	19.4	20.7	-	-	27

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	10.7	11.0	11.3	-	-	52
Units authorized by new residential building permits	1,070	742	25	370	386	4	21
Units issued new certificates of occupancy	266	990	231	183	251	14	27

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	44.2%	49.8%	49.5%	46.7%	-	47	48
Mean travel time to work (minutes)	45.6	41.7	44.7	52.3	-	13	1
Serious crime rate (per 1,000 residents)	-	8.1	7.8	11.9	10.5	-	29
Students performing at grade level in ELA, 4th grade	-	-	-	29.5%	30.4%	-	46
Students performing at grade level in math, 4th grade	-	-	-	24.6%	26.5%	-	44
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	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	77.6%	-	-	-	-
♦ Severely rent-burdened households	24.9%	-	29.8%	27.9%	-	21	40
♦ Severely rent-burdened households, low-income households	-	-	41.6%	40.4%	-	-	47
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	17.8%	13.5%	-	-	7

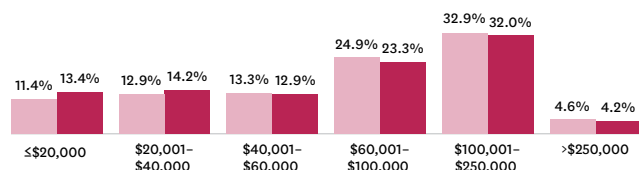
♦ These indicators use five-year American Community Survey (ACS) estimates. Data under the 2010 heading comes from the 2006-2010 ACS and data under the 2016 heading comes from the 2012-2016 ACS.
♦ For information on additional property types, see CoreData.nyc.

Staten Island

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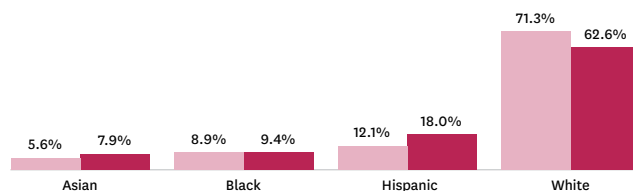
Household Income Distribution (\$2017)

■ 2000 ■ 2012-16



Race and Ethnicity

■ 2000 ■ 2016



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	443,728	477,377	469,363	476,015	-	-	-
Population aged 65+	11.6%	11.8%	12.7%	15.4%	-	3	1
Foreign-born population	16.4%	20.9%	21.4%	23.5%	-	5	5
Households with children under 18 years old	38.5%	38.7%	36.8%	36.6%	-	2	2
Racial diversity index	0.47	0.52	0.54	0.57	-	5	5
Income diversity ratio	-	4.3	5.3	5.0	-	-	4
Median household income (\$2017)	\$80,190	\$83,490	\$78,660	\$78,710	-	1	2
Poverty rate	10.0%	9.2%	11.8%	13.2%	-	5	4
Unemployment rate	5.9%	5.4%	9.1%	5.1%	-	5	5
Population aged 25+ with a bachelor's degree or higher	23.2%	26.8%	30.7%	32.5%	-	3	3
Population aged 25+ without a high school diploma	-	12.1%	12.0%	11.4%	-	-	5

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	63.8%	72.0%	69.6%	70.5%	-	1	1
♦ Rental vacancy rate	-	-	7.6%	6.2%	-	-	1
♦ Severe crowding rate (% of renter households)	-	-	1.9%	2.8%	-	-	5
Serious housing code violations (per 1,000 privately owned rental units)	-	19.0	37.2	26.6	25.5	-	4
Median rent, all (\$2017)	\$1,560	\$1,210	\$1,270	\$1,270	-	3	4
Median rent, asking	-	-	\$1,250	\$1,860	\$1,900	-	4
Index of housing price appreciation, all property types	100.0	194.3	163.9	193.9	218.6	-	5
♦ Index of housing price appreciation, 1 unit building	100.0	186.1	161.1	191.2	215.3	-	-
♦ Median sales price per unit, 1 unit building (\$2017)	\$305,680	\$495,230	\$419,380	\$447,500	\$475,690	-	-
Sales volume, all property types	5,356	6,131	3,459	4,175	4,928	3	3
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	6.9	8.4	14.7	13.2	11.5	4	4
Home purchase loan rate (per 1,000 properties)	-	95.1	20.4	29.9	-	-	1

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 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	930	333	748	610	4	5
Units issued new certificates of occupancy	3,364	1,856	816	1,255	671	2	5

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	31.6%	35.8%	33.0%	33.8%	-	5	5
Mean travel time to work (minutes)	43.9	42.6	40.1	44.3	-	1	2
Serious crime rate (per 1,000 residents)	10.5	7.2	6.7	6.4	5.8	5	5
Students performing at grade level in ELA, 4th grade	-	-	-	46.8%	46.8%	-	2
Students performing at grade level in math, 4th grade	-	-	-	45.7%	44.3%	-	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

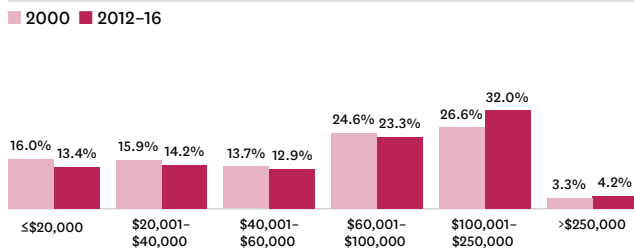
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	63.8%	73.5%	-	-	2
♦ Severely rent-burdened households	21.5%	-	30.7%	32.6%	-	4	2
♦ Severely rent-burdened households, low-income households	-	-	41.8%	46.6%	-	-	2
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	5.4%	6.9%	-	-	2

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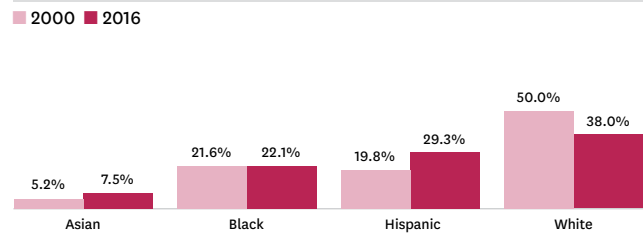


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	162,609	168,395	172,052	174,943	-	-	-
Population aged 65+	11.1%	10.5%	10.7%	12.9%	-	28	29
Foreign-born population	19.1%	24.0%	24.7%	26.9%	-	48	41
Households with children under 18 years old	39.3%	38.4%	40.0%	37.2%	-	27	14
Racial diversity index	0.66	0.70	0.70	0.72	-	15	4
Income diversity ratio	-	5.0	5.7	5.4	-	-	32
Median household income (\$2017)	\$68,270	\$71,150	\$66,150	\$66,860	-	15	20
Poverty rate	15.7%	15.0%	17.9%	21.0%	-	36	22
Unemployment rate	8.2%	5.7%	10.1%	4.7%	-	31	45
Population aged 25+ with a bachelor's degree or higher	22.9%	24.0%	27.8%	29.5%	-	23	32
Population aged 25+ without a high school diploma	-	15.4%	14.6%	16.7%	-	-	32

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	51.9%	58.7%	58.3%	56.8%	-	7	7
Rental vacancy rate	-	-	8.6%	7.9%	-	-	1
Severe crowding rate (% of renter households)	-	-	2.8%	3.2%	-	-	36
Serious housing code violations (per 1,000 privately owned rental units)	-	34.9	69.4	50.8	46.7	-	25
Median rent, all (\$2017)	\$1,470	\$1,160	\$1,270	\$1,240	-	28	41
Median rent, asking	-	-	\$1,250	\$1,870	\$1,950	-	31
Index of housing price appreciation, all property types	100.0	205.6	158.2	194.3	219.0	-	50
Index of housing price appreciation, 1 unit building	100.0	192.7	155.6	193.3	216.8	-	-
Median sales price per unit, 1 unit building (\$2017)	\$259,610	\$443,910	\$355,360	\$395,000	\$411,940	-	-
Sales volume, all property types	1,529	2,260	1,113	1,220	1,490	6	3
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	11.2	13.0	20.7	19.5	15.8	25	18
Home purchase loan rate (per 1,000 properties)	-	60.2	18.8	28.2	-	-	5

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	12.0	12.3	12.5	-	-	50
Units authorized by new residential building permits	522	293	106	238	181	8	37
Units issued new certificates of occupancy	839	659	372	808	211	4	31

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	39.6%	45.2%	42.1%	43.5%	-	51	51
Mean travel time to work (minutes)	43.3	42.4	38.6	43.8	-	21	24
Serious crime rate (per 1,000 residents)	-	10.0	8.4	9.4	8.7	-	39
Students performing at grade level in ELA, 4th grade	-	-	-	34.9%	37.9%	-	36
Students performing at grade level in math, 4th grade	-	-	-	35.5%	34.2%	-	35
Residential units within ½ mile of a subway station	-	-	-	-	12.7%	-	57
Residential units within ¼ mile of a park	-	-	-	-	65.5%	-	43

Renters

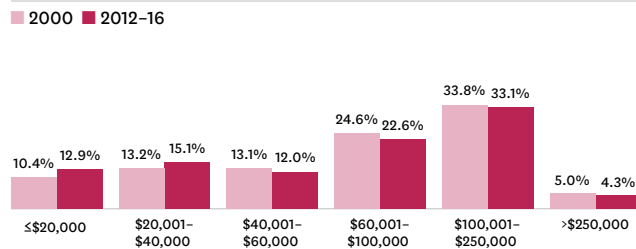
	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Rental units affordable at 80% AMI (% of recently available units)	-	-	65.5%	77.8%	-	-	10
Severely rent-burdened households	22.0%	-	32.3%	34.5%	-	34	13
Severely rent-burdened households, low-income households	-	-	43.8%	48.3%	-	-	16
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	8.2%	11.4%	-	-	13

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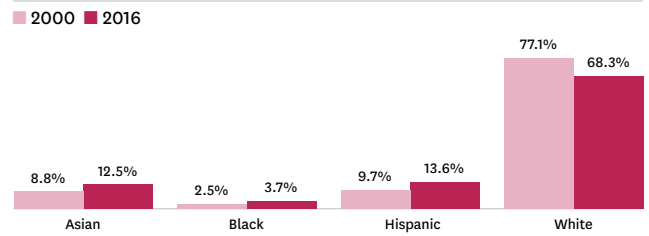


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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	128,177	133,736	132,502	142,815	-	-	-
Population aged 65+	13.5%	13.9%	15.4%	16.4%	-	16	13
Foreign-born population	18.4%	26.8%	25.7%	27.7%	-	49	40
Households with children under 18 years old	36.2%	36.9%	34.5%	37.1%	-	30	15
Racial diversity index	0.39	0.41	0.48	0.50	-	48	41
Income diversity ratio	-	4.2	5.6	5.6	-	-	26
Median household income (\$2017)	\$82,100	\$84,000	\$76,630	\$83,760	-	8	9
Poverty rate	9.1%	8.7%	9.7%	12.0%	-	50	43
Unemployment rate	5.1%	7.3%	8.2%	5.3%	-	50	39
Population aged 25+ with a bachelor's degree or higher	24.8%	29.7%	33.6%	34.3%	-	18	24
Population aged 25+ without a high school diploma	-	12.0%	12.6%	11.0%	-	-	46

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	64.5%	72.9%	71.8%	73.9%	-	4	2
♦ Rental vacancy rate	-	-	5.7%	4.0%	-	-	15
♦ Severe crowding rate (% of renter households)	-	-	1.1%	2.3%	-	-	47
Serious housing code violations (per 1,000 privately owned rental units)	-	6.2	10.0	6.7	8.4	-	55
Median rent, all (\$2017)	\$1,610	\$1,260	\$1,180	\$1,330	-	17	31
Median rent, asking	-	-	\$1,750	\$1,780	\$1,950	-	31
Index of housing price appreciation, all property types	100.0	195.2	167.2	204.4	227.0	-	47
♦ Index of housing price appreciation, 1 unit building	100.0	188.3	161.1	198.6	219.2	-	-
♦ Median sales price per unit, 1 unit building (\$2017)	\$324,180	\$513,130	\$437,370	\$465,000	\$505,110	-	-
Sales volume, all property types	1,621	1,779	991	1,341	1,543	4	2
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	5.7	6.3	11.4	9.7	8.9	34	31
Home purchase loan rate (per 1,000 properties)	-	120.1	20.0	29.3	-	-	4

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	5.7	5.7	6.1	-	-	55
Units authorized by new residential building permits	784	267	85	330	213	5	33
Units issued new certificates of occupancy	700	458	145	200	206	5	32

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	29.5%	34.4%	34.2%	33.6%	-	54	54
Mean travel time to work (minutes)	41.7	38.2	38.3	42.2	-	27	35
Serious crime rate (per 1,000 residents)	-	6.7	5.6	6.4	4.9	-	57
Students performing at grade level in ELA, 4th grade	-	-	-	50.5%	47.6%	-	23
Students performing at grade level in math, 4th grade	-	-	-	48.4%	45.0%	-	25
Residential units within ½ mile of a subway station	-	-	-	-	24.3%	-	55
Residential units within ¼ mile of a park	-	-	-	-	56.9%	-	50

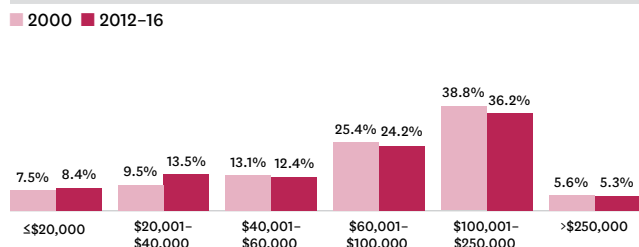
Renters

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	-	-	-	-	-
♦ Severely rent-burdened households	20.8%	-	29.7%	31.7%	-	41	24
♦ Severely rent-burdened households, low-income households	-	-	37.7%	44.1%	-	-	38
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	1.9%	1.7%	-	-	43

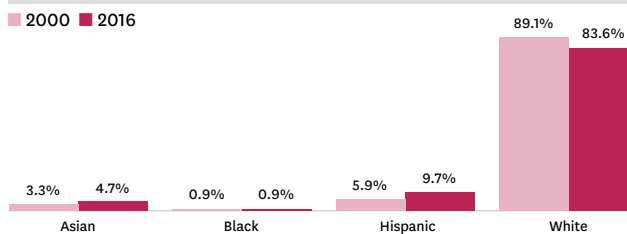
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Household Income Distribution (\$2017)



Race and Ethnicity



Demographics

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population	152,942	175,246	164,809	158,257	-	-	-
Population aged 65+	10.5%	11.3%	12.5%	17.2%	-	32	11
Foreign-born population	11.7%	13.3%	14.5%	15.9%	-	55	54
Households with children under 18 years old	39.7%	40.4%	35.3%	35.7%	-	26	20
Racial diversity index	0.20	0.28	0.29	0.27	-	55	54
Income diversity ratio	-	3.6	4.0	4.3	-	-	45
Median household income (\$2017)	\$92,690	\$99,690	\$91,050	\$91,790	-	5	7
Poverty rate	4.9%	4.1%	7.0%	5.9%	-	55	55
Unemployment rate	4.2%	3.7%	8.7%	5.2%	-	52	41
Population aged 25+ with a bachelor's degree or higher	22.2%	27.2%	31.1%	34.0%	-	25	27
Population aged 25+ without a high school diploma	-	9.2%	9.1%	6.5%	-	-	50

Housing Market and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Homeownership rate	75.9%	84.9%	79.5%	81.8%	-	1	1
♦ Rental vacancy rate	-	-	7.5%	4.7%	-	-	10
♦ Severe crowding rate (% of renter households)	-	-	0.4%	2.3%	-	-	47
Serious housing code violations (per 1,000 privately owned rental units)	-	2.6	6.2	3.5	4.9	-	58
Median rent, all (\$2017)	\$1,640	\$1,260	\$1,370	\$1,260	-	13	39
Median rent, asking	-	-	-	\$1,830	\$1,750	-	48
Index of housing price appreciation, all property types	100.0	182.9	165.9	185.7	212.5	-	53
♦ Index of housing price appreciation, 1 unit building	100.0	180.2	164.9	185.7	212.5	-	-
♦ Median sales price per unit, 1 unit building (\$2017)	\$329,240	\$525,060	\$448,300	\$465,000	\$489,420	-	-
Sales volume, all property types	2,206	2,092	1,355	1,614	1,895	1	1
Notices of foreclosure rate (per 1,000 1-4 unit and condo properties)	4.7	6.6	12.5	11.0	10.2	37	28
Home purchase loan rate (per 1,000 properties)	-	187.3	22.0	31.8	-	-	2

Land Use and Development

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Population density (1,000 persons per square mile)	-	8.4	7.9	7.6	-	-	54
Units authorized by new residential building permits	1,291	370	142	180	216	1	32
Units issued new certificates of occupancy	1,825	739	299	247	254	1	26

Neighborhood Services and Conditions

	2000	2006	2010	2016	2017	2000 Rank	2016-17 Rank
Car-free commute (% of commuters)	25.6%	28.4%	23.0%	24.3%	-	55	55
Mean travel time to work (minutes)	46.1	45.8	42.9	46.4	-	9	10
Serious crime rate (per 1,000 residents)	-	4.5	3.8	3.0	2.8	-	59
Students performing at grade level in ELA, 4th grade	-	-	-	60.3%	59.3%	-	12
Students performing at grade level in math, 4th grade	-	-	-	58.3%	58.6%	-	15
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	2016	2017	2000 Rank	2016-17 Rank
♦ Rental units affordable at 80% AMI (% of recently available units)	-	-	-	-	-	-	-
♦ Severely rent-burdened households	21.5%	-	27.8%	28.9%	-	38	36
♦ Severely rent-burdened households, low-income households	-	-	40.8%	45.3%	-	-	29
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	2.8%	2.7%	-	-	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 2016 heading comes from the 2012-2016 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. “Car” refers only to those using a personal motor vehicle other than a motorcycle.

Sources: U.S. Census (2000), American Community Survey (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016–17 Rank	CD#	Name	Value
Highest			
1	MN 06	Stuyvesant Town/Turtle Bay	91.4%
2	MN 04, 05	Chelsea/Clinton/Midtown	90.6%
3	MN 09	Morningside Heights/Hamilton Heights	90.3%
3	BK 06	Park Slope/Carroll Gardens	90.3%
5	MN 10	Central Harlem	89.9%
Lowest			
51	SI 01	North Shore	43.5%
52	QN 11	Bayside/Little Neck	41.7%
53	QN 13	Queens Village	40.0%
54	SI 02	Mid-Island	33.6%
55	SI 03	South Shore	24.3%

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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016–17 Rank	CD#	Name	Value
Highest			
1	QN 04	Elmhurst/Corona	62.3%
2	QN 03	Jackson Heights	57.5%
3	QN 07	Flushing/Whitestone	57.2%
4	QN 02	Sunnyside/Woodside	55.6%
5	BK 11	Bensonhurst	55.2%
Lowest			
51	BX 10	Throgs Neck/Co-op City	20.7%
52	BK 03	Bedford Stuyvesant	19.7%
53	BK 02	Brooklyn Heights/Fort Greene	19.6%
54	SI 03	South Shore	15.9%
55	BK 06	Park Slope/Carroll Gardens	15.1%

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. 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

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 02	Brooklyn Heights/Fort Greene	33.1
2	BK 06	Park Slope/Carroll Gardens	31.8
2	SI 03	South Shore	31.8
4	SI 02	Mid-Island	29.3
5	SI 01	North Shore	28.2
Lowest			
51	BX 04	Highbridge/South Concourse	12.8
51	BX 09	Soundview/Parkchester	12.8
53	BX 03, 06	Morrisania/Belmont	12.7
54	BX 05	University Heights/Fordham	10.0
55	BX 01, 02	Mott Haven/Hunts Point	9.8

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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	SI 03	South Shore	81.8%
2	SI 02	Mid-Island	73.9%
3	QN 13	Queens Village	72.5%
4	QN 11	Bayside/Little Neck	69.5%
5	QN 10	South Ozone Park/Howard Beach	69.3%
Lowest			
51	BX 03, 06	Morrisania/Belmont	6.8%
52	MN 11	East Harlem	6.6%
53	BX 07	Kingsbridge Heights/Mosholu	6.4%
54	BX 04	Highbridge/South Concourse	5.7%
55	BX 05	University Heights/Fordham	2.8%

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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 12	Borough Park	44.4%
2	BX 01, 02	Mott Haven/Hunts Point	42.8%
3	BX 04	Highbridge/South Concourse	41.8%
4	BX 03, 06	Morrisania/Belmont	39.9%
5	BK 07	Sunset Park	39.6%
Lowest			
51	MN 08	Upper East Side	17.8%
52	MN 03	Lower East Side/Chinatown	14.0%
53	MN 07	Upper West Side	13.9%
54	MN 06	Stuyvesant Town/Turtle Bay	12.2%
55	MN 04, 05	Chelsea/Clinton/Midtown	9.3%

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 2017 dollars. We report data from five-year American Community Survey estimates at the sub-borough level.

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*

2016-17 Rank	CD#	Name	Value
Highest			
1	BX 03, 06	Morrisania/Belmont	19.3%
2	BX 05	University Heights/Fordham	19.0%
3	BK 13	Coney Island	16.2%
4	BX 01, 02	Mott Haven/Hunts Point	15.3%
5	BX 07	Kingsbridge Heights/Mosholu	14.6%
Lowest			
51	MN 01, 02	Greenwich Village/Financial District	0.8%
51	QN 07	Flushing/Whitestone	0.8%
53	QN 02	Sunnyside/Woodside	0.7%
54	QN 01	Astoria	0.6%
55	QN 11	Bayside/Little Neck	0.1%

Income Diversity Ratio

This indicator measures the income diversity ratio 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*

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 07	Upper West Side	8.8
2	MN 03	Lower East Side/Chinatown	8.5
3	MN 04, 05	Chelsea/Clinton/Midtown	8.3
3	BK 04	Bushwick	8.3
3	BK 08	North Crown Heights/Prospect Heights	8.3
Lowest			
51	QN 02	Sunnyside/Woodside	4.1
51	QN 05	Middle Village/Ridgewood	4.1
53	QN 10	South Ozone Park/Howard Beach	3.9
54	BX 10	Throgs Neck/Co-op City	3.8
54	QN 13	Queens Village	3.8

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 estimate of sales occurring in 2017 include only sales recorded by the end of January 2018. This encompasses the vast majority of sales in 2017, but due to recording delays, this number may be revised slightly when complete data are available. For more information on 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 2007 was 192.9 for Manhattan community district 8 (Upper East Side). In 2017, it was 246.95. So the index was 54.05 index points higher in 2017. This does not mean that the value of the average property went up by 54.05 percent. Using the formula above, we see that the home appreciated by 28 percent between 2007 and 2017:

$$\frac{246.95 - 192.9}{192.9}$$

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 2017. 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

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 09	Morningside Heights/Hamilton	620.3
2	MN 12	Washington Heights/Inwood	600.7
3	MN 10	Central Harlem	591.8
4	MN 11	East Harlem	458.1
5	BK 06	Park Slope/Carroll Gardens	450.4
Lowest			
55	QN 14	Rockaway/Broad Channel	200.2
56	BX 10	Throgs Neck/Co-op City	196.2
57	QN 12	Jamaica/Hollis	188.9
58	BX 12	Williamsbridge/Baychester	186.5
59	BX 03	Morrisania/Crotona	183.7

1 Unit Buildings

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 09	Morningside Heights/Hamilton	1,292.3
2	BK 08	Crown Heights/Prospect Heights	737.4
3	BK 01	Greenpoint/Williamsburg	593.0
4	BK 09	South Crown Heights/Lefferts Gardens	521.7
5	MN 10	Central Harlem	460.9
Lowest			
50	BX 09	Parkchester/Soundview	192.1
51	QN 12	Jamaica/Hollis	187.2
52	BX 12	Williamsbridge/Baychester	186.6
53	MN 08	Upper East Side	186.1
54	BX 06	Belmont/East Tremont	161.8

2-4 Unit Buildings

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 12	Washington Heights/Inwood	764.5
2	BK 01	Greenpoint/Williamsburg	621.5
3	MN 09	Morningside Heights/Hamilton	588.3
4	MN 10	Central Harlem	573.7
5	BK 02	Fort Greene/Brooklyn Heights	492.8
Lowest			
52	QN 12	Jamaica/Hollis	192.9
53	BX 07	Kingsbridge Heights/Bedford	188.9
54	BX 06	Belmont/East Tremont	186.5
55	BX 12	Williamsbridge/Baychester	179.5
56	BX 03	Morrisania/Crotona	157.5

5+ Unit Buildings

2016-17 Rank	CD#	Name	Value
Highest			
1	SI 02	South Beach/Willowbrook	1,054.9
2	BX 01	Mott Haven/Melrose	861.1
3	MN 03	Lower East Side/Chinatown	802.9
4	MN 10	Central Harlem	798.8
5	MN 09	Morningside Heights/Hamilton	792.5
Lowest			
51	BK 15	Sheepshead Bay	306.2
52	BX 08	Riverdale/Fieldston	301.9
53	BX 12	Williamsbridge/Baychester	285.5
54	QN 14	Rockaway/Broad Channel	266.7
55	QN 03	Jackson Heights	247.4

Condominiums

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 09	Morningside Heights/Hamilton	717.8
2	MN 10	Central Harlem	562.9
3	BK 08	Crown Heights/Prospect Heights	541.4
4	BK 14	Flatbush/Midwood	533.3
5	MN 12	Washington Heights/Inwood	520.7
Lowest			
51	BK 04	Bushwick	160.5
52	BX 10	Throgs Neck/Co-op City	150.1
53	BX 06	Belmont/East Tremont	144.3
54	BK 09	South Crown Heights/Lefferts Gardens	133.5
55	BX 04	Highbridge/Concourse	121.0

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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	QN 14	Rockaways	52.3
2	QN 10	South Ozone Park/Howard Beach	49.3
3	QN 12	Jamaica	48.8
4	BK 13	Coney Island	48.6
5	BX 09	Soundview/Parkchester	48.4
Lowest			
51	MN 08	Upper East Side	32.5
52	MN 07	Upper West Side	32.2
53	MN 06	Stuyvesant Town/Turtle Bay	26.3
54	MN 04, 05	Chelsea/Clinton/Midtown	26.2
55	MN 01, 02	Greenwich Village/Financial District	25.6

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 2017 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 (2006, 2010, 2016), NYU Furman Center

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

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 01, 02	Greenwich Village/Financial District	\$139,900
2	MN 08	Upper East Side	\$119,260
3	MN 07	Upper West Side	\$113,450
4	MN 06	Stuyvesant Town/Turtle Bay	\$112,560
5	BK 06	Park Slope/Carroll Gardens	\$105,910
Lowest			
51	BX 04	Highbridge/South Concourse	\$32,120
52	BK 16	Brownsville/Ocean Hill	\$30,800
53	BX 01, 02	Mott Haven/Hunts Point	\$27,850
54	BX 05	University Heights/Fordham	\$27,140
55	BX 03, 06	Morrisania/Belmont	\$26,320

Median Rent, All

The monthly rent we report (with the exception of asking rents as outlined below) 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 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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 01, 02	Greenwich Village/Financial District	\$2,580
1	MN 06	Stuyvesant Town/Turtle Bay	\$2,580
3	MN 08	Upper East Side	\$2,290
4	MN 04, 05	Chelsea/Clinton/Midtown	\$2,280
5	MN 07	Upper West Side	\$2,200
Lowest			
51	BK 13	Coney Island	\$1,000
52	BK 16	Brownsville/Ocean Hill	\$990
53	BX 03, 06	Morrisania/Belmont	\$980
54	BX 01, 02	Mott Haven/Hunts Point	\$970
55	MN 11	East Harlem	\$890

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

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 05	Midtown	\$4,000
2	MN 01	Financial District	\$3,950
3	MN 02	Greenwich Village/Soho	\$3,600
4	MN 04	Clinton/Chelsea	\$3,400
5	MN 06	Stuyvesant Town/Turtle Bay	\$3,300
Lowest			
55	BX 05	Fordham/University Heights	\$1,600
55	BX 09	Parkchester/Soundview	\$1,600
55	BX 11	Morris Park/Bronxdale	\$1,600
55	BX 12	Williamsbridge/Baychester	\$1,600
59	BX 07	Kingsbridge Heights/Bedford	\$1,500

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 2017. 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 2017 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 2017 only include sales recorded as of January 31, 2018. This encompasses the vast majority of sales in 2017, but due to recording delays this number may be revised slightly when complete data are available.

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

Geography: City, Borough, Community District

1 unit building (\$2017)

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 01	Financial District	\$17,654,440
2	MN 07	Upper West Side	\$13,101,400
3	MN 02	Greenwich Village/Soho	\$9,808,020
4	MN 08	Upper East Side	\$7,723,820
5	MN 06	Stuyvesant Town/Turtle Bay	\$4,904,010
Lowest			
52	BX 09	Parkchester/Soundview	\$377,610
53	BX 12	Williamsbridge/Baychester	\$367,800
54	BX 02	Hunts Point/Longwood	\$362,900
54	BX 04	Highbridge/Concourse	\$362,900
56	BX 06	Belmont/East Tremont	\$340,340

2-4 unit building (\$2017)

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 02	Greenwich Village/Soho	\$3,432,810
2	MN 08	Upper East Side	\$3,322,470
3	MN 07	Upper West Side	\$2,484,700
4	MN 06	Stuyvesant Town/Turtle Bay	\$1,859,440
5	MN 04	Clinton/Chelsea	\$1,347,380
Lowest			
52	BX 04	Highbridge/Concourse	\$210,870
52	BX 09	Parkchester/Soundview	\$210,870
54	BX 02	Hunts Point/Longwood	\$202,290
55	BX 06	Belmont/East Tremont	\$199,430
56	BX 03	Morrisania/Crotona	\$192,280

5+ unit building (\$2017)

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 01	Financial District	\$1,695,970
2	MN 05	Midtown	\$1,112,700
3	MN 02	Greenwich Village/Soho	\$735,600
4	MN 04	Clinton/Chelsea	\$703,110
5	MN 08	Upper East Side	\$647,330
Lowest			
54	BX 12	Williamsbridge/Baychester	\$136,270
55	SI 01	St. George/Stapleton	\$135,840
56	QN 10	South Ozone Park/Howard Beach	\$131,710
57	SI 03	Tottenville/Great Kills	\$122,600
58	QN 14	Rockaway/Broad Channel	\$62,850

Condominium (\$2017)

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 02	Greenwich Village/Soho	\$2,550,090
2	MN 05	Midtown	\$1,824,290
3	MN 01	Financial District	\$1,667,360
4	MN 08	Upper East Side	\$1,544,760
5	MN 07	Upper West Side	\$1,373,120
Lowest			
54	QN 12	Jamaica/Hollis	\$220,680
55	BX 07	Kingsbridge Heights/Bedford	\$181,450
56	BX 11	Morris Park/Bronxdale	\$175,560
57	BX 02	Hunts Point/Longwood	\$174,520
58	BX 09	Parkchester/Soundview	\$132,410

Notices of Foreclosure Rate

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

This indicator measures the rate 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. 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

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 16	Brownsville	35.5
2	BK 05	East New York/Starrett City	32.9
3	QN 12	Jamaica/Hollis	30.2
4	BX 04	Highbridge/Concourse	28.4
5	BX 05	Fordham/University Heights	26.8
Lowest			
55	MN 02	Greenwich Village/Soho	1.9
55	MN 06	Stuyvesant Town/Turtle Bay	1.9
57	MN 05	Midtown	1.8
57	BK 06	Park Slope/Carroll Gardens	1.8
59	MN 07	Upper West Side	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 (2006, 2010, 2016), 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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 08	Upper East Side	80.9%
2	MN 01, 02	Greenwich Village/Financial District	80.1%
3	MN 06	Stuyvesant Town/Turtle Bay	80.0%
4	MN 04, 05	Chelsea/Clinton/Midtown	78.1%
5	MN 07	Upper West Side	76.9%
Lowest			
51	BX 04	Highbridge/South Concourse	14.0%
52	BX 07	Kingsbridge Heights/Mosholu	13.6%
53	BX 03, 06	Morrisania/Belmont	13.4%
54	BX 05	University Heights/Fordham	11.5%
55	BX 01, 02	Mott Haven/Hunts Point	9.9%

Population Aged 25+ Without a High School Degree

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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 07	Sunset Park	42.8%
2	BX 01, 02	Mott Haven/Hunts Point	36.9%
3	BX 04	Highbridge/South Concourse	35.2%
4	BX 05	University Heights/Fordham	34.3%
5	BX 07	Kingsbridge Heights/Mosholu	33.3%
Lowest			
51	MN 04, 05	Chelsea/Clinton/Midtown	4.3%
52	MN 01, 02	Greenwich Village/Financial District	4.2%
53	MN 06	Stuyvesant Town/Turtle Bay	4.1%
54	MN 07	Upper West Side	3.9%
55	MN 08	Upper East Side	3.1%

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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 13	Coney Island	22.8%
2	MN 07	Upper West Side	21.9%
3	BX 10	Throgs Neck/Co-op City	21.0%
4	QN 06	Rego Park/Forest Hills	19.5%
5	QN 11	Bayside/Little Neck	19.3%
Lowest			
50	BX 03, 06	Morrisania/Belmont	9.4%
50	BK 06	Park Slope/Carroll Gardens	9.4%
52	BK 01	Williamsburg/Greenpoint	9.2%
53	BK 04	Bushwick	9.1%
54	BX 05	University Heights/Fordham	8.4%
55	BX 01, 02	Mott Haven/Hunts Point	7.5%

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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 08	Upper East Side	110.2
2	MN 10	Central Harlem	100.4
3	MN 03	Lower East Side/Chinatown	91.3
4	BX 05	University Heights/Fordham	89.5
5	BX 07	Kingsbridge Heights/Mosholu	88.6
Lowest			
51	BX 10	Throgs Neck/Co-op City	12.0
52	QN 14	Rockaways	11.3
53	QN 13	Queens Village	10.9
54	SI 03	South Shore	7.6
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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	BX 05	University Heights/Fordham	41.1%
2	BX 01, 02	Mott Haven/Hunts Point	36.9%
3	BX 03, 06	Morrisania/Belmont	36.3%
4	BX 04	Highbridge/South Concourse	34.9%
5	BK 16	Brownsville/Ocean Hill	33.2%
Lowest			
51	MN 01, 02	Greenwich Village/Financial District	8.0%
52	QN 11	Bayside/Little Neck	7.6%
53	MN 06	Stuyvesant Town/Turtle Bay	7.1%
54	MN 08	Upper East Side	6.5%
55	SI 03	South Shore	5.9%

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 96.9 percent of New York City’s population in 2016. 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 (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016–17			
Rank	CD#	Name	Value
Highest			
1	QN 10	South Ozone Park/Howard Beach	0.81
2	QN 08	Hillcrest/Fresh Meadows	0.75
3	MN 09	Morningside Heights/Hamilton Heights	0.73
4	MN 03	Lower East Side/Chinatown	0.72
4	BK 14	Flatbush	0.72
4	SI 01	North Shore	0.72
Lowest			
51	BX 05	University Heights/Fordham	0.43
51	BX 07	Kingsbridge Heights/Mosholu	0.43
53	MN 01, 02	Greenwich Village/Financial District	0.40
54	SI 03	South Shore	0.27
55	BK 17	East Flatbush	0.25

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 (2016), 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 (2016), U.S. Department of Housing and Urban Development, NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	BX 01, 02	Mott Haven/Hunts Point	91.8%
2	BX 05	University Heights/Fordham	89.9%
3	BX 04	Highbridge/South Concourse	88.8%
4	BX 03, 06	Morrisania/Belmont	88.1%
5	BK 16	Brownsville/Ocean Hill	86.5%
Lowest			
44	MN 04, 05	Chelsea/Clinton/Midtown	17.7%
45	MN 06	Stuyvesant Town/Turtle Bay	14.5%
46	MN 01, 02	Greenwich Village/Financial District	13.4%
47	MN 08	Upper East Side	12.5%
48	BK 06	Park Slope/Carroll Gardens	11.3%

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 (2006-2010, 2012-2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	SI 01	North Shore	7.9%
2	MN 04, 05	Chelsea/Clinton/Midtown	6.6%
3	MN 06	Stuyvesant Town/Turtle Bay	6.0%
4	MN 08	Upper East Side	5.7%
4	BK 05	East New York/Starrett City	5.7%
Lowest			
51	BK 06	Park Slope/Carroll Gardens	1.9%
51	QN 08	Hillcrest/Fresh Meadows	1.9%
53	MN 12	Washington Heights/Inwood	1.7%
54	BX 10	Throgs Neck/Co-op City	1.5%
54	QN 04	Elmhurst/Corona	1.5%

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

2016-17 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

2016-17 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 2017 only include sales recorded as of January 31, 2018. This should include the vast majority of sales in 2017, 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 Department of Finance. 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

2016-17 Rank	CD#	Name	Value
Highest			
1	SI 03	Tottenville/Great Kills	1,895
2	SI 02	South Beach/Willowbrook	1,543
3	SI 01	St. George/Stapleton	1,490
4	QN 12	Jamaica/Hollis	1,345
5	QN 07	Flushing/Whitestone	1,247
Lowest			
54	BX 03	Morrisania/Crotona	99
54	BX 04	Highbridge/Concourse	99
56	BX 05	Fordham/University Heights	98
57	MN 09	Morningside Heights/Hamilton	83
58	BX 01	Mott Haven/Melrose	81
59	BX 02	Hunts Point/Longwood	79

Serious Crime Rate

(per 1,000 residents)

The New York City Police Department (NYPD) collects data on criminal activity, 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. We geocode publically available incident-level crime data from the NYPD. 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

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 05	Midtown	84.5
2	MN 04	Clinton/Chelsea	25.4
3	BX 01	Mott Haven/Melrose	25.2
4	MN 02	Greenwich Village/Soho	23.8
5	BK 02	Fort Greene/Brooklyn Heights	19.0
Lowest			
55	BK 11	Bensonhurst	6.0
56	QN 06	Rego Park/Forest Hills	5.2
57	SI 02	South Beach/Willowbrook	4.9
58	BK 12	Borough Park	4.3
59	SI 03	Tottenville/Great Kills	2.8

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 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. Data for 2012 and later, we use NYC Open Data. 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

2016-17 Rank	CD#	Name	Value
Highest			
1	BX 04	Highbridge/Concourse	122.7
2	BK 16	Brownsville	118.7
3	MN 12	Washington Heights/Inwood	115.8
4	BX 06	Belmont/East Tremont	115.2
5	BK 05	East New York/Starrett City	113.1
Lowest			
55	MN 05	Midtown	8.4
55	SI 02	South Beach/Willowbrook	8.4
57	QN 11	Bayside/Little Neck	6.6
58	SI 03	Tottenville/Great Kills	4.9
59	MN 01	Financial District	3.5

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 2012-2016 five-year estimates from the ACS for sub-borough areas.

Sources: American Community Survey, NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	QN 04	Elmhurst/Corona	10.9%
2	QN 03	Jackson Heights	10.5%
3	BK 12	Borough Park	9.2%
4	BX 04	Highbridge/South Concourse	8.9%
5	BK 07	Sunset Park	8.6%
Lowest			
49	MN 07	Upper West Side	2.1%
49	MN 10	Central Harlem	2.1%
49	QN 05	Middle Village/Ridgewood	2.1%
52	MN 08	Upper East Side	1.9%
53	QN 13	Queens Village	1.7%
54	BX 10	Throgs Neck/Co-op City	1.6%
55	QN 11	Bayside/Little Neck	1.5%

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 (2006-2010, 2012-2016), 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

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 12	Borough Park	44.8%
2	BX 05	University Heights/Fordham	42.7%
3	BX 04	Highbridge/South Concourse	40.0%
4	QN 07	Flushing/Whitestone	38.4%
5	BX 07	Kingsbridge Heights/Mosholu	37.5%
Lowest			
51	MN 07	Upper West Side	19.9%
52	BK 02	Brooklyn Heights/Fort Greene	19.8%
53	MN 08	Upper East Side	19.5%
54	MN 01, 02	Greenwich Village/Financial District	19.4%
55	BK 06	Park Slope/Carroll Gardens	16.7%

Low-income renter households

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 06	Stuyvesant Town/Turtle Bay	64.1%
2	MN 01, 02	Greenwich Village/Financial District	63.9%
3	BK 12	Borough Park	56.2%
4	MN 08	Upper East Side	56.1%
5	QN 06	Rego Park/Forest Hills	56.1%
Lowest			
40	BK 13	Coney Island	37.6%
41	MN 03	Lower East Side/Chinatown	35.8%
42	BX 01, 02	Mott Haven/Hunts Point	35.5%
43	MN 10	Central Harlem	34.6%
44	MN 11	East Harlem	29.2%

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, 2017 corresponds to the 2016-2017 school year.

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

Geography: City, Borough, Community District

English language arts

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 05	Midtown	82.9%
2	MN 08	Upper East Side	80.2%
3	MN 02	Greenwich Village/Soho	79.0%
4	MN 01	Financial District	78.7%
5	MN 06	Stuyvesant Town/Turtle Bay	77.8%
Lowest			
55	MN 10	Central Harlem	22.5%
56	BX 06	Belmont/East Tremont	22.2%
57	BX 02	Hunts Point/Longwood	20.1%
58	BX 03	Morrisania/Crotona	20.1%
59	BK 16	Brownsville	19.3%

Math

2016-17 Rank	CD#	Name	Value
Highest			
1	MN 02	Greenwich Village/Soho	83.2%
2	MN 01	Financial District	81.5%
3	MN 08	Upper East Side	78.0%
4	QN 11	Bayside/Little Neck	77.8%
5	MN 07	Upper West Side	73.5%
Lowest			
55	BX 02	Hunts Point/Longwood	19.0%
56	BX 03	Morrisania/Crotona	18.2%
57	MN 10	Central Harlem	14.2%
58	BK 16	Brownsville	13.4%
59	BX 06	Belmont/East Tremont	12.1%

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.

Sources: U.S. Census (2000), American Community Survey (2006, 2010, 2016), NYU Furman Center

Geography: City, Borough, Sub-borough Area

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 16	Brownsville/Ocean Hill	14.0%
2	BX 05	University Heights/Fordham	12.7%
3	BX 03, 06	Morrisania/Belmont	11.6%
3	BX 04	Highbridge/South Concourse	11.6%
5	BX 07	Kingsbridge Heights/Mosholu	10.7%
Lowest			
51	QN 02	Sunnyside/Woodside	3.5%
52	MN 08	Upper East Side	3.4%
53	MN 04, 05	Chelsea/Clinton/Midtown	3.3%
53	MN 06	Stuyvesant Town/Turtle Bay	3.3%
55	QN 11	Bayside/Little Neck	2.7%

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. 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 2007 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. 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

2016-17 Rank	CD#	Name	Value
Highest			
1	BK 02	Fort Greene/Brooklyn Heights	1,341
2	BX 01	Mott Haven/Melrose	1,236
3	QN 12	Jamaica/Hollis	1,153
4	BX 03	Morrisania/Crotona	1,082
5	MN 07	Upper West Side	1,069
Lowest			
55	BX 10	Throgs Neck/Co-op City	37
56	QN 13	Queens Village	34
57	QN 06	Rego Park/Forest Hills	10
58	BK 18	Flatlands/Canarsie	8
59	BK 10	Bay Ridge/Dyker Heights	2

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. To avoid double counting, if a building has received multiple certificates since 2005 (for example, a temporary and a final certificate) only the first is counted.

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

Geography: City, Borough, Community District

2016-17 Rank	CD#	Name	Value
Highest			
1	QN 02	Woodside/Sunnyside	2,810
2	BK 02	Fort Greene/Brooklyn Heights	2,782
3	BK 01	Greenpoint/Williamsburg	2,179
4	MN 04	Clinton/Chelsea	1,950
5	QN 01	Astoria	1,015
Lowest			
55	QN 13	Queens Village	34
56	BK 10	Bay Ridge/Dyker Heights	27
57	QN 10	South Ozone Park/Howard Beach	15
58	BK 18	Flatlands/Canarsie	6
59	QN 09	Kew Gardens/Woodhaven	4

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 2016 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 2016.

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, 2012-2016) 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 2012-2016 ACS is listed under the heading “2016”). 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- and borough-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 exact¹ 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 people aged 16 to 19 for the disconnected youth indicator), 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 2.0 percent according to the 2012-2016 ACS. In Brooklyn as a whole, the rental vacancy rate was 3.1 percent according to the 2016 ACS. Because the estimate for SBA 201 is for the entire period from 2012 through 2016, it is not strictly comparable to the borough-wide number, which comes from 2016 alone; if the vacancy rate in Greenpoint/Williamsburg and in Brooklyn

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

as a whole declined substantially between 2012 and 2016, the estimate for SBA 201 would include the higher vacancy rate in 2012 as well as the lower vacancy rate in 2016, while the borough-wide 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 2012-2016 estimate to the 2006 estimate, since 2006 is not within the range of 2012-2016.

Multiyear estimates can be compared to other multiyear estimates of the same duration as long as the ranges do not overlap. So, the 2012-2016 estimates for one sub-borough area can be compared to the 2007-2011 estimates for that sub-borough area and to the 2012-2016 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 2016 ACS respondent who was interviewed in January of 2016 would report income that was mostly earned in 2015, while a respondent who was interviewed in December of 2016 would report income that was mostly earned in 2016. 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, 2015 and 2016) 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 2017 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 2016 for the 2016 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 2015 than in 2016, respondents interviewed in January of 2016 would be more likely to report zero earnings in the last twelve months than similar respondents interviewed in December of 2016, 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.

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 2016, 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 2016, 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, 2016

	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 2016\$)						
1	\$19,050	\$31,750	\$38,050	\$50,750	\$63,400	\$76,100	\$104,650
2	\$21,800	\$36,250	\$43,500	\$58,000	\$72,500	\$87,000	\$119,600
3	\$24,500	\$40,800	\$48,900	\$65,250	\$81,550	\$97,850	\$134,550
4	\$27,200	\$45,300	\$54,350	\$72,500	\$90,600	\$108,700	\$149,500
5	\$29,400	\$48,950	\$58,700	\$78,300	\$97,850	\$117,400	\$161,450
6	\$32,600	\$52,550	\$63,050	\$84,100	\$105,100	\$126,100	\$173,400
7	\$36,750	\$56,200	\$67,400	\$89,900	\$112,350	\$134,800	\$185,350
8	\$40,900	\$59,800	\$71,750	\$95,700	\$119,600	\$143,500	\$197,350
	Maximum Affordable Rent (Nominal 2016\$)						
1	\$476	\$794	\$951	\$1,269	\$1,585	\$1,903	\$2,616
2	\$545	\$906	\$1,088	\$1,450	\$1,813	\$2,175	\$2,990
3	\$613	\$1,020	\$1,223	\$1,631	\$2,039	\$2,446	\$3,364
4	\$680	\$1,133	\$1,359	\$1,813	\$2,265	\$2,718	\$3,738
5	\$735	\$1,224	\$1,468	\$1,958	\$2,446	\$2,935	\$4,036
6	\$815	\$1,314	\$1,576	\$2,103	\$2,628	\$3,153	\$4,335
7	\$919	\$1,405	\$1,685	\$2,248	\$2,809	\$3,370	\$4,634
8	\$1,023	\$1,495	\$1,794	\$2,393	\$2,990	\$3,588	\$4,934

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 data used to construct the price index come from two sources, both obtained from the New York City Department of Finance. 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 the Department of Finance. 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 2017. 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. 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 2016 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.

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.

Properties that Entered REO

The data for this indicator come from two sources—LPs from Public Data Corporation and residential sales data from the New York City Department of Finance. Each of these datasets identifies properties using a unique borough, block, and lot number (BBL). Starting with the set of all LPs, we use BBLs to match each LP issued since 1993 with the most recent sale of that property prior to the LP (if the sale happened in 1974 or later). We then match the LP to any sales that occurred within three years from the date of the LP, and assume that the first such sale was undertaken in response to the foreclosure filing. To identify transfers into REO, we search the grantee name field of the first sale after

the LP for the word “bank” or the name of any large bank or subsidiary. Finally, we check if the name of the grantee matches the name of the LP servicer. If this is the case we classify the sale as a transfer into REO.

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. The matching process for permits and jobs is somewhat imperfect. We are able 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 match 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. In 2017, we counted 1,781 permits approved for new residential buildings; of that number, we matched 1,319 permits to their associated job and 266 permits to a recently filed job on the same site. We could not match 196 permits to jobs and therefore did not find the number of units proposed for those developments. Accordingly, our measure may somewhat understate the number of units in the construction pipeline.

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, the Furman Center uses 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 2017 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

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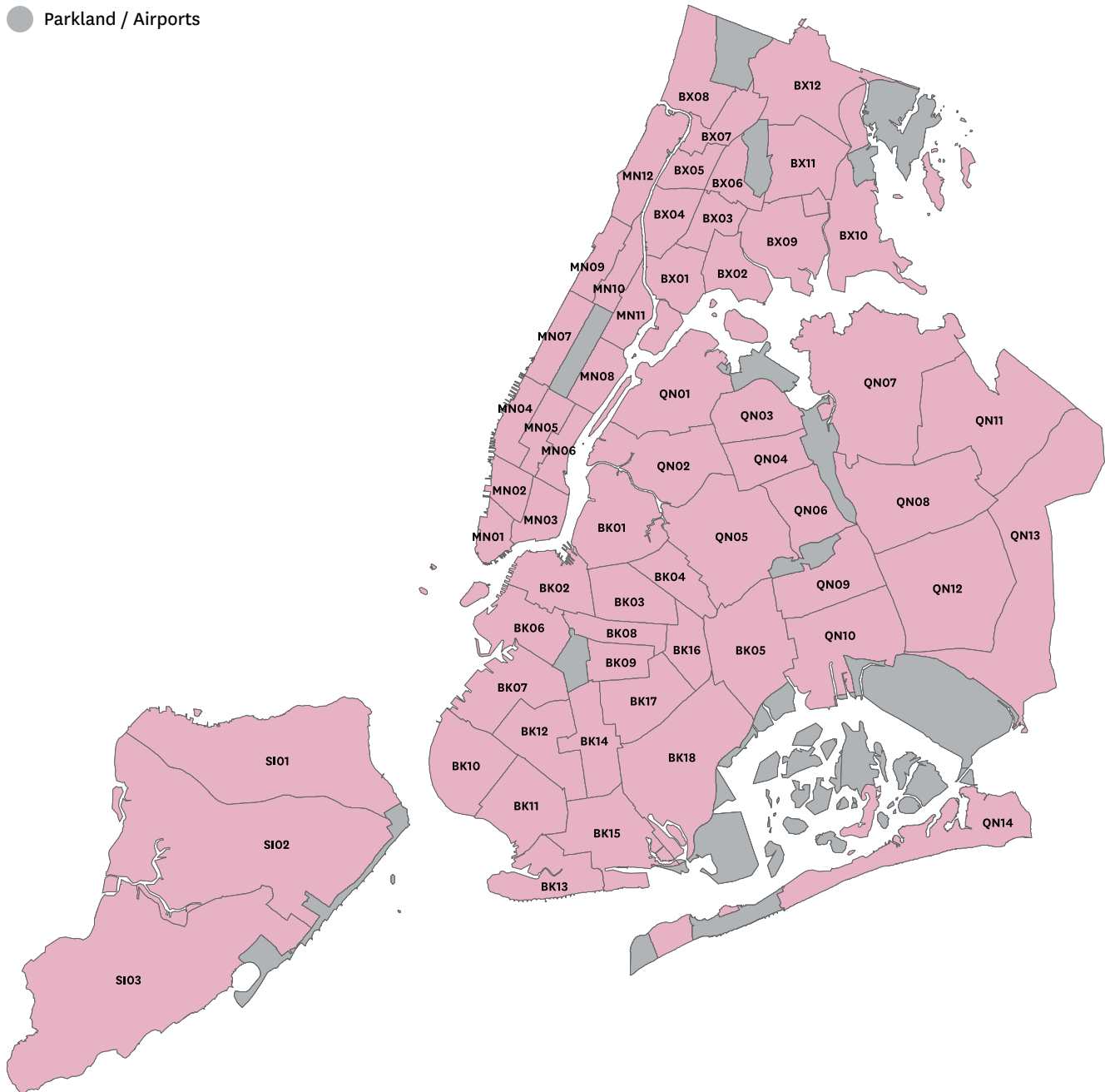
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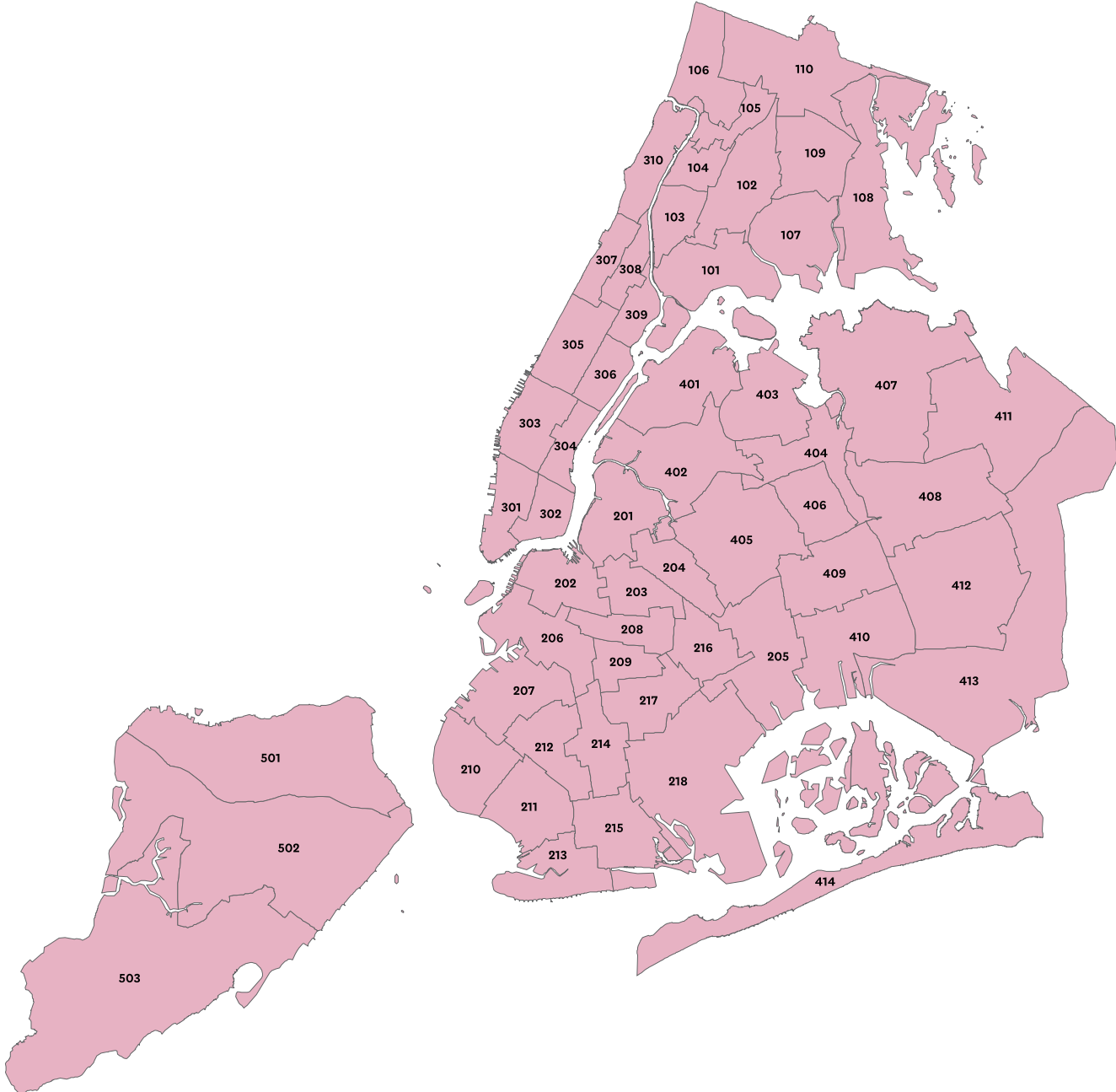
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About the NYU Furman Center

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 Vicki Been, Boxer Family Professor of Law at NYU School of Law; 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. Jessica Yager is the Center's Executive Director. 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.

NYU Furman Center
Wilf Hall, 139 MacDougal Street, 2nd floor
New York, NY 10012
212-998-6713
furmancenter@nyu.edu
@FurmanCenterNYU
www.furmancenter.org

The NYU Furman Center would like to thank the following people, whose leadership, advice, and support are invaluable:

Andrew Hamilton
President
New York University

Sherry A. Glied
Dean
Robert F. Wagner Graduate School of Public Service,
New York University

Trevor Morrison
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New York University School of Law

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Special Advisor for
Real Estate Development
Jonathan Rose Companies

John Heppolette
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Citi Community Capital

Marc Jahr
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The Hudson Companies, Inc.

Kevin Lalezarian BS '99
Principal
Lalezarian Properties

Holly M. Leicht (ex officio)
Executive Vice President, Real
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Empire State Development

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Extell Development Company

Timothy J. Mayopoulos JD '84
President and
Chief Executive Officer
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Patrick McEnerney
Managing Director
Deutsche Bank

Marion McFadden
Vice President, Public Policy
Enterprise Community Partners

Jonathan Mechanic JD '77
Chair, Real Estate Department
Fried, Frank, Harris,
Shriver & Jacobson LLP

Manuel Menendez, Jr.
Senior Vice President,
Multifamily Chief Credit Officer
Fannie Mae

Ron Moelis JD '82
Chief Executive Officer
and Founding Partner
L + M Development Partners, Inc.

Jonathan Moore
Managing Director, Real Estate,
Multifamily
Brookfield Property Group

Jason Muss JD '96
Principal
Muss Development LLC

Melissa Pianko
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Senior Partner
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Jon Vogel JD '96
Vice President of Development
AvalonBay Communities, Inc.

Elise Wagner JD '81
Partner
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Community Development Banking
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Aviva Yakren BA '94
Partner
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Chief Innovation Officer
Nixon Peabody LLP

**NYU
Furman
Center**



Wilf Hall
139 MacDougal Street, 2nd floor
New York, NY 10012
212-998-6713

furmancenter@nyu.edu
@FurmanCenterNYU

www.furmancenter.org