



CENTRAL BOSTON* DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Central Boston</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	25,173	589,141
1990	21,669	574,383
% Change 1990-2000	16.2%	2.6%
LAND AREA (Sq. Miles)	1.3	47.6
DENSITY, Persons per Square Mile		
2000	19,364	12,377
1990	16,668	12,067
OPEN SPACE, 1999, Percent of Neighborhood Land Area	6.7%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	17,516 (70%)	291,561 (50%)
Black	1,024 (4%)	140,305 (24%)
Hispanic	941 (4%)	85,089 (14%)
Asian or Pacific Islander	5,280 (21%)	44,280 (8%)
Native American	29 (<1%)	1,517 (<1%)
Other	48 (<1%)	8,215 (1%)
Multi-Racial	335 (1%)	18,174 (3%)
TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)		
English	16,419 (70%)	322,119 (68%)
Chinese	3,186 (14%)	15,151 (3%)
Italian	1,105 (5%)	6,508 (1%)
Spanish	812 (3%)	57,005 (12%)
French and French Creole ¹	334 (1%)	21,111 (5%)
Japanese	304 (1%)	1,961 (<1%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	1,761 (7%)	116,559 (20%)
18-64	19,213 (76%)	411,246 (70%)
65+	4,199 (17%)	61,336 (10%)

*Central Boston includes the North End/Waterfront, Downtown, West End, Chinatown and Bay Village.

¹ French & French Creole includes a number of dialects and French related language groups, including those with backgrounds in a number of countries, most notably Haiti, France and Canada.

CENTRAL BOSTON DATA PROFILE (Continued)

	<u>Central Boston</u>	<u>Boston</u>
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$46,666	\$39,629
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	3,874 (16.9%)	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	9,446 (44.9%)	311,414 (56.2%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)		
Occupied Housing Units	13,180	239,528
Percentage Owner-Occupants	25.5%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified renter households)		
Renters Paying More than 35% of Household Income Towards Rent	31.8%	32.1%

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>Central Boston Sales</u>	<u>Central Boston Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
2003	421	\$442,000	7,195	\$340,000
2002	522	\$410,000	7,878	\$315,000
2001	367	\$443,000	6,550	\$267,750
2000	455	\$345,000	7,687	\$235,000
1999	421	\$230,000	8,298	\$184,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2003	0 (0%)	22 (0.3%)
2002	1 (0.2%)	42 (0.5%)
2001	0 (0%)	32 (0.4%)
2000	0 (0%)	75 (0.9%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2003	Residential	5 (0.5%)	264 (0.3%)
	Commercial/Mixed	16 (1.5%)	184 (2.3%)
2002	Residential	4 (0.4%)	304 (0.4%)
	Commercial/Mixed	14 (1.3%)	176 (2.2%)

CENTRAL BOSTON DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2003

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Central Boston</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	73	5.4%	82.2%	29,959	39.5%	84.3%
Two Family	59	4.4%	74.6%	18,208	24.0%	72.3%
Three Family	132	9.7%	58.3%	15,643	20.6%	54.6%
Total 1, 2, 3 Family Properties	264	19.5%	68.6%	63,810	84.0%	73.6%
Four-Six Family	330	24.3%	41.2%	2,858	3.8%	27.7%
Apartment Buildings	141	10.4%	27.0%	2,373	3.1%	5.4%
Mixed Residential/Commercial	364	26.9%	18.4%	2,283	3.0%	15.0%
Condominium Associations	257	19.0%	N/A	4,615	6.1%	N/A
Condominium Units	4,635	N/A	50.8%	41,207	N/A	53.2%
Total Residential & Mixed Properties	1,356	N/A	N/A	75,939	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

Commercial/Industrial Property Sales <i>(Banker & Tradesman)</i>	<u>Central Boston</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2003	24	\$216,720,375	156	\$443,094,876
2002	25	\$789,201,434	211	\$1,201,863,406
2001	27	\$513,675,000	182	\$782,877,160
2000	47	\$1,056,471,513	266	\$1,550,779,618