



ALLSTON/BRIGHTON DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Allston/Brighton</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
TOTAL POPULATION (US Bureau of the Census)			
2000	69,648	11.8%	589,141
1990	70,284	12.2%	574,383
% Change 1990-2000	-0.1%		2.6%
LAND AREA (Sq. Miles)	4.4	9.2%	47.6
DENSITY, Persons per Square Mile			
2000		15,829	12,377
1990		15,974	12,067
OPEN SPACE, 1999, Percent of Neighborhood Land Area		19.4%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)			
White	47,835 (69%)		291,561 (50%)
Black	3,110 (4%)		140,305 (24%)
Hispanic	6,336 (9%)		85,089 (14%)
Asian or Pacific Islander	9,611 (14%)		44,280 (8%)
Native American	105 (<1%)		1,517 (<1%)
Other	828 (1%)		8,215 (1%)
Multi-Racial	1,823 (3%)		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	41,090 (65%)		322,119 (68%)
Spanish	4,921 (8%)		57,005 (12%)
Chinese	4,494 (7%)		15,151 (3%)
Russian	3,388 (5%)		5,696 (1%)
Portuguese and Portuguese Creole ¹	1,848 (3%)		10,045 (2%)
French and French Creole ²	1,165 (2%)		21,111 (5%)
AGE, 2000 Number and Percentages (US Bureau of the Census)			
Under 18	6,485 (9%)		116,559 (20%)
18-64	56,614 (81%)		411,246 (70%)
65+	6,549 (9%)		61,336 (10%)

¹ Portuguese & Portuguese Creole includes a number of dialects and Portuguese related language groups, including those with backgrounds in a number of countries, most notably Portugal, Brazil, and Cape Verde.

² 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.

ALLSTON/BRIGHTON DATA PROFILE (Continued)

	<u>Allston/Brighton</u>		<u>Boston</u>	
	Number	Percent of Citywide Figure		
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$38,941	98.3%	\$39,629	
	Number (Percent of Neighborhood)	Percent of City Total		
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	15,251 (23.0%)	14.0%	109,128 (19.5%)	
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	35,707 (54.2%)	11.5%	311,414 (56.2%)	
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	16,812 (55.0%)	12.6%	133,552 (55.7%)	
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)				
Occupied Housing Units		30,505	239,528	
Percentage Owner-Occupants		19.6%	30.7%	
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)				
Renters Paying More than 35% of Household Income Towards Rent		35.1%	32.1%	
Owners Paying More than 35% of Household Income Towards Owner Costs		32.4%	30.7%	
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>Allston/ Brighton Sales</u>	<u>Allston/ Brighton Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
2005	1,107	\$314,500	10,741	\$390,000
2004	1,131	\$285,000	11,076	\$380,000
2003	766	\$259,950	7,195	\$340,000
2002	760	\$235,000	7,878	\$315,000
2001	722	\$198,500	6,550	\$267,750
2000	806	\$158,767	7,687	\$235,000
RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales (Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)				
2005		4 (0.4%)		60 (0.6%)
2004		2 (0.2%)		27 (0.2%)
2003		1 (0.1%)		22 (0.3%)
2002		1 (0.1%)		42 (0.5%)
2001		3 (0.4%)		32 (0.4%)
2000		9 (1.1%)		75 (0.9%)

ALLSTON/BRIGHTON DATA PROFILE (Continued)

ABANDONED BUILDINGS,

Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>Allston/Brighton</u>	<u>Boston</u>
2005	Residential	3 (<0.1%)	188 (0.3%)
	Commercial/Mixed	4 (0.6%)	162 (1.9%)
2004	Residential	4 (0.1%)	220 (0.3%)
	Commercial/Mixed	6 (1.0%)	170 (2.0%)
2003	Residential	6 (0.1%)	264 (0.4%)
	Commercial/Mixed	6 (1.0%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

Property Type	<u>Allston/Brighton</u>			<u>Boston</u>		
	Number of Properties	Property Type as % of Total	Owner Occupancy Rate	Number of Properties	Property Type as % of Total	Owner Occupancy Rate
Single Family	1,599	26.1%	77.9%	30,004	39.3%	82.7%
Two Family	2,522	41.1%	56.1%	18,062	23.7%	67.8%
Three Family	918	15.0%	33.9%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	5,039	82.2%	59.0%	63,252	82.8%	70.6%
Four-Six Family	281	4.6%	12.8%	2,743	3.6%	23.5%
Apartment Buildings	355	5.8%	0.6%	2,624	3.4%	3.6%
Mixed Residential/Commercial	135	2.2%	12.6%	2,269	3.0%	12.3%
Condominium Associations	320	5.2%	N/A	5,473	7.2%	N/A
Condominium Units	6,998	N/A	36.3%	43,039	N/A	53.4%
Total Residential & Mixed Properties	6,130	N/A	N/A	76,361	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

(Banker & Tradesman)

	<u>Allston/Brighton</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	7	\$8,159,712	178	\$2,818,118,276
2004	21	\$35,100,689	203	\$1,685,940,809
2003	10	\$10,828,000	156	\$443,094,876
2002	21	\$66,970,832	211	\$1,201,863,406
2001	21	\$45,252,314	182	\$782,877,160
2000	20	\$24,686,824	266	\$1,550,779,618

