



# JAMAICA PLAIN DATA PROFILE

Department of Neighborhood Development  
Policy Development & Research Division

	<b>Jamaica Plain</b>		<b>Boston</b>
	Number	Percent of Citywide Figure	
<b>TOTAL POPULATION</b> (US Bureau of the Census)			
<b>2000</b>	<b>38,196</b>	<b>6.5%</b>	<b>589,141</b>
1990	40,995	7.1%	574,383
% Change 1990-2000	-6.8%		2.6%
 <b>LAND AREA (Sq. Miles)</b>	 3.2	 6.7%	 47.6
 <b>DENSITY, Persons per Square Mile</b>			
2000		11,936	12,377
1990		12,811	12,067
 <b>OPEN SPACE, 1999, Percent of Neighborhood Land Area</b>		 33.9%	 20.7%
 <b>RACE &amp; ETHNICITY, 2000 Number and Percentages</b> (US Bureau of the Census)			
White	19,030 (50%)		291,561 (50%)
Black	6,390 (17%)		140,305 (24%)
Hispanic	8,958 (23%)		85,089 (14%)
Asian or Pacific Islander	2,485 (7%)		44,280 (8%)
Native American	100 (<1%)		1,517 (<1%)
Other	180 (<1%)		8,215 (1%)
Multi-Racial	1,053 (3%)		18,174 (3%)
 <b>TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)</b>			
English	20,781 (66%)		322,119 (68%)
Spanish	5,665 (18%)		57,005 (12%)
Chinese	1,251 (4%)		15,151 (3%)
French and French Creole <sup>1</sup>	661 (2%)		21,111 (5%)
African Languages	504 (2%)		3,370 (<1%)
Russian	458 (1%)		5,696 (1%)
 <b>AGE, 2000 Number and Percentages</b> (US Bureau of the Census)			
Under 18	7,047 (18%)		116,559 (20%)
18-64	27,184 (71%)		411,246 (70%)
65+	3,965 (10%)		61,336 (10%)

<sup>1</sup> 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.

## JAMAICA PLAIN DATA PROFILE (Continued)

	<u>Jamaica Plain</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
<b>MEDIAN HOUSEHOLD INCOME, 1999</b> (US Bureau of the Census)	\$41,524	104.8%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
<b>POVERTY, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Poverty Universe)	7,628 (20.9%)	7.0%	109,128 (19.5%)
<b>LOW/MODERATE INCOME PERSONS, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	18,867 (54.0%)	6.1%	311, 414 (56.2%)
<b>LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number &amp; Percentages</b> (US Bureau of the Census)	7,906 (52.5%)	5.9%	133,552 (55.7%)
<b>HOUSEHOLDS &amp; TENURE, 2000</b> (US Bureau of the Census)			
Occupied Housing Units		15,768	239,528
Percentage Owner-Occupants		31.5%	30.7%
<b>HOUSING COSTS, 1999</b> (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		29.3%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		17.2%	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>Jamaica Plain Sales</u>	<u>Jamaica Plain Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
2005	661	\$355,000	10,741	\$390,000
2004	637	\$375,000	11,076	\$380,000
2003	484	\$334,000	7,195	\$340,000
2002	492	\$322,250	7,878	\$315,000
2001	439	\$279,000	6,550	\$267,750
2000	543	\$241,500	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	1 (0.2%)	60 (0.6%)
2004	1 (0.2%)	27 (0.2%)
2003	0 (0%)	22 (0.3%)
2002	2 (0.4%)	42 (0.5%)
2001	1 (0.2%)	32 (0.4%)
2000	2 (0.4%)	75 (0.9%)

## JAMAICA PLAIN DATA PROFILE (Continued)

### ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>Jamaica Plain</u>	<u>Boston</u>
2005	Residential	7 (0.2%)	188 (0.3%)
	Commercial/Mixed	8 (2.7%)	162 (1.9%)
2004	Residential	7 (0.2%)	220 (0.3%)
	Commercial/Mixed	11 (3.7%)	170 (2.0%)
2003	Residential	8 (0.2%)	264 (0.4%)
	Commercial/Mixed	9 (3.0%)	184 (2.1%)

### BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Jamaica Plain</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	1,555	33.1%	85.9%	30,004	39.3%	82.7%
Two Family	1,002	21.3%	68.1%	18,062	23.7%	67.8%
Three Family	1,186	25.2%	43.2%	15,186	19.9%	49.9%
<b>Total 1, 2, 3 Family Properties</b>	<b>3,743</b>	<b>79.7%</b>	<b>67.5%</b>	<b>63,252</b>	<b>82.8%</b>	<b>70.6%</b>
Four-Six Family	158	3.4%	14.6%	2,743	3.6%	23.5%
Apartment Buildings	91	1.9%	3.3%	2,624	3.4%	3.6%
Mixed Residential/Commercial	116	2.5%	6.9%	2,269	3.0%	12.3%
Condominium Associations	589	12.5%	N/A	5,473	7.2%	N/A
Condominium Units	2,773	N/A	68.7%	43,039	N/A	53.4%
<b>Total Residential &amp; Mixed Properties</b>	<b>4,697</b>	N/A	N/A	<b>76,361</b>	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 SALES

(Banker & Tradesman)

	<u>Jamaica Plain</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	4	\$8,755,200	178	\$2,818,118,276
2004	6	\$6,016,126	203	\$1,685,940,809
2003	4	\$1,510,777	156	\$443,094,876
2002	9	\$7,469,000	211	\$1,201,863,406
2001	8	\$8,721,500	182	\$782,877,160
2000	6	\$5,856,206	266	\$1,550,779,618

