



SOUTH END DATA PROFILE
 Department of Neighborhood Development
 Policy Development & Research Division

	<u>South End</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)	Number	Percent of Citywide Figure
2000	28,239	4.8%
1990	28,842	5.0%
% Change 1990-2000	-2.1%	2.6%
LAND AREA (Sq. Miles)	1.0	2.1%
DENSITY, Persons per Square Mile		
2000		28,239
1990		28,842
OPEN SPACE, 1999 Percent of Neighborhood Land Area		6.7%
		20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	12,780 (45%)	291,561 (50%)
Black	6,422 (23%)	140,305 (24%)
Hispanic	4,773 (17%)	85,089 (14%)
Asian or Pacific Islander	3,358 (12%)	44,280 (8%)
Native American	94 (<1%)	1,517 (<1%)
Other	117 (<1%)	8,215 (1%)
Multi-Racial	695 (2%)	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	15,504 (68%)	322,119 (68%)
Spanish	3,440 (15%)	57,005 (12%)
Chinese	1,695 (8%)	15,151 (3%)
French and French Creole ¹	497 (2%)	21,111 (5%)
African Languages	337 (2%)	3,370 (<1%)
Vietnamese	144 (<1%)	7,825 (2%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	4,134 (15%)	116,559 (20%)
18-64	21,748 (77%)	411,246 (70%)
65+	2,357 (8%)	61,336 (10%)

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.

SOUTH END DATA PROFILE (Continued)

	<u>South End</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$41,590	104.9%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	6,675 (23.9%)	6.1%	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	14,082 (52.6%)	4.5%	311,414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	7,199 (50.3%)	5.4%	133,552 (55.7%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)			
Occupied Housing Units		14,301	239,528
Percentage Owner-Occupants		27.3%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		28.8%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		22.5%	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>South End</u>	<u>South End</u>	<u>Boston</u>	<u>Boston Median</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Price</u>
2005	796	\$525,000	10,741	\$390,000
2004	986	\$513,000	11,076	\$380,000
2003	849	\$405,000	7,195	\$340,000
2002	806	\$404,500	7,878	\$315,000
2001	580	\$364,000	6,550	\$267,750
2000	723	\$327,000	7,687	\$235,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

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

2005	1 (0.1%)	60 (0.6%)
2004	1 (0.1%)	27 (0.2%)
2003	2 (0.2%)	22 (0.3%)
2002	2 (0.2%)	42 (0.5%)
2001	4 (0.7%)	32 (0.4%)
2000	0 (0%)	75 (0.9%)

SOUTH END DATA PROFILE (Continued)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>South End</u>	<u>Boston</u>
2005	Residential	5 (0.2%)	188 (0.3%)
	Commercial/Mixed	14 (4.1%)	162 (1.9%)
2004	Residential	6 (0.3%)	220 (0.3%)
	Commercial/Mixed	13 (3.8%)	170 (2.0%)
2003	Residential	15 (0.6%)	264 (0.4%)
	Commercial/Mixed	13 (3.8%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

Property Type	<u>South End</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	406	15.7%	79.1%	30,004	39.3%	82.7%
Two Family	232	9.0%	78.4%	18,062	23.7%	67.8%
Three Family	227	8.8%	62.6%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	865	33.5%	74.8%	63,252	82.8%	70.6%
Four-Six Family	406	15.7%	30.5%	2,743	3.6%	23.5%
Apartment Buildings	185	7.2%	5.4%	2,624	3.4%	3.6%
Mixed Residential/Commercial	208	8.0%	15.4%	2,269	3.0%	12.3%
Condominium Associations	920	35.6%	N/A	5,473	7.2%	N/A
Condominium Units	5,004	N/A	68.1%	43,039	N/A	53.4%
Total Residential & Mixed Properties	2,584	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.

	<u>South End</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
Commercial/Industrial Property Sales				
(Banker & Tradesman)				
2005	2	\$2,600,000	178	\$2,818,118,276
2004	3	\$12,541,188	203	\$1,685,940,809
2003	6	\$6,815,900	156	\$443,094,876
2002	4	\$4,798,390	211	\$1,201,863,406
2001	4	\$3,770,000	182	\$782,877,160
2000	9	\$9,051,171	266	\$1,550,779,618

