



BACK BAY/BEACON HILL DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

| | <u>Back Bay/Beacon Hill</u> | | <u>Boston</u> |
|---|-----------------------------|-------------------------------|----------------|
| | Number | Percent of Citywide Figure | |
| TOTAL POPULATION (US Bureau of the Census) | | | |
| 2000 | 26,721 | 4.5% | 589,141 |
| 1990 | 27,808 | 4.8% | 574,383 |
| % Change 1990-2000 | -3.9% | | 2.6% |
| LAND AREA (Sq. Miles) | 0.9 | 1.9% | 47.6 |
| DENSITY, Persons per Square Mile | | | |
| 2000 | | 29,690 | 12,377 |
| 1990 | | 30,898 | 12,067 |
| OPEN SPACE, 1999, Percent of Neighborhood Land Area | | 20.1% | 20.7% |
| RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census) | | | |
| White | 22,654 (85%) | | 291,561 (50%) |
| Black | 792 (3%) | | 140,305 (24%) |
| Hispanic | 1,099 (4%) | | 85,089 (14%) |
| Asian or Pacific Islander | 1,620 (6%) | | 44,280 (8%) |
| Native American | 38 (<1%) | | 1,517 (<1%) |
| Other | 79 (<1%) | | 8,215 (1%) |
| Multi-Racial | 439 (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 | 19,697 (83%) | | 322,119 (68%) |
| Spanish | 850 (4%) | | 57,005 (12%) |
| French and French Creole ¹ | 675 (3%) | | 21,111 (5%) |
| Chinese | 508 (2%) | | 15,151 (3%) |
| German | 365 (1%) | | 2,321 (<1%) |
| Portuguese and Portuguese Creole ² | 215 (1%) | | 10,045 (2%) |
| AGE, 2000 Number and Percentages (US Bureau of the Census) | | | |
| Under 18 | 1,301 (5%) | | 116,559 (20%) |
| 18-64 | 23,160 (87%) | | 411,246 (70%) |
| 65+ | 2,260 (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.

² 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.

BACK BAY/BEACON HILL DATA PROFILE (Continued)

| | <u>Back Bay/Beacon Hill</u> | | <u>Boston</u> |
|--|--|-------------------------------|-----------------|
| | Number | Percent of Citywide Figure | |
| MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census) | \$66,428 | 167.6% | \$39,629 |
| | Number (Percent of Neighborhood) | Percent of City Total | |
| POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe) | 2,541 (10.3%) | 2.3% | 109,128 (19.5%) |
| LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe) | 7,555 (29.8%) | 2.4% | 311,414 (56.2%) |
| LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census) | 5,694 (33.4%) | 4.3% | 133,552 (55.7%) |
| HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census) | | | |
| Occupied Housing Units | | 16,558 | 239,528 |
| Percentage Owner-Occupants | | 31.7% | 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 | | 25.5% | 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>Back Bay / Beacon Hill Sales</u> | <u>Back Bay / Beacon Hill Median Price</u> | <u>Boston Sales</u> | <u>Boston Median Price</u> |
|-------------|---|--|-------------------------|--------------------------------|
| 2005 | 885 | \$540,000 | 10,741 | \$390,000 |
| 2004 | 1,019 | \$491,500 | 11,076 | \$380,000 |
| 2003 | 716 | \$455,000 | 7,195 | \$340,000 |
| 2002 | 922 | \$410,000 | 7,878 | \$315,000 |
| 2001 | 675 | \$420,000 | 6,550 | \$267,750 |
| 2000 | 924 | \$435,000 | 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 | 2 (0.2%) | 60 (0.6%) |
| 2004 | 1 (<0.1%) | 27 (0.2%) |
| 2003 | 0 (0%) | 22 (0.3%) |
| 2002 | 1 (0.1%) | 42 (0.5%) |
| 2001 | 0 (0%) | 32 (0.4%) |
| 2000 | 1 (0.1%) | 75 (0.9%) |

BACK BAY/BEACON HILL DATA PROFILE (Continued)

ABANDONED BUILDINGS,

Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

| | | <u>Back Bay/Beacon Hill</u> | <u>Boston</u> |
|------|------------------|-----------------------------|---------------|
| 2005 | Residential | 0 (0%) | 188 (0.3%) |
| | Commercial/Mixed | 2 (0.4%) | 162 (1.9%) |
| 2004 | Residential | 1 (<0.1%) | 220 (0.3%) |
| | Commercial/Mixed | 2 (0.4%) | 170 (2.0%) |
| 2003 | Residential | 1 (<0.1%) | 264 (0.4%) |
| | Commercial/Mixed | 2 (0.4%) | 184 (2.1%) |

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

| Property Type | <u>Back Bay/Beacon Hill</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 | 477 | 19.2% | 72.5% | 30,004 | 39.3% | 82.7% |
| Two Family | 115 | 4.6% | 78.2% | 18,062 | 23.7% | 67.8% |
| Three Family | 61 | 2.5% | 57.4% | 15,186 | 19.9% | 49.9% |
| Total 1, 2, 3 Family Properties | 653 | 26.3% | 72.1% | 63,252 | 82.8% | 70.6% |
| Four-Six Family | 234 | 9.4% | 33.8% | 2,743 | 3.6% | 23.5% |
| Apartment Buildings | 454 | 18.3% | 6.41% | 2,624 | 3.4% | 3.6% |
| Mixed Residential/Commercial | 273 | 11.0% | 10.3% | 2,269 | 3.0% | 12.3% |
| Condominium Associations | 871 | 35.1% | N/A | 5,473 | 7.2% | N/A |
| Condominium Units | 8,098 | N/A | 49.3% | 43,039 | N/A | 53.4% |
| Total Residential & Mixed Properties | 2,485 | 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>Back Bay/Beacon Hill</u> | | <u>Boston</u> | |
|------|-----------------------------|--------------------|-----------------------|--------------------|
| | <u>Buildings Sold</u> | <u>Sales Value</u> | <u>Buildings Sold</u> | <u>Sales Value</u> |
| 2005 | 6 | \$199,912,023 | 178 | \$2,818,118,276 |
| 2004 | 8 | \$193,550,000 | 203 | \$1,685,940,809 |
| 2003 | 6 | \$10,828,000 | 156 | \$443,094,876 |
| 2002 | 3 | \$129,177,000 | 211 | \$1,201,863,406 |
| 2001 | 8 | \$55,274,000 | 182 | \$782,877,160 |
| 2000 | 9 | \$117,181,650 | 266 | \$1,550,779,618 |

