



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)	Number	Percent of Citywide Figure	
2000	25,173	4.2%	589,141
1990	21,669	3.8%	574,383
% Change 1990-2000	16.2%		2.6%
 LAND AREA (Sq. Miles)	 1.3	 2.7%	 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>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$46,666	117.8%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	3,874 (16.9%)	3.5%	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%)	3.0%	311,414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	5,637 (44.2%)	4.2%	133,552 (55.7%)
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 households)			
Renters Paying More than 35% of Household Income Towards Rent		31.8%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		23.5%	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>Central Boston</u>		<u>Boston</u>	
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2005	914	\$601,000	10,741	\$390,000
2004	939	\$520,000	11,076	\$380,000
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

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 (0.1%)	60 (0.6%)
2004	0 (0%)	27 (0.2%)
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%)

CENTRAL BOSTON DATA PROFILE (Continued)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>Central Boston</u>	<u>Boston</u>
2005	Residential	6 (0.6%)	188 (0.3%)
	Commercial/Mixed	12 (1.3%)	162 (1.9%)
2004	Residential	8 (0.8%)	220 (0.3%)
	Commercial/Mixed	16 (1.7%)	170 (2.0%)
2003	Residential	5 (0.5%)	264 (0.4%)
	Commercial/Mixed	16 (1.7%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

Property Type	<u>Central Boston</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	75	5.5%	72.0%	30,004	39.3%	82.7%
Two Family	58	4.3%	65.5%	18,062	23.7%	67.8%
Three Family	128	9.4%	53.1%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	261	19.2%	61.3%	63,252	82.8%	70.6%
Four-Six Family	329	24.3%	32.8%	2,743	3.6%	23.5%
Apartment Buildings	134	9.9%	21.6%	2,624	3.4%	3.6%
Mixed Residential/Commercial	353	26.0%	14.4%	2,269	3.0%	12.3%
Condominium Associations	279	20.6%	N/A	5,473	7.2%	N/A
Condominium Units	4,645	N/A	49.0%	43,039	N/A	53.4%
Total Residential & Mixed Properties	1,356	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>Central Boston</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	40	\$960,642,814	178	\$2,818,118,276
2004	40	\$1,136,209,955	203	\$1,685,940,809
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

