



DORCHESTER DATA PROFILE
 Department of Neighborhood Development
 Policy Development & Research Division

	<u>Dorchester</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
TOTAL POPULATION (US Bureau of the Census)			
2000	92,115	15.6%	589,141
1990	85,698	14.9%	574,383
% Change 1990-2000	7.5%		2.6%
LAND AREA (Sq. Miles)			
	6.1	12.8%	47.6
DENSITY, Persons per Square Mile			
2000		15,101	12,377
1990		14,049	12,067
OPEN SPACE, 1999, Percent of Neighborhood Land Area			
		11.0%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)			
White	29,253 (32%)		291,561 (50%)
Black	33,435 (36%)		140,305 (24%)
Hispanic	10,568 (12%)		85,089 (14%)
Asian or Pacific Islander	9,854 (11%)		44,280 (8%)
Native American	350 (<1%)		1,517 (<1%)
Other	3,941 (4%)		8,215 (1%)
Multi-Racial	4,714 (5%)		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	41,101 (63%)		322,119 (68%)
Spanish	7,016 (11%)		57,005 (12%)
Vietnamese	5,491 (8%)		7,825 (2%)
French and French Creole ¹	4,491 (7%)		21,111 (5%)
Portuguese and Portuguese Creole ²	3,635 (6%)		10,045 (2%)
Polish	975 (2%)		1,673 (<1%)
AGE, 2000 Number and Percentages (US Bureau of the Census)			
Under 18	25,293 (27%)		116,559 (20%)
18-64	58,867 (64%)		411,246 (70%)
65+	8,114 (9%)		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.

DORCHESTER DATA PROFILE (Continued)

	<u>Dorchester</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$36,193 (North Dorchester)	91.3% (North Dorchester)	\$39,629
	\$39,657 (South Dorchester)	100.1% (South Dorchester)	
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	16,574 (18.4%)	15.2%	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	55,143 (61.5%)	17.7%	311,414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	19,362 (61.7%)	14.5%	133,552 (55.7%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)			
Occupied Housing Units		31,292	239,528
Percentage Owner-Occupants		35.8%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		33.5%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		36.2%	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>Dorchester</u> Sales	<u>Dorchester</u> Median Price	<u>Boston</u> Sales	<u>Boston</u> Median Price
2005	1,333	\$384,900	10,741	\$390,000
2004	1,199	\$357,000	11,076	\$380,000
2003	831	\$316,000	7,195	\$340,000
2002	830	\$290,000	7,878	\$315,000
2001	776	\$240,000	6,550	\$267,750
2000	858	\$194,500	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	20 (1.5%)	60 (0.6%)
2004	2 (0.2%)	27 (0.2%)
2003	1 (0.1%)	22 (0.3%)
2002	12 (1.4%)	42 (0.5%)
2001	4 (0.5%)	32 (0.4%)
2000	31 (3.6%)	75 (0.9%)

DORCHESTER DATA PROFILE (Continued)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>Dorchester</u>	<u>Boston</u>
2005	Residential	42 (0.3%)	188 (0.3%)
	Commercial/Mixed	23 (2.5%)	162 (1.9%)
2004	Residential	45 (0.3%)	220 (0.3%)
	Commercial/Mixed	21 (2.2%)	170 (2.0%)
2003	Residential	48 (0.4%)	264 (0.4%)
	Commercial/Mixed	21 (2.2%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

Property Type	<u>Dorchester</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	4,264	32.2%	79.7%	30,004	39.3%	82.7%
Two Family	3,659	27.6%	72.4%	18,062	23.7%	67.8%
Three Family	4,262	32.1%	52.2%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	12,185	91.9%	67.9%	63,252	82.8%	70.6%
Four-Six Family	257	1.9%	19.5%	2,743	3.6%	23.5%
Apartment Buildings	181	1.4%	1.1%	2,624	3.4%	3.6%
Mixed Residential/Commercial	204	1.5%	13.7%	2,269	3.0%	12.3%
Condominium Associations	434	3.0%	N/A	5,473	7.2%	N/A
Condominium Units	1,844	N/A	63.4%	43,039	N/A	53.4%
Total Residential & Mixed Properties	13,261	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 SALES

(Banker & Tradesman)

	<u>Dorchester</u>		<u>Boston</u>	
	Buildings Sold	Sales Value	Buildings Sold	Sales Value
2005	26	\$15,525,000	178	\$2,818,118,276
2004	23	\$17,347,390	203	\$1,685,940,809
2003	19	\$41,904,999	156	\$443,094,876
2002	39	\$46,123,779	211	\$1,201,863,406
2001	25	\$20,012,500	182	\$782,877,160
2000	46	\$118,898,983	266	\$1,550,779,618

