



FENWAY/KENMORE DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Fenway/Kenmore</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
TOTAL POPULATION (US Bureau of the Census)			
2000	35,602	6.0%	589,141
1990	32,880	5.7%	574,383
% Change 1990-2000	8.3%		2.6%
LAND AREA (Sq. Miles)			
	1.2	2.5%	47.6
DENSITY, Persons per Square Mile			
2000		29,668	12,377
1990		27,400	12,067
OPEN SPACE, 1999, Percent of Neighborhood Land Area			
		18.9%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)			
White	24,737 (69%)		291,561 (50%)
Black	2,137 (6%)		140,305 (24%)
Hispanic	2,559 (7%)		85,089 (14%)
Asian or Pacific Islander	4,977 (14%)		44,280 (8%)
Native American	70 (<1%)		1,517 (<1%)
Other	192 (1%)		8,215 (1%)
Multi-Racial	930 (3%)		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	27,226 (73%)		322,119 (68%)
Spanish	2,573 (7%)		57,005 (12%)
Chinese	1,266 (3%)		15,151 (3%)
Russian	824 (2%)		5,696 (1%)
French and French Creole ¹	721 (2%)		21,111 (5%)
Japanese	579 (2%)		
AGE, 2000 Number and Percentages (US Bureau of the Census)			
Under 18	801 (2%)		116,559 (20%)
18-64	33,186 (93%)		411,246 (70%)
65+	1,615 (5%)		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.

FENWAY/KENMORE DATA PROFILE (Continued)

	<u>Fenway/Kenmore</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$25,401	64.1%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	8,131 (37.3%)	7.5%	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	15,187 (68.1%)	4.9%	311, 414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	9,097 (68.5%)	6.8%	133,552 (55.7%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)			
Occupied Housing Units		12,820	239,528
Percentage Owner-Occupants		9.2%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		42.4%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		0.0%*	30.7%

*Too few single-family homeowners for reliable measure

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>Fenway/ Kenmore</u>	<u>Fenway/ Kenmore</u>	<u>Boston</u>	<u>Boston</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2005	313	\$305,000	10,741	\$390,000
2004	368	\$300,000	11,076	\$380,000
2003	243	\$265,000	7,195	\$340,000
2002	266	\$250,000	7,878	\$315,000
2001	198	\$217,500	6,550	\$267,750
2000	280	\$175,000	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 (0.6%)	60 (0.6%)
2004	0 (0%)	27 (0.2%)
2003	0 (0%)	22 (0.3%)
2002	3 (1.1%)	42 (0.5%)
2001	1 (0.5%)	32 (0.4%)
2000	1 (0.3%)	75 (0.9%)

FENWAY/KENMORE DATA PROFILE (Continued)

ABANDONED BUILDINGS, Number &

Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>Fenway/Kenmore</u>	<u>Boston</u>
2005	Residential	1 (0.2%)	188 (0.3%)
	Commercial/Mixed	0 (0%)	162 (1.9%)
2004	Residential	3 (0.5%)	220 (0.3%)
	Commercial/Mixed	0 (0%)	170 (2.0%)
2003	Residential	2 (0.3%)	264 (0.4%)
	Commercial/Mixed	1 (0.3%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Fenway/Kenmore</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	49	6.8%	73.5%	30,004	39.3%	82.7%
Two Family	7	9.7%	42.9%	18,062	23.7%	67.8%
Three Family	51	7.1%	19.6%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	107	14.9%	45.8%	63,252	82.8%	70.6%
Four-Six Family	106	14.8%	1.9%	2,743	3.6%	23.5%
Apartment Buildings	286	40.3%	2.1%	2,624	3.4%	3.6%
Mixed Residential/Commercial	102	14.2%	1.0%	2,269	3.0%	12.3%
Condominium Associations	117	16.3%	N/A	5,473	7.2%	N/A
Condominium Units	2,429	N/A	32.3%	43,039	N/A	53.4%
Total Residential & Mixed Properties	718	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>Fenway/Kenmore</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	1	\$4,500,000	178	\$2,818,118,276
2004	2	\$5,400,000	203	\$1,685,940,809
2003	3	\$4,457,000	156	\$443,094,876
2002	10	\$99,935,000	211	\$1,201,863,406
2001	9	\$39,738,227	182	\$782,877,160
2000	9	\$13,636,999	266	\$1,550,779,618

