



BOWDOIN/GENEVA STUDY AREA¹ DATA PROFILE

Department of Neighborhood Development
Research & Policy Development Division

	<u>Bowdoin/Geneva</u>	<u>Dorchester</u>	<u>Boston</u>
TOTAL POPULATION			
<small>(US Bureau of the Census)</small>			
2000	11,290	92,115	589,141
1990	<i>11,108</i>	85,698	574,383
% Change 1990-2000		7.5%	2.6%
LAND AREA (Sq. Miles)	0.41	6.1	48
DENSITY, Persons per Square Mile			
2000	27,537	14,645	11,914
1990	<i>27,093</i>	13,605	11,861
RACE & ETHNICITY, 2000 Number and Percentages			
<small>(US Bureau of the Census)</small>			
White	728 (6%)	29,253 (32%)	291,561 (50%)
Black	5,850 (52%)	33,435 (36%)	140,305 (24%)
Hispanic	2,070 (18%)	10,568 (12%)	85,089 (14%)
Asian or Pacific Islander	477 (4%)	9,854 (11%)	44,280 (8%)
Native American	47 (<1%)	350 (<1%)	1,517 (<1%)
Other	1,304 (12%)	3,941 (4%)	8,215 (1%)
Multi-Racial	814 (7%)	4,714 (5%)	18,174 (3%)
AGE, 1998 Estimates of Number and Percentages			
<small>(PCensus Estimates)</small>			
Under 18	3,972 (35%)	23,055 (29%)	116,559 (20%)
18-64	6,701 (59%)	49,091 (61%)	411,246 (70%)
65+	617 (5%)	8,753 (11%)	61,336 (10%)

Bowdoin/Geneva Study Area Data Profile (continued)

	<u>Bowdoin/Geneva</u>	<u>Dorchester</u>	<u>Boston</u>
MEDIAN HOUSEHOLD INCOME, 1998 Estimate (PCensus Estimate)	\$36,161	\$42,221	\$39,987
POVERTY RATE, 1990 (US Bureau of the Census, HUD Adjusted Poverty Universe)	20.7%	16.8%	16.7%

RESIDENTIAL SALES & MEDIAN SALES PRICE

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

<u>Year</u>	<u>Bow/Gen</u>		<u>Dorchester</u>		<u>Boston</u>	
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
January – June 2002	42	\$317, 981	434	\$262,000	3,802	\$300,000
2001	86	\$260,000	765	\$240,000	6,297	\$263,900
2000	100	\$210,000	858	\$194,500	7,480	\$224,000
1999	116	\$152,000	976	\$164,950	8,183	\$182,000
1998	93	\$162,500	817	\$140,000	7,041	\$162,500

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)

	<u>Bowdoin/Geneva</u>	<u>Dorchester</u>	<u>Boston</u>
January – June 2002	0 (0%)	7 (2%)	19 (<1%)
2001	1 (1%)	4 (<1%)	32 (<1%)
2000	3 (3%)	31 (4%)	75 (1%)
1999	7 (6%)	42 (4%)	177 (2%)
1998	12 (13%)	62 (8%)	210 (3%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	9 (0.7%)	55 (0.4%)	260 (0.3%)
	Commercial/Mixed	1 (2.3%)	10 (1.4%)	114 (1.5%)
2000	Residential	9 (0.7%)	65 (0.5%)	376 (0.5%)
	Commercial/Mixed	2 (4.5%)	15 (2.0%)	179 (2.4%)

Bowdoin/Geneva Study Area Data Profile (continued)

Bowdoin/Geneva

Dorchester

Boston

HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

Occupied Housing Units	3,224	31,383	239,528
Percentage Owner-Occupants	25.2%	35.8%	30.7%

BUILDINGS & TENURE, January 1, 2000

(City of Boston Department of Assessing)

Bowdoin/Geneva

Dorchester

Boston

Property Type	Number of Properties	Property Type as % of Total	Owner Occupancy Rate	Number of Properties	Property Type as % of Total	Owner Occupancy Rate	Number of Properties	Property Type as % of Total	Owner Occupancy Rate
Single Family	248	18.1%	67.7%	4,173	32.3%	77.1%	29,763	39.4%	81.0%
Two Family	297	21.6%	68.0%	3,581	27.7%	72.8%	18,377	24.3%	69.7%
Three Family	754	55.0%	49.9%	4,369	33.9%	54.5%	15,854	21.0%	53.1%
Total 1, 2, 3 Family Properties	1,299	N/A	57.4%	12,123	N/A	67.7%	63,994	N/A	70.8%
Four-Six Family	24	1.7%	20.8%	249	1.9%	25.3%	2,916	3.9%	27.8%
Apartment Buildings	20	1.5%	0%	138	1.1%	1.4%	2,285	3.0%	5.4%
Mixed Residential/Commercial	15	1.1%	13.3%	198	1.5%	14.6%	2,353	3.1%	14.9%
Condominium Associations	14	1.0%	N/A	198	1.5%	N/A	4,013	5.3%	N/A
Condominium Units	42	N/A	59.5%	1,381	N/A	51.8%	38,378	N/A	48.4%
Total Residential & Mixed Properties	1,372	N/A	N/A	12,906	N/A	N/A	75,561	N/A	N/A

Note: These figures do not include publicly or institutionally owned residential properties, as there are identified as "exempt" by the Assessing Department and unit counts are not possible.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	2	\$925,000	22	\$13,529,000	212	\$634,800,000
2000	0	N/A	48	\$118,900,983	288	\$1,084,900,000
1999	2	\$875,000	37	\$11,980,600	288	\$550,300,000
1998	1	\$135,000	50	\$1,217,300,000	296	\$1,217,300,000

COMMERCIAL RENTS, 2001

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$12	\$10 - \$20	N/A
Office / Square Foot (estimates)	\$9	\$15 - \$40	N/A