



**EAST BOSTON DATA PROFILE**  
 Department of Neighborhood Development  
 Policy Development & Research Division

	<u>East Boston</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
<b>TOTAL POPULATION</b> (US Bureau of the Census)			
<b>2000</b>	<b>38,413</b>	<b>6.5%</b>	<b>589,141</b>
1990	32,941	5.7%	574,383
% Change 1990-2000	16.6%		2.6%
<b>LAND AREA (Sq. Miles)</b>	4.7	9.9%	47.6
<b>DENSITY, Persons per Square Mile</b>			
2000		8,173	12,377
1990		7,009	12,067
<b>OPEN SPACE, 1999</b> <b>Percent of Neighborhood Land Area</b>		14.8%	20.7%
<b>RACE &amp; ETHNICITY, 2000 Number and Percentages</b> (US Bureau of the Census)			
White	19,078 (50%)		291,561 (50%)
Black	1,177 (3%)		140,305 (24%)
Hispanic	14,990 (39%)		85,089 (14%)
Asian or Pacific Islander	1,553 (4%)		44,280 (8%)
Native American	71 (<1%)		1,517 (<1%)
Other	440 (1%)		8,215 (1%)
Multi-Racial	1,104 (3%)		18,174 (3%)
<b>TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older,</b> <b>2000 Number and Percentages (sorted by most prevalent within the neighborhood)</b>			
English	13,524 (46%)		322,119 (68%)
Spanish	10,319 (35%)		57,005 (12%)
Italian	1,993 (7%)		6,508 (1%)
Portuguese and Portuguese Creole <sup>1</sup>	1,423 (5%)		10,045 (2%)
Vietnamese	603 (2%)		7,825 (2%)
Arabic	330 (1%)		2,637 (<1%)
<b>AGE, 2000 Number and Percentages</b> (US Bureau of the Census)			
Under 18	9,049 (24%)		116,559 (20%)
18-64	24,668 (64%)		411,246 (70%)
65+	4,696 (12%)		61,336 (10%)

<sup>1</sup> 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.

## EAST BOSTON DATA PROFILE (Continued)

	<u>East Boston</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
<b>MEDIAN HOUSEHOLD INCOME, 1999</b> (US Bureau of the Census)	\$31,311	79.0%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
<b>POVERTY, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Poverty Universe)	7,436 (19.5%)	6.8%	109,128 (19.5%)
<b>LOW/MODERATE INCOME PERSONS, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	26,167 (68.8%)	8.4%	311,414 (56.2%)
<b>LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number &amp; Percentages</b> (US Bureau of the Census)	10,083 (70.4%)	7.5%	133,552 (55.7%)
<b>HOUSEHOLDS &amp; TENURE, 2000</b> (US Bureau of the Census)			
Occupied Housing Units		14,326	239,528
Percentage Owner-Occupants		28.1%	30.7%
<b>HOUSING COSTS, 1999</b> (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		30.0%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		37.6%	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>East Boston</u> Sales	<u>East Boston</u> Median Price	<u>Boston</u> Sales	<u>Boston Median</u> Price
2005	620	\$339,450	10,741	\$390,000
2004	420	\$375,500	11,076	\$380,000
2003	306	\$331,750	7,195	\$340,000
2002	332	\$267,500	7,878	\$315,000
2001	305	\$237,000	6,550	\$267,750
2000	313	\$193,701	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 (0.3%)	60 (0.6%)
2004	0 (0%)	27 (0.2%)
2003	2 (0.7%)	22 (0.3%)
2002	0 (0%)	42 (0.5%)
2001	7 (2.3%)	32 (0.4%)
2000	7 (2.2%)	75 (0.9%)

## EAST BOSTON DATA PROFILE (Continued)

### ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>East Boston</u>	<u>Boston</u>
2005	Residential	18 (0.4%)	188 (0.3%)
	Commercial/Mixed	10 (1.6%)	162 (1.9%)
2004	Residential	21 (0.4%)	220 (0.3%)
	Commercial/Mixed	7 (1.2%)	170 (2.0%)
2003	Residential	24 (0.5%)	264 (0.4%)
	Commercial/Mixed	7 (1.2%)	184 (2.1%)

### BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>East 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	972	19.1%	78.7%	30,004	39.3%	82.7%
Two Family	1,251	24.6%	70.3%	18,062	23.7%	67.8%
Three Family	2,218	43.5%	53.4%	15,186	19.9%	49.9%
<b>Total 1, 2, 3 Family Properties</b>	<b>4,441</b>	<b>87.2%</b>	<b>63.7%</b>	<b>63,252</b>	<b>82.8%</b>	<b>70.6%</b>
Four-Six Family	232	4.6%	25.9%	2,743	3.6%	23.5%
Apartment Buildings	57	1.1%	12.3%	2,624	3.4%	3.6%
Mixed Residential/Commercial	263	5.2%	13.7%	2,269	3.0%	12.3%
Condominium Associations	102	2.0%	N/A	5,473	7.2%	N/A
Condominium Units	630	N/A	46.7%	43,039	N/A	53.4%
<b>Total Residential &amp; Mixed Properties</b>	<b>5,095</b>	N/A	N/A	<b>76,361</b>	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>East Boston</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	14	\$52,675,900	178	\$2,818,118,276
2004	15	\$19,486,500	203	\$1,685,940,809
2003	9	\$4,872,000	156	\$443,094,876
2002	27	\$4,457,000	211	\$1,201,863,406
2001	9	\$4,884,115	182	\$782,877,160
2000	16	\$5,211,353	266	\$1,550,779,618

