



HYDE PARK DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Hyde Park</u>		<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)	Number	Percent of Citywide Figure	
2000	31,719	5.4%	589,141
1990	29,985	5.2%	574,383
% Change 1990-2000	5.8%		2.6%
 LAND AREA (Sq. Miles)	 4.4	 9.2%	 47.6
 DENSITY, Persons per Square Mile			
2000		7,209	12,377
1990		6,185	12,067
 OPEN SPACE, 1999, Percent of Neighborhood Land Area		 22.6%	 20.7%
 RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)			
White	13,629 (43%)		291,561 (50%)
Black	12,450 (39%)		140,305 (24%)
Hispanic	3,981 (13%)		85,089 (14%)
Asian or Pacific Islander	472 (1%)		44,280 (8%)
Native American	73 (<1%)		1,517 (<1%)
Other	142 (<1%)		8,215 (1%)
Multi-Racial	972 (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	14,797 (68%)		322,119 (68%)
French and French Creole ¹	2,984 (14%)		21,111 (5%)
Spanish	2,362 (11%)		57,005 (12%)
Italian	284 (1%)		6,508 (1%)
African Languages	281 (1%)		3,370 (<1%)
Vietnamese	163 (<1%)		7,825 (2%)
 AGE, 2000 Number and Percentages (US Bureau of the Census)			
Under 18	8,173 (26%)		116,559 (20%)
18-64	19,397 (61%)		411,246 (70%)
65+	4,149 (13%)		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.

HYDE PARK DATA PROFILE (Continued)

	<u>Hyde Park</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$44,705	111.2%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	3,261 (10.4%)	3.0%	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	15,496 (49.5%)	5.0%	311, 414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	6,179 (53.7%)	4.6%	133,552 (55.7%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)			
Occupied Housing Units		11,520	239,528
Percentage Owner-Occupants		58.9%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		30.4%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		34.5%	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>Hyde Park</u>		<u>Boston</u>	
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2005	539	\$357,000	10,741	\$390,000
2004	505	\$337,000	11,076	\$380,000
2003	298	\$299,500	7,195	\$340,000
2002	354	\$265,000	7,878	\$315,000
2001	287	\$235,000	6,550	\$267,750
2000	310	\$197,450	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	5 (0.9%)	60 (0.6%)
2004	3 (0.6%)	27 (0.2%)
2003	0 (0%)	22 (0.3%)
2002	4 (1.1%)	42 (0.5%)
2001	4 (1.4%)	32 (0.4%)
2000	2 (0.6%)	75 (0.9%)

HYDE PARK DATA PROFILE (Continued)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>Hyde Park</u>	<u>Boston</u>
2005	Residential	2 (<0.1%)	188 (0.3%)
	Commercial/Mixed	4 (1.3%)	162 (1.9%)
2004	Residential	3 (<0.1%)	220 (0.3%)
	Commercial/Mixed	5 (1.7%)	170 (2.0%)
2003	Residential	4 (0.1%)	264 (0.4%)
	Commercial/Mixed	6 (2.0%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Hyde Park</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	4,874	69.1%	82.8%	30,004	39.3%	82.7%
Two Family	1,617	22.9%	68.3%	18,062	23.7%	67.8%
Three Family	327	4.6%	57.5%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	6,818	96.7%	78.2%	63,252	82.8%	70.6%
Four-Six Family	85	1.2%	20.0%	2,743	3.6%	23.5%
Apartment Buildings	45	0.6%	0%	2,624	3.4%	3.6%
Mixed Residential/Commercial	45	0.6%	11.1%	2,269	3.0%	12.3%
Condominium Associations	57	0.8%	N/A	5,473	7.2%	N/A
Condominium Units	454	N/A	56.2%	43,039	N/A	53.4%
Total Residential & Mixed Properties	7,050	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>Hyde Park</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	10	\$6,972,000	178	\$2,818,118,276
2004	11	\$10,310,000	203	\$1,685,940,809
2003	11	\$31,568,258	156	\$443,094,876
2002	15	\$11,850,694	211	\$1,201,863,406
2001	11	\$4,203,740	182	\$782,877,160
2000	15	\$15,044,000	266	\$1,550,779,618

