



**MATTAPAN DATA PROFILE**  
 Department of Neighborhood Development  
 Policy Development & Research Division

	<u><b>Mattapan</b></u>	<u><b>Boston</b></u>
<b>TOTAL POPULATION</b> (US Bureau of the Census)	<b>Number</b>	<b>Percent of Citywide Figure</b>
<b>2000</b>	<b>37,486</b>	<b>6.4%</b>
1990	36,135	6.3%
% Change 1990-2000	3.7%	2.6%
<b>LAND AREA (Sq. Miles)</b>	2.8	5.9%
<b>DENSITY, Persons per Square Mile</b>		
2000		13,338
1990		12,905
<b>OPEN SPACE, 1999, Percent of Neighborhood Land Area</b>		16.7%
		20.7%
<b>RACE &amp; ETHNICITY, 2000 Number and Percentages</b> (US Bureau of the Census)		
White	1,428 (4%)	291,561 (50%)
Black	29,018 (77%)	140,305 (24%)
Hispanic	4,716 (13%)	85,089 (14%)
Asian or Pacific Islander	347 (1%)	44,280 (8%)
Native American	113 (<1%)	1,517 (<1%)
Other	229 (1%)	8,215 (1%)
Multi-Racial	1,635 (4%)	18,174 (3%)
<b>TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)</b>		
English	17,477 (72%)	322,119 (68%)
French and French Creole <sup>1</sup>	4,031 (16%)	21,111 (5%)
Spanish	2,035 (8%)	57,005 (12%)
African Languages	356 (2%)	3,370 (<1%)
Portuguese and Portuguese Creole <sup>2</sup>	140 (<1%)	10,045 (2%)
Vietnamese	104 (<1%)	7,825 (2%)
<b>AGE, 2000 Number and Percentages</b> (US Bureau of the Census)		
Under 18	12,239 (33%)	116,559 (20%)
18-64	22,568 (60%)	411,246 (70%)
65+	2,679 (7%)	61,336 (10%)

<sup>1</sup> 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.

<sup>2</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.

## MATTAPAN DATA PROFILE (Continued)

	<u>Mattapan</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
<b>MEDIAN HOUSEHOLD INCOME, 1999</b> (US Bureau of the Census)	\$32,749	82.6%	\$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)	8,296 (22.3%)	7.6%	109,128 (19.5%)
<b>LOW/MODERATE INCOME PERSONS, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	24,811 (66.8%)	8.0%	311,414 (56.2%)
<b>LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number &amp; Percentages</b> (US Bureau of the Census)	8,457 (67.5%)	6.3%	133,552 (55.7%)
<b>HOUSEHOLDS &amp; TENURE, 2000</b> (US Bureau of the Census)			
Occupied Housing Units		12,478	239,528
Percentage Owner-Occupants		35.2%	30.7%
<b>HOUSING COSTS, 1999</b> (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		36.1%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		39.8%	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>Mattapan</u>		<u>Boston</u>	
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2005	327	\$377,500	10,741	\$390,000
2004	324	\$334,350	11,076	\$380,000
2003	206	\$315,000	7,195	\$340,000
2002	219	\$250,000	7,878	\$315,000
2001	183	\$210,000	6,550	\$267,750
2000	212	\$180,000	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	6 (1.8%)	60 (0.6%)
2004	2 (0.6%)	27 (0.2%)
2003	4 (1.9%)	22 (0.3%)
2002	7 (3.2%)	42 (0.5%)
2001	1 (0.5%)	32 (0.4%)
2000	6 (2.8%)	75 (0.9%)

## MATTAPAN DATA PROFILE (Continued)

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

(DND Annual Abandoned Building Survey)

		<u>Mattapan</u>	<u>Boston</u>
2005	Residential	16 (0.3%)	188 (0.3%)
	Commercial/Mixed	9 (4.4%)	162 (1.9%)
2004	Residential	22 (0.4%)	220 (0.3%)
	Commercial/Mixed	10 (4.9%)	170 (2.0%)
2003	Residential	23 (0.5%)	264 (0.4%)
	Commercial/Mixed	8 (3.9%)	184 (2.1%)

### BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

Property Type	<u>Mattapan</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	2,130	42.0%	75.1%	30,004	39.3%	82.7%
Two Family	1,616	31.8%	67.7%	18,062	23.7%	67.8%
Three Family	1,037	20.4%	54.9%	15,186	19.9%	49.9%
<b>Total 1, 2, 3 Family Properties</b>	<b>4,783</b>	<b>94.2%</b>	<b>68.1%</b>	<b>63,252</b>	<b>82.8%</b>	<b>70.6%</b>
Four-Six Family	92	1.8%	12.0%	2,743	3.6%	23.5%
Apartment Buildings	127	2.5%	0%	2,624	3.4%	3.6%
Mixed Residential/Commercial	30	0.6%	20.0%	2,269	3.0%	12.3%
Condominium Associations	43	0.8%	N/A	5,473	7.2%	N/A
Condominium Units	340	N/A	57.6%	43,039	N/A	53.4%
<b>Total Residential &amp; Mixed Properties</b>	<b>5,075</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>Mattapan</u>		<u>Boston</u>	
	Buildings Sold	Sales Value	Buildings Sold	Sales Value
2005	6	\$6,121,524	178	\$2,818,118,276
2004	11	\$7,467,500	203	\$1,685,940,809
2003	10	\$45,352,530	156	\$443,094,876
2002	17	\$12,563,000	211	\$1,201,863,406
2001	4	\$1,776,500	182	\$782,877,160
2000	12	\$6,677,802	266	\$1,550,779,618

