



SOUTH BOSTON DATA PROFILE POPULATION DEMOGRAPHICS

TOTAL POPULATION

(US Bureau of the Census)

	South Boston	Boston
2010	33,688	617,594
2000	29,965	589,141
% Change 2000-2010	12.4%	4.8%

DENSITY

Persons per Square Mile

	South Boston	Boston
2010	10,867	12,975
2000	9,666	12,377

RACE & ETHNICITY

2010 Numbers and Percentages (US Bureau of the Census)

	South Boston	Boston
White (alone)	26,552 (78.8%)	290,312 (47.0%)
Black or African American (alone)	1,572 (4.7%)	138,073 (22.4%)
Hispanic or Latino (all races)	3,345 (9.9%)	107,917 (17.5%)
American Indian and Alaska Native (alone)	38 (0.1%)	1,227 (0.2%)
Asian (alone)	1,630 (4.8%)	54,846 (8.9%)
Native Hawaiian and Other Pacific Islander (alone)	12 (0.0%)	182 (0.0%)
Some other Race	138 (0.4%)	10,078 (1.6%)
Two or More Races	401 (1.2%)	14,959 (2.4%)

AGE

2010 Numbers and Percentages (US Bureau of the Census)

	South Boston	Boston
Under 5	1,495 (4.4%)	32,420 (5.2%)
5-14	2,262 (6.7%)	53,346 (8.6%)
15-19	1,323 (3.9%)	49,826 (8.1%)
20-24	3,133 (9.3%)	88,129 (14.3%)
25-64	22,189 (65.9%)	331,636 (53.6%)
65+	3,286 (9.8%)	62,237 (10.1%)

MEDIAN HOUSEHOLD INCOME

2005-2009 Estimate (American Community Survey)

	South Boston	Boston
Annual Income	\$63,747	\$52,433



SOUTH BOSTON DATA PROFILE (Continued) LAND USE AND SALES

LAND AREA

Square Miles

	South Boston	Boston
2010	3.1	47.6

AFFORDABLE UNITS

As of July 1, 2011

	South Boston	Boston
	3,434 (19%)	52,813 (19.4%)

HOME RENTAL TRENDS

2009-2011 Rents of 1-, 2-, and 3-Bedroom Apartments (MLS)

	South Boston Number of Listings	South Boston Median Rent	Boston Number of Listings	Boston Median Rent
2011	549	\$2,318	5,666	\$2,000
2010	865	\$1,525	16,970	\$1,600

RESIDENTIAL SALES & MEDIAN SALES PRICE

2000-2011 Sales of 1-, 2-, and 3-family properties and condominiums above \$25,000 (The Warren Group)

	South Boston Sales	South Boston Median Price	Boston Sales	Boston Median Price
2011	678	\$385,000	5,641	\$362,500
2010	717	\$375,000	6,225	\$349,000
2009	668	\$353,250	6,293	\$327,000
2008	630	\$375,000	6,786	\$352,000
2007	900	\$383,750	8,282	\$374,900
2006	834	\$361,250	9,249	\$382,000
2005	909	\$378,000	10,735	\$390,000
2004	1,165	\$369,000	11,078	\$280,000
2003	613	\$325,000	7,213	\$340,000
2002	645	\$295,000	7,883	\$315,000
2001	515	\$249,000	6,555	\$267,950
2000	661	\$250,000	7,693	\$236,100



SOUTH BOSTON DATA PROFILE (Continued) LAND USE AND SALES

RESIDENTIAL FORECLOSURE DEEDS

2000-2011 (The Warren Group)

	South Boston	Boston
2011	27	525
2010	39	776
2009	46	821
2008	25	1,215
2007	11	703
2006	2	261
2005	2	60
2004	7	25
2003	1	33
2002	2	42
2001	0	32
2000	34	75

DISTRESSED BUILDINGS

2000-2011 (DND Annual Distressed Building Survey)

		South Boston	Boston
2011	Residential	3	123
	Commercial/Mixed	22	115
2010	Residential	2	127
	Commercial/Mixed	19	110
2008	Residential	3	187
	Commercial/Mixed	21	131
2007	Residential	5	158
	Commercial/Mixed	24	152
2006	Residential	7	184
	Commercial/Mixed	18	170
2005	Residential	9	188
	Commercial/Mixed	15	162
2004	Residential	7	227
	Commercial/Mixed	17	177
2003	Residential	15	264
	Commercial/Mixed	18	184
2002	Residential	13	304
	Commercial/Mixed	17	176
2001	Residential	8	260
	Commercial/Mixed	8	114
2000	Residential	18	376
	Commercial/Mixed	10	179



SOUTH BOSTON DATA PROFILE (Continued) LAND USE AND SALES

HOUSING OCCUPANCY AND TENURE

2010 (US Bureau of the Census)

	South Boston	Boston
Total Housing Units	17,623	272,481
Owner-Occupied Housing Units	6,496	85,791
Renter-Occupied Housing Units	9,723	166,908
Percentage Owner-Occupants	40.1%	33.9%

BUILDINGS & TENURE*

July 1, 2011 (City of Boston Department of Assessing)

<u>Property Type</u>	South Boston			Boston		
	<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	1,485	16.9%	81.0%	30,437	25.6%	84.3%
Two-family	969	11.0%	68.3%	17,700	14.9%	66.6%
Three-family	1,175	13.4%	49.6%	13,943	11.7%	49.2%
Condominium Units	5,142	58.6%	66.0%	56,652	47.7%	54.8%
Total 1-, 2-, 3-Family and Condo Properties	8,771	100%	66.6%	118,732	100%	63.5%

*Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties



South Boston

- Planning District Boundary*
 - Boston Public School
 - Community Center
 - Academic
 - Hospital
 - Health Center
 - Boston Public Library
 - Boston Police Department
 - Supermarket
 - Commuter Rail Line & Stop
 - MBTA Line & Stop
- Buildings by use**
- Residential
 - Industrial
 - Mixed Use
 - Institutional/Government
 - Commercial
 - Garage, Tanks, Other



* Planning Districts were created by the BRAs Policy Development and Research department to facilitate the comparison of U.S. Census demographic information.

