



SOUTH END DATA PROFILE POPULATION DEMOGRAPHICS

TOTAL POPULATION

(US Bureau of the Census)

	South End	Boston
2010	34,669	617,594
2000	28,220	589,141
% Change 2000-2010	22.9%	4.8%

DENSITY

Persons per Square Mile

	South End	Boston
2010	34,669	12,975
2000	28,220	12,377

RACE & ETHNICITY

2010 Numbers and Percentages (US Bureau of the Census)

	South End	Boston
White (alone)	17,153 (49.5%)	290,312 (47.0%)
Black or African American (alone)	5,938 (17.1%)	138,073 (22.4%)
Hispanic or Latino (all races)	5,745 (16.6%)	107,917 (17.5%)
American Indian and Alaska Native (alone)	67 (0.2%)	1,227 (0.2%)
Asian (alone)	4,830 (13.9%)	54,846 (8.9%)
Native Hawaiian and Other Pacific Islander (alone)	9 (0.0%)	182 (0.0%)
Some other Race	198 (0.6%)	10,078 (1.6%)
Two or More Races	729 (2.1%)	14,959 (2.4%)

AGE

2010 Numbers and Percentages (US Bureau of the Census)

	South End	Boston
Under 5	1,779 (5.1%)	32,420 (5.2%)
5-14	2,381 (6.8%)	53,346 (8.6%)
15-19	2,406 (6.9%)	49,826 (8.1%)
20-24	4,229 (12.2%)	88,129 (14.3%)
25-64	20,674 (59.7%)	331,636 (53.6%)
65+	3,200 (9.2 %)	62,237 (10.1%)

MEDIAN HOUSEHOLD INCOME

2005-2009 Estimate (American Community Survey)

	South End	Boston
Annual Income	\$51,870	\$52,433



SOUTH END DATA PROFILE (Continued)

LAND USE AND SALES

LAND AREA

Square Miles

	South End	Boston
2010	1.0	47.6

AFFORDABLE UNITS

As of July 1, 2011

	South End	Boston
	7,139 (41%)	52,813 (19.4%)

HOME RENTAL TRENDS

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

	South End Number of Listings	South End Median Rent	Boston Number of Listings	Boston Median Rent
2011	471	\$2,500	5,666	\$2,000
2010	904	\$2,100	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 End Sales	South End Median Price	Boston Sales	Boston Median Price
2011	571	\$576,000	5,641	\$362,500
2010	550	\$560,000	6,225	\$349,000
2009	570	\$525,000	6,293	\$327,000
2008	695	\$538,000	6,786	\$352,000
2007	774	\$542,000	8,282	\$374,900
2006	786	\$475,000	9,249	\$382,000
2005	795	\$525,000	10,735	\$390,000
2004	985	\$514,000	11,078	\$280,000
2003	857	\$407,000	7,213	\$340,000
2002	805	\$404,000	7,883	\$315,000
2001	582	\$363,000	6,555	\$267,950
2000	723	\$327,000	7,693	\$236,100



SOUTH END DATA PROFILE (Continued)

LAND USE AND SALES

RESIDENTIAL FORECLOSURE DEEDS

2000-2011 (The Warren Group)

	South End	Boston
2011	8	525
2010	6	776
2009	9	821
2008	7	1,215
2007	10	703
2006	4	261
2005	1	60
2004	1	25
2003	1	33
2002	3	42
2001	0	32
2000	0	75

DISTRESSED BUILDINGS

2000-2011 (DND Annual Distressed Building Survey)

		South End	Boston
2011	Residential	0	123
	Commercial/Mixed	7	115
2010	Residential	2	127
	Commercial/Mixed	8	110
2008	Residential	5	187
	Commercial/Mixed	10	131
2007	Residential	8	158
	Commercial/Mixed	11	152
2006	Residential	6	184
	Commercial/Mixed	15	170
2005	Residential	5	188
	Commercial/Mixed	14	162
2004	Residential	7	227
	Commercial/Mixed	13	177
2003	Residential	15	264
	Commercial/Mixed	13	184
2002	Residential	16	304
	Commercial/Mixed	15	176
2001	Residential	10	260
	Commercial/Mixed	9	114
2000	Residential	17	376
	Commercial/Mixed	14	179



SOUTH END DATA PROFILE (Continued)

LAND USE AND SALES

HOUSING OCCUPANCY AND TENURE

2010 (US Bureau of the Census)

	South End	Boston
Total Housing Units	17,422	272,481
Owner-Occupied Housing Units	5,437	85,791
Renter-Occupied Housing Units	11,024	166,908
Percentage Owner-Occupants	33.0%	33.9%

BUILDINGS & TENURE*

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

	South End			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
Single-family	423	6.0%	78.7%	30,437	25.6%	84.3%
Two-family	209	3.0%	78.5%	17,700	14.9%	66.6%
Three-family	206	2.9%	59.7%	13,943	11.7%	49.2%
Condominium Units	6,617	88.0%	68.5%	56,652	47.7%	54.8%
Total 1-, 2-, 3-Family and Condo Properties	7,005	100%	69.2%	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 End