

Greater Ashmont

Main Streets Profile

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Planning Department
RESEARCH DIVISION

City of Boston Planning Department

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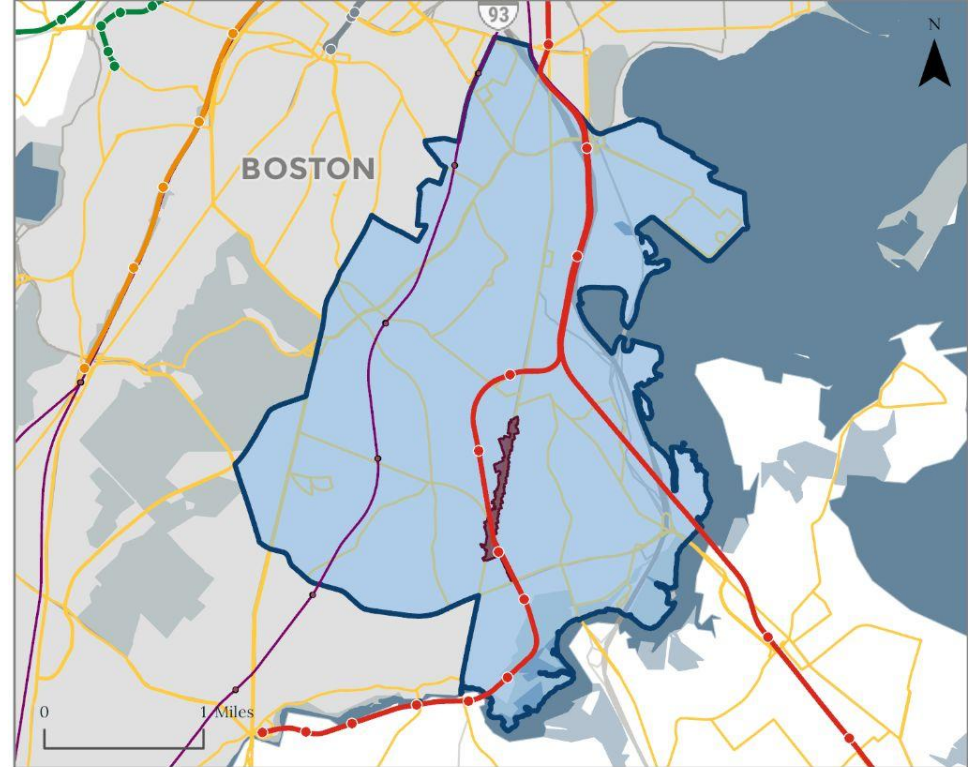
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Dorchester is a diverse, family-oriented neighborhood with predominantly renter-occupied housing

- 34% Black/African American
- 20% Hispanic
- 32% Foreign Born
- 17% are enrolled in grade school
- 61% are family households
- 62% housing are renter occupied
- 73% of households own a vehicle

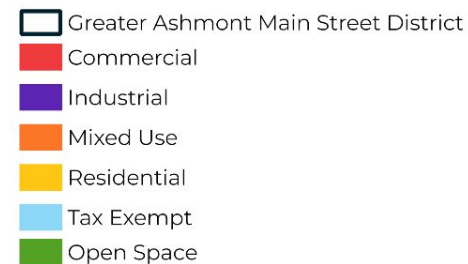
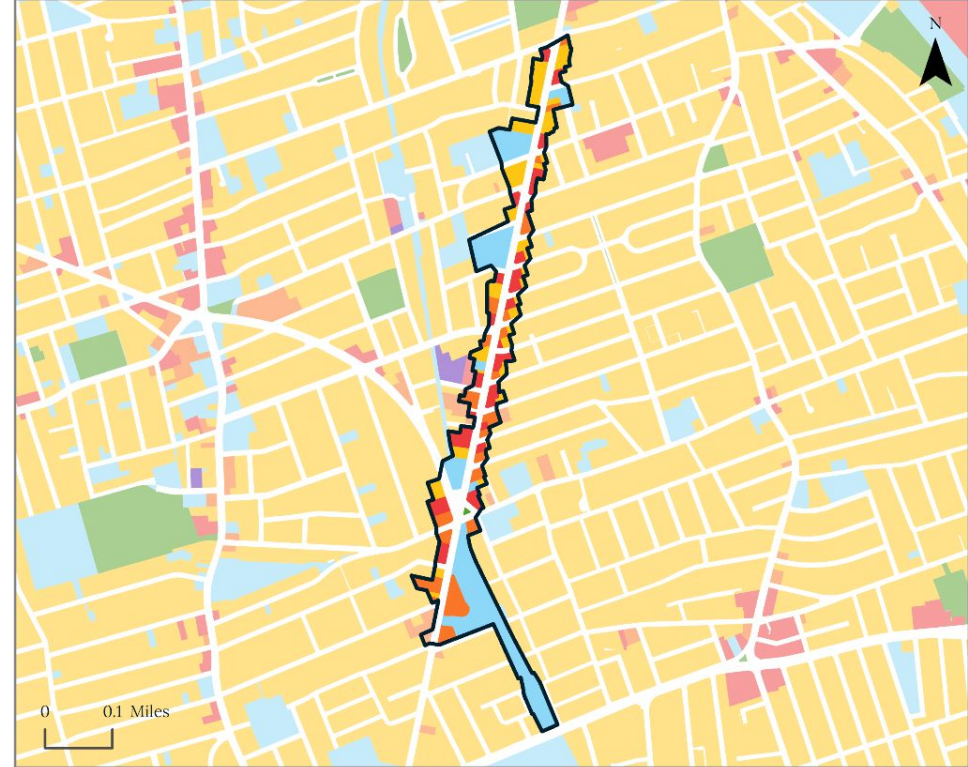


Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Greater Ashmont Main Streets features a balanced mix of land uses, with nearly half of parcels used as residential, a quarter as commercial, and some mixed use and tax exempt

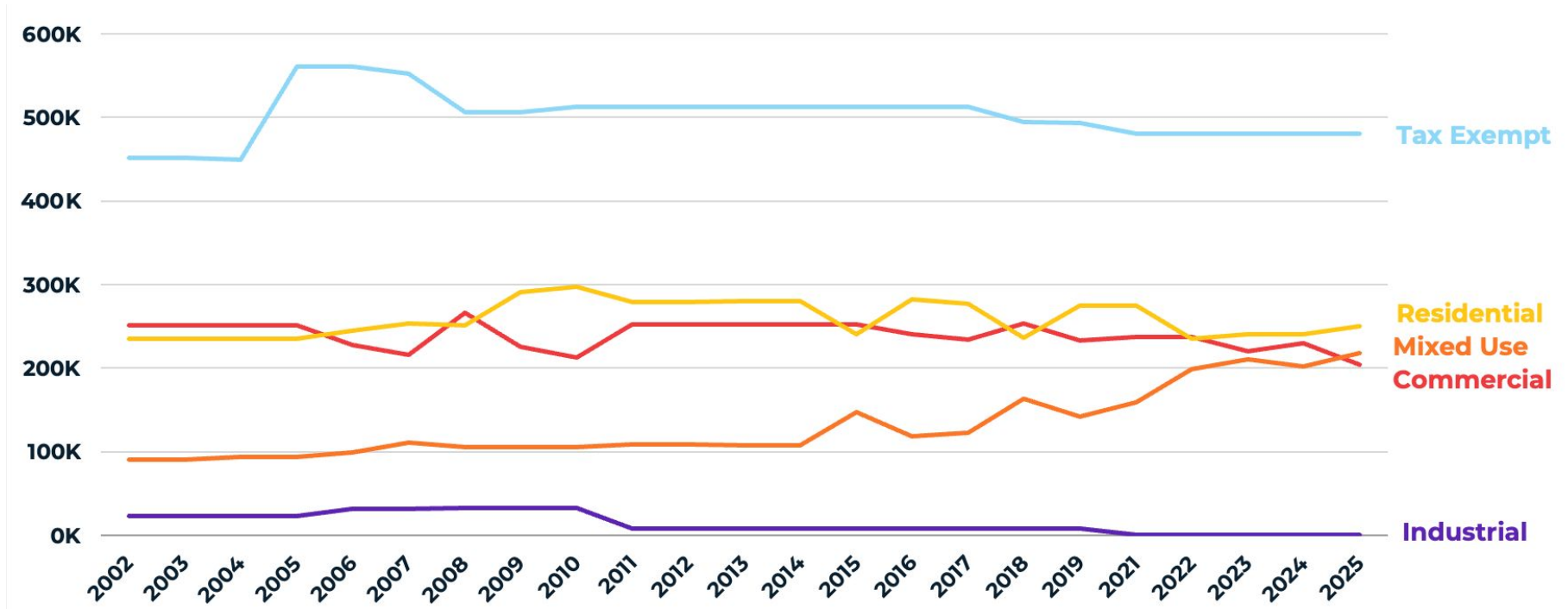
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	33	24.8%
Industrial	0	0.0%
Mixed Use	28	21.1%
Residential	62	46.6%
Tax Exempt	10	7.5%



Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Industrial and commercial land uses have slightly decreased over time while tax exempt and mixed use have increased

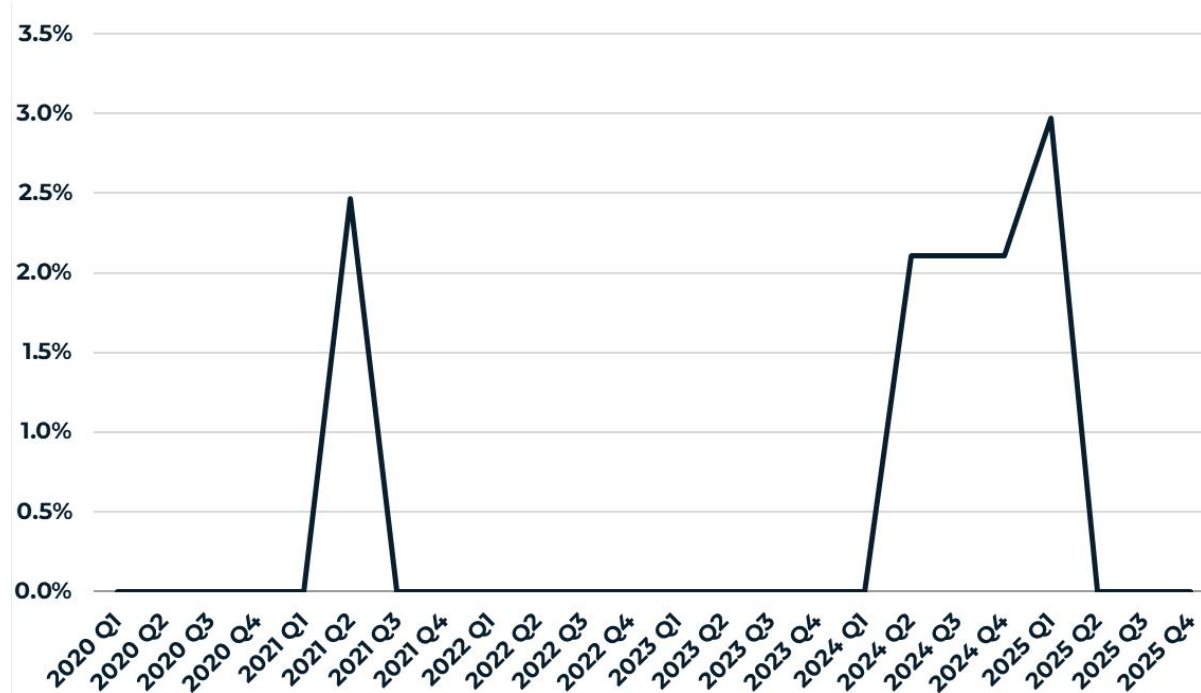
Square Feet of Parcel Land Area by Category in Greater Ashmont Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Retail vacancy has remained low since 2020

Retail Vacancy Rates in Greater Ashmont Main Streets District, 2020-2025



Despite the recent 5-year peak of **3%** in Q1 of 2025, retail vacancy has returned to **0%**

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Greater Ashmont Main Streets is home to 134 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Retail Trade
- Accommodation and Food Services

Major businesses include:

- Dr William W Henderson Inclusion School
- Boston Fire Department
- Tavolo Ristorante

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	26.1%
Retail trade	16.4%
Accommodation and food services	12.7%
Health care and social assistance	9.0%
Real estate and rental and leasing	9.0%
Professional, scientific, and technical services	6.0%
Construction	6.0%
Finance and insurance	5.2%
Information	4.5%
Manufacturing	1.5%
Educational services	1.5%
Public administration	0.7%
Arts, entertainment, and recreation	0.7%
Wholesale trade	0.7%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~652 payroll jobs are within the Census block approximation of Greater Ashmont Main Streets District

Greater Ashmont Main Streets payroll employment is concentrated in Health Care and Social Assistant, Information, and Professional, Scientific, and Technical Services

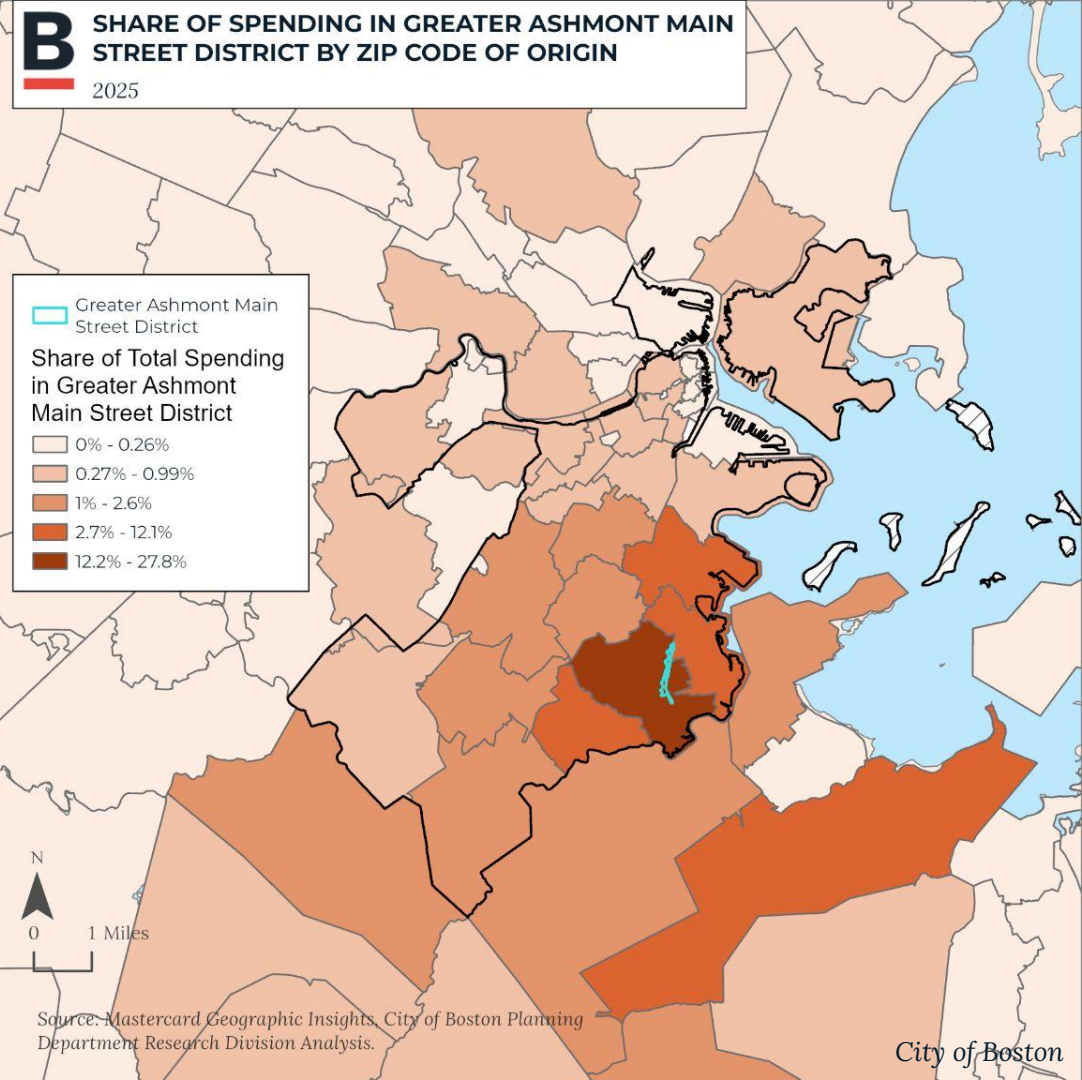


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	134	20.6%
Information	120	18.4%
Professional, Scientific, and Technical Services	72	11.0%
Retail Trade	63	9.7%
Finance and Insurance	54	8.3%
Accommodation and Food Services	51	7.8%
Other Services (excluding Public Administration)	43	6.6%
Transportation and Warehousing	34	5.2%
Construction	28	4.3%
Real Estate and Rental and Leasing	18	2.8%
Arts, Entertainment, and Recreation	13	2.0%
Wholesale Trade	9	1.4%
Utilities	5	0.8%
Administration & Support, Waste Management and Remediation	5	0.8%
Manufacturing	2	0.3%
Educational Services	1	0.2%

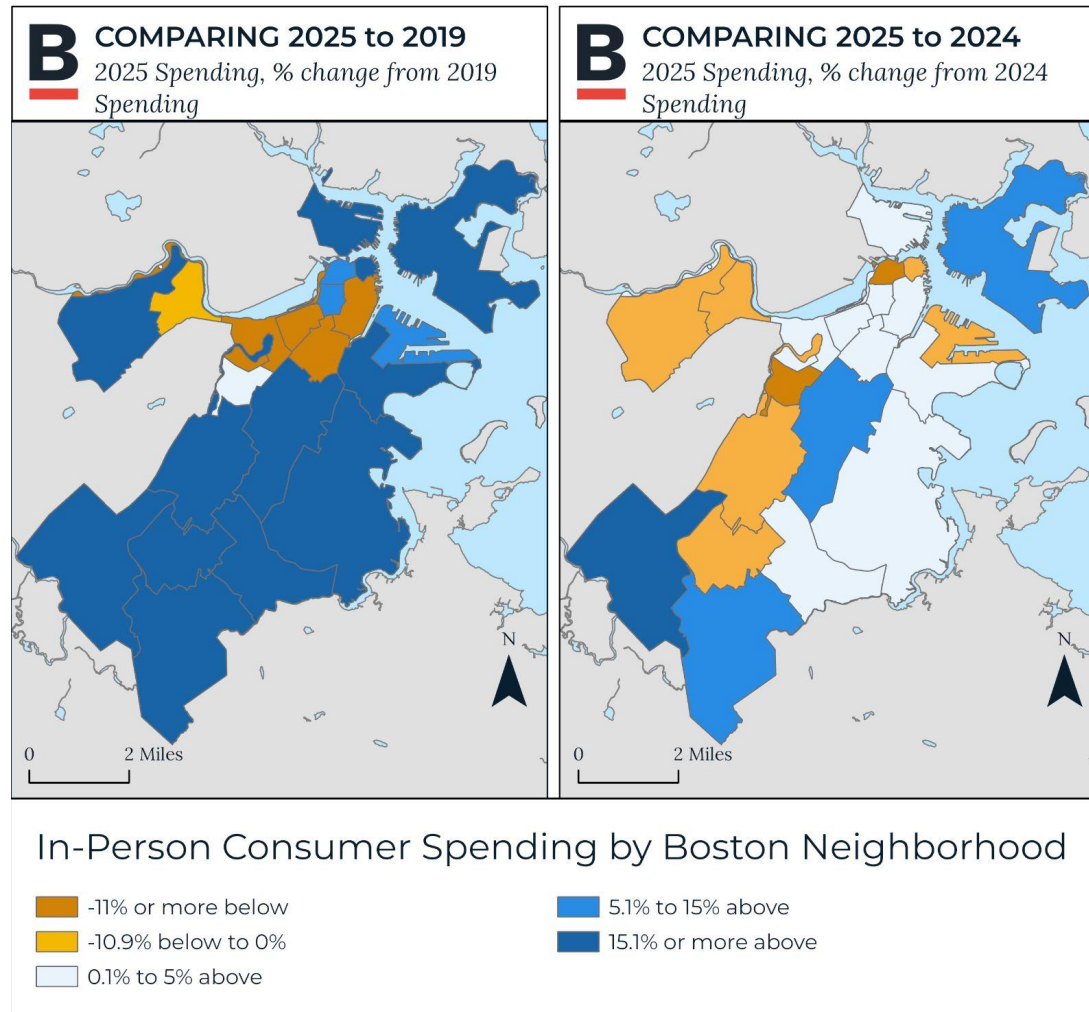
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

46.3% of spending in the Greater Ashmont Main Streets District originates in Dorchester while 32.6% comes from outside the city.

Around 12.5% come from Mattapan, Roxbury, Hyde Park, and Roslindale



In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Greater Ashmont Main Streets has surged since 2024, peaking at 101% in March 2025

Total In-Person Consumer Spending in Greater Ashmont Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending remained fluctuating between 26% below and 10% above pre-COVID levels from 2021 to late 2023. However, beginning in 2024, there was a sharp increase in consumer spending up to recent years.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts increased since early 2024 and remained robust compared to 2019 levels

Total In-Person Transaction Counts in Greater Ashmont Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



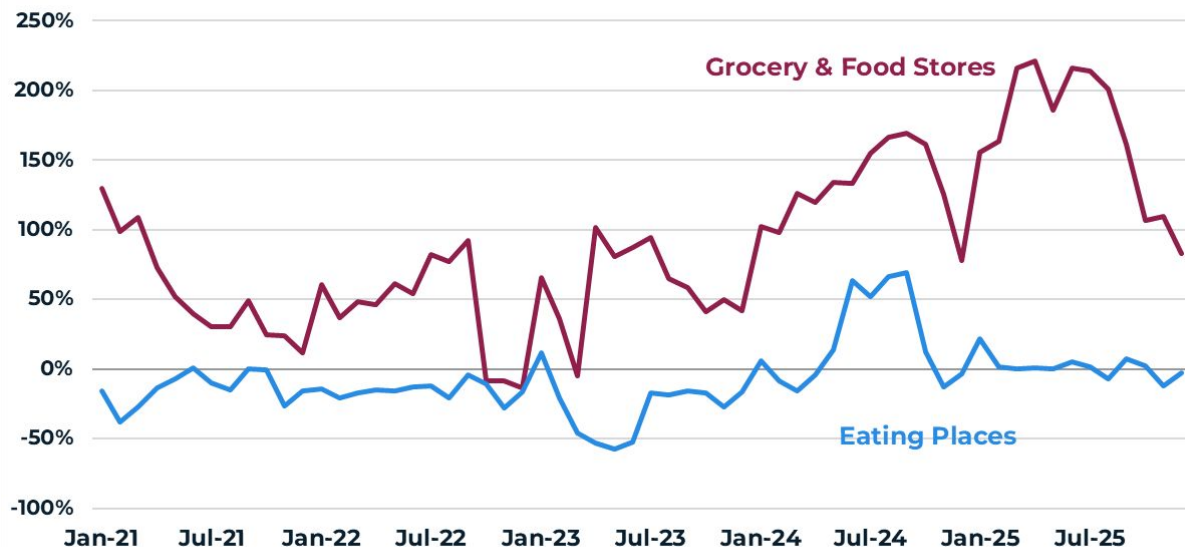
In-person transaction counts has shown an upward trajectory since early 2024. Despite occasional declines, transactions outperform pre-pandemic levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups.

While restaurant spending has stalled, grocery spending has steadily increased in Greater Ashmont Main Streets

Consumer Spending in Greater Ashmont Main Streets District by Sector, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019



Grocery spending rose to 215% above pre-COVID levels in June 2025.

Restaurant spending remained lower, consistently hovering around 2019 levels besides during the summer of 2024, where it stayed 50% above pre-pandemic levels.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Greater Ashmont Main Streets in-person consumer spending was 71% above 2019 levels in 2025.

Total In-Person Consumer Spending, Percentage Change from 2019



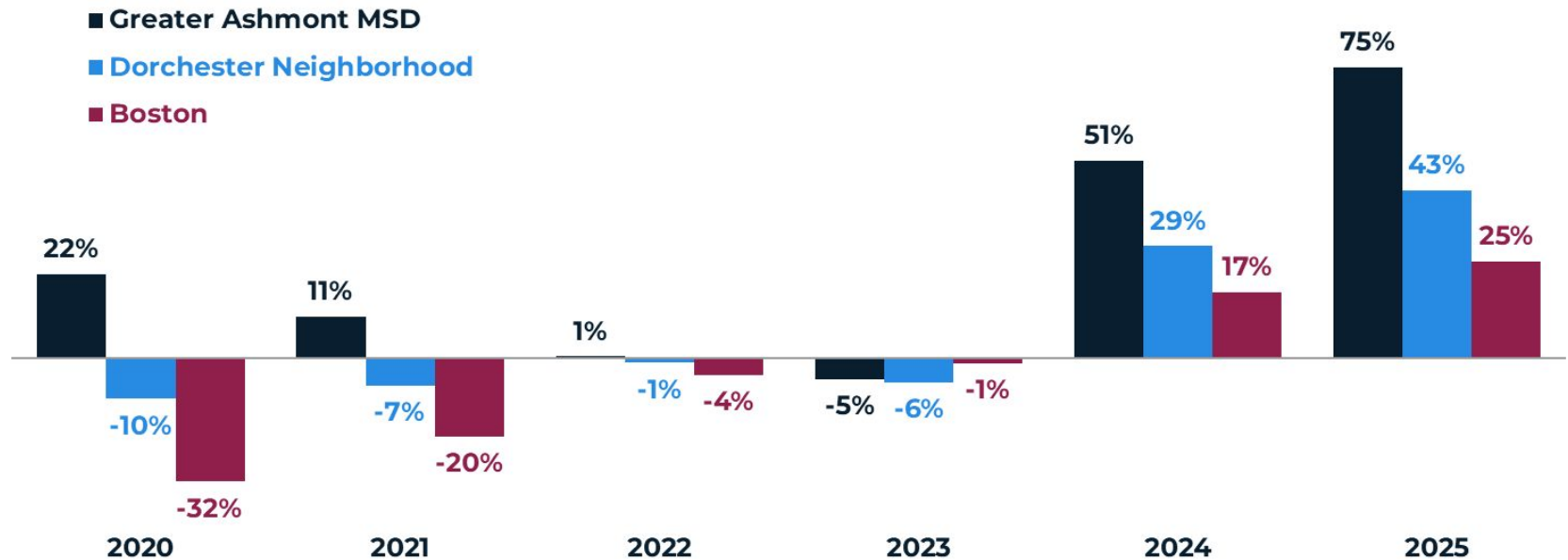
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

In-person transaction counts at Greater Ashmont Main Streets reached 75% above 2019 levels in 2025.

Total In-Person Transaction Counts, Percentage Change from 2019

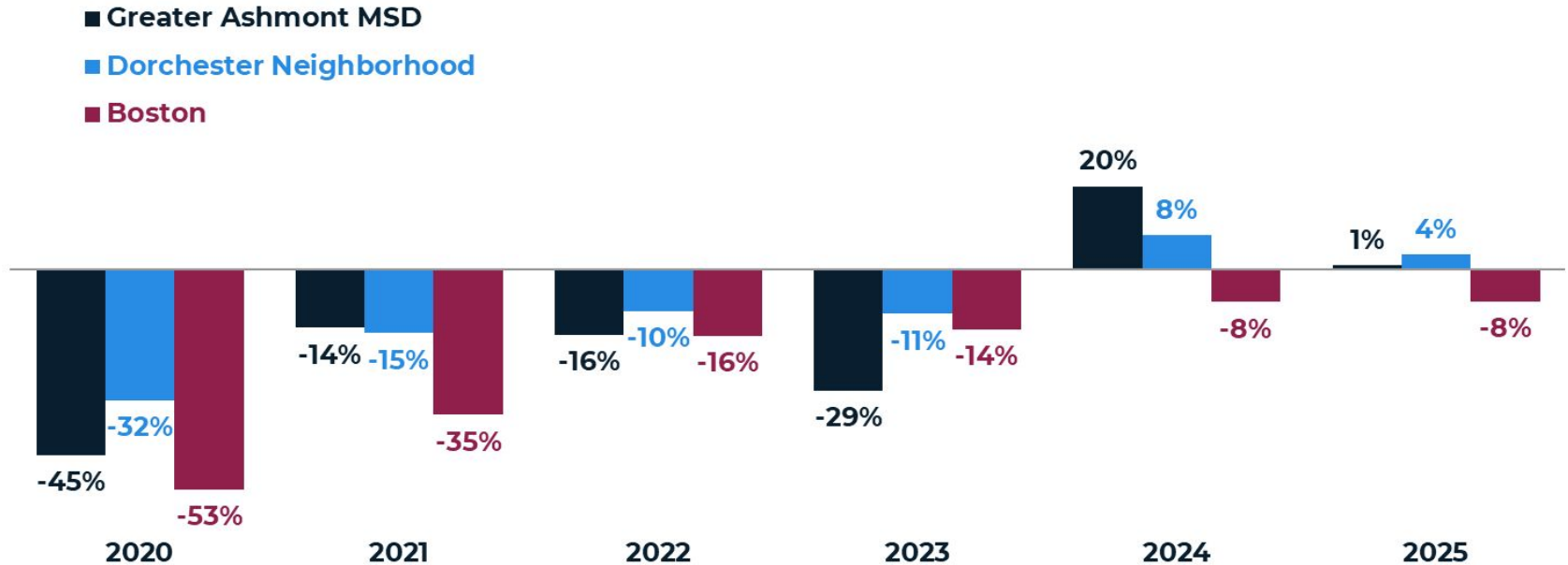


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Greater Ashmont Main Streets spending at restaurants was 1% above 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

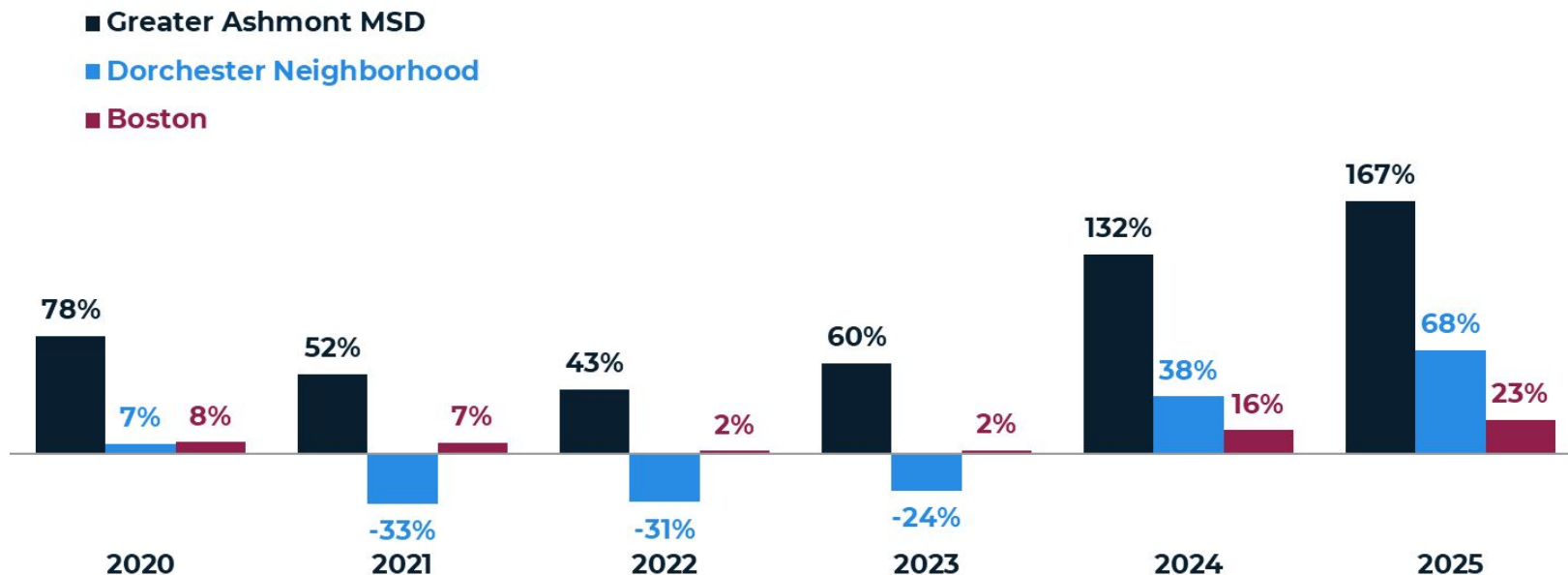


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Grocery spending in Greater Ashmont Main Streets has consistently remained above 2019 levels and was 167% higher in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

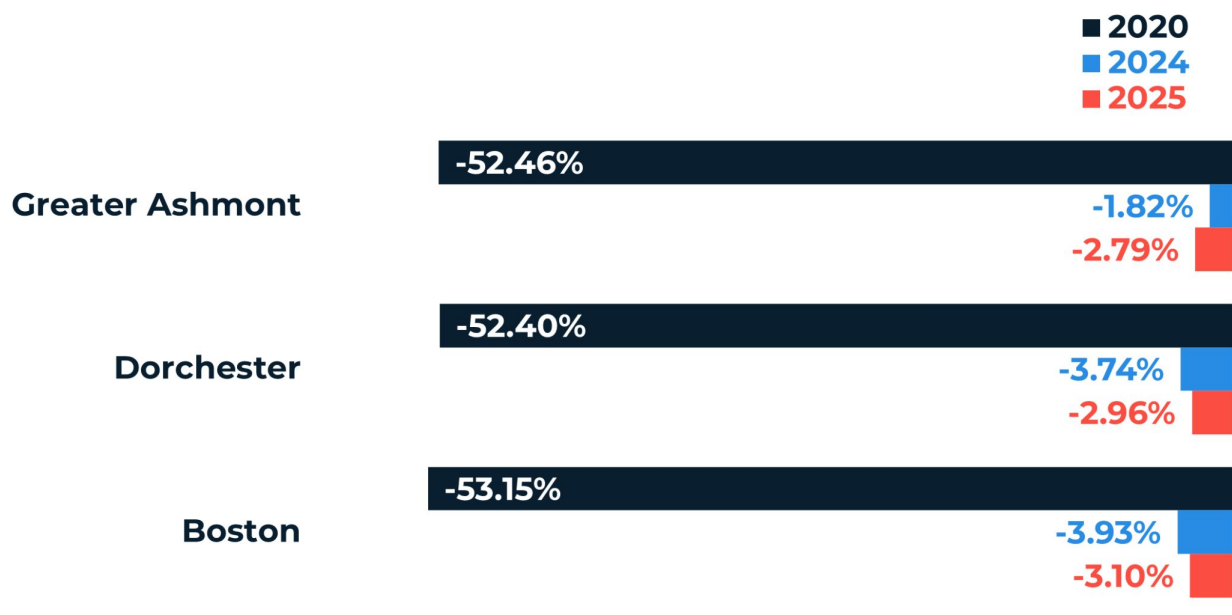


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Greater Ashmont Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Greater Ashmont in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Greater Ashmont Main Street, Dorchester Neighborhood, and Boston Compared to Visits in 2019



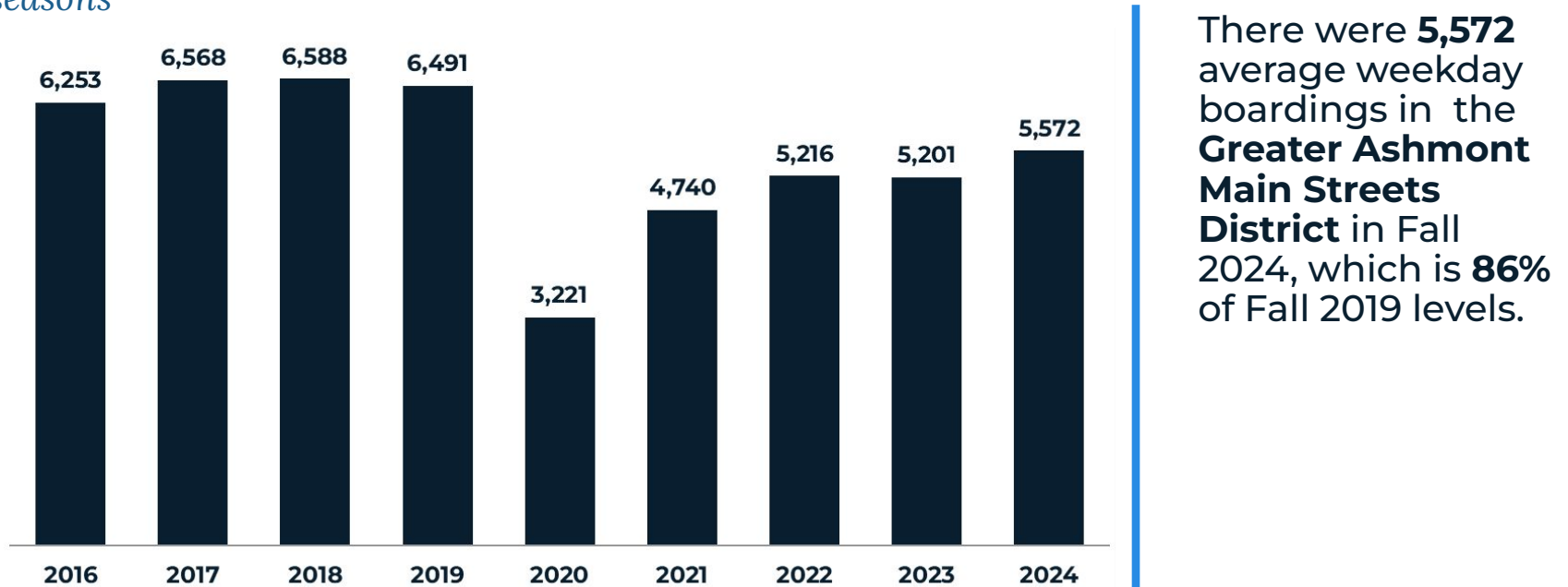
In 2020, visits to **Greater Ashmont Main Street** were 52.46% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Greater Ashmont Main Street** recovered to just 2.79% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus ridership in Greater Ashmont Main Streets has rebounded steadily since its 2020 low of 3,221 but remains below 2019 levels

Average Weekday Boardings at bus stops in Greater Ashmont Main Streets District during the Fall seasons



Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses