

# Hyde Park

## *Main Streets Profile*

March 2026



City of Boston  
Planning Department  
**RESEARCH DIVISION**

*City of Boston Planning Department*

# RESEARCH DIVISION STAFF

**ALVARO LIMA**

Director of Research

**CHRISTINA KIM**

Deputy Director

**PHILLIP GRANBERRY**

Senior Demographer

**MICHAEL ENDALE**

Senior Economist - Data Scientist

**FATIMA AQEEL**

Senior Economist

**KEVIN KANG**

Senior Research Associate

**EMILY KOREST**

Research Associate

**CECILIA TAKACS**

Research Associate Coordinator - Data Analyst

**SAM KLUGHERZ**

Research Associate

**NA YOUNG MOON**

Research Assistant

**TYLER YANDT**

Research Assistant

**GRACE JULIEN**

Research Associate - Data Analyst

**HANNAH CHAPMAN**

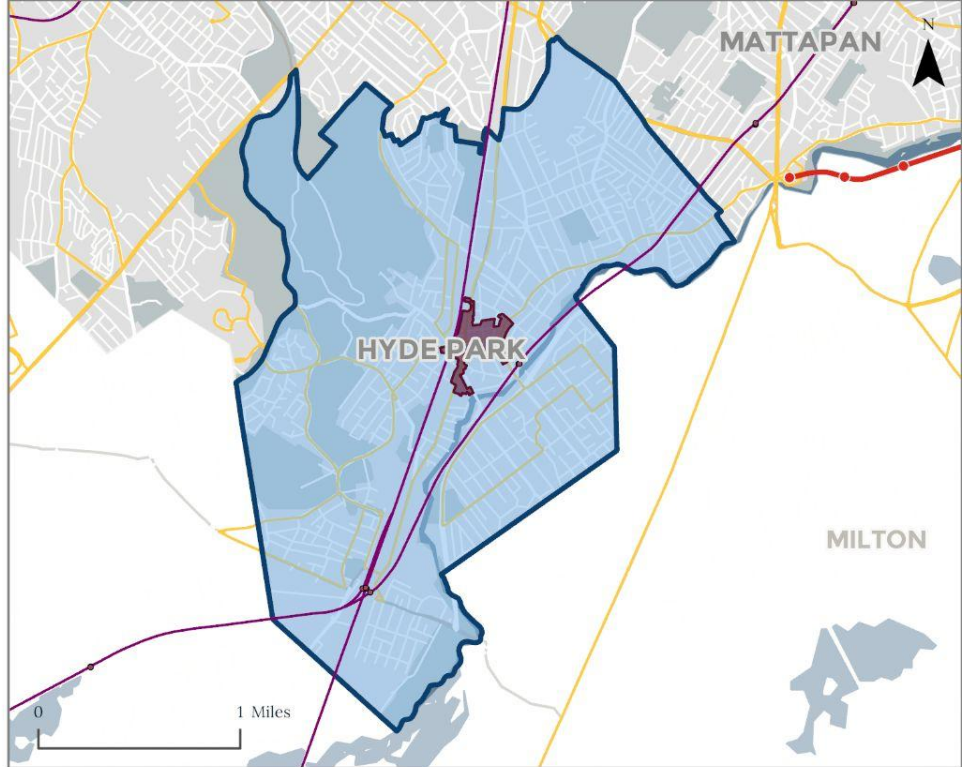
Intern

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."

**Hyde Park is a diverse neighborhood characterized by family households, high homeownership rates, and broad access to vehicles**

- 28% are 60+
- 46% Black and 24% Hispanic
- 52% earn >\$100k
- 66% are in the labor force
- 66% of households are family households
- 59% of households are owner occupied
- 86% of households own a vehicle



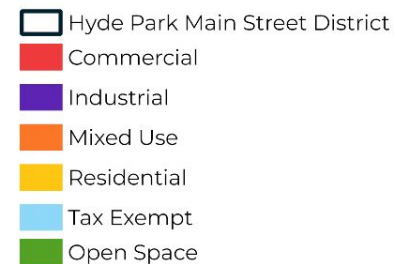
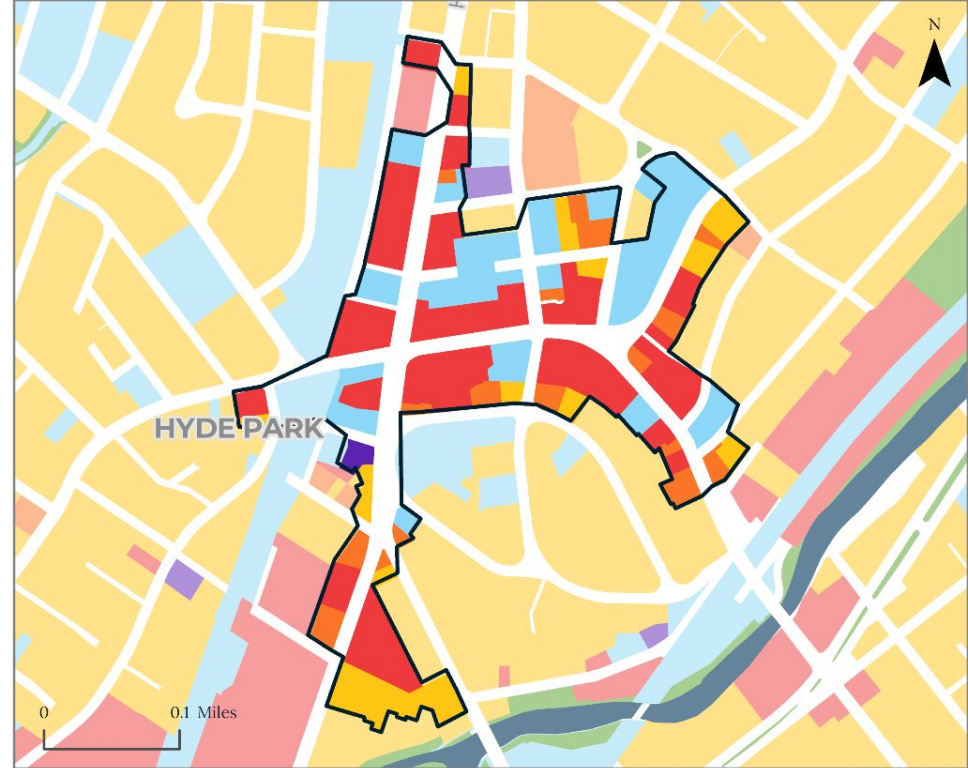
- Hyde Park Main Street District
- Hyde Park Neighborhood Boundary
- MBTA Routes
  - Blue Line
  - Green Line
  - Orange Line
  - Red Line
  - Silver Line
  - MBTA Bus Routes
  - Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Hyde Park Main Streets features mostly commercial parcels, with remaining parcels balanced between mixed use, residential and tax exempt parcels

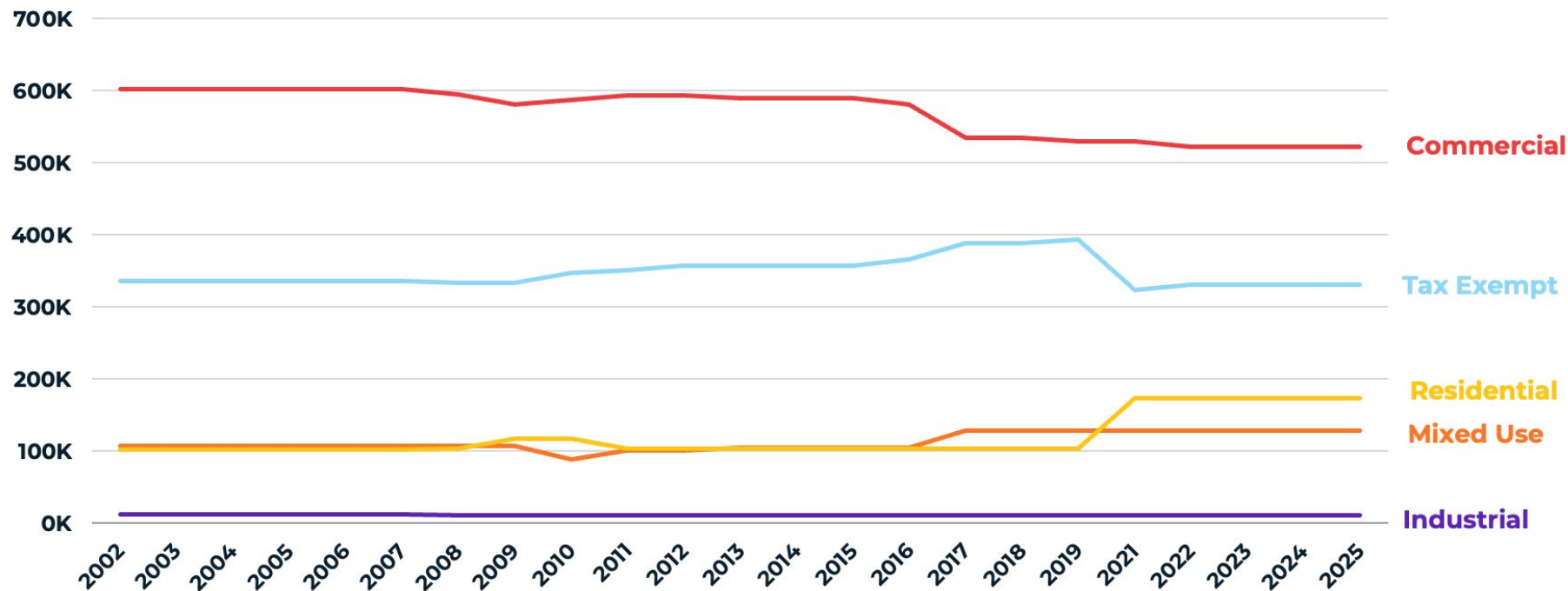
| LAND USE CATEGORY | # PARCELS | SHARE |
|-------------------|-----------|-------|
| Commercial        | 59        | 48.0% |
| Industrial        | 1         | 0.8%  |
| Mixed Use         | 18        | 14.6% |
| Residential       | 24        | 19.5% |
| Tax Exempt        | 21        | 17.1% |



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

# Commercial land use has slightly decreased over time while residential and mixed use have increased

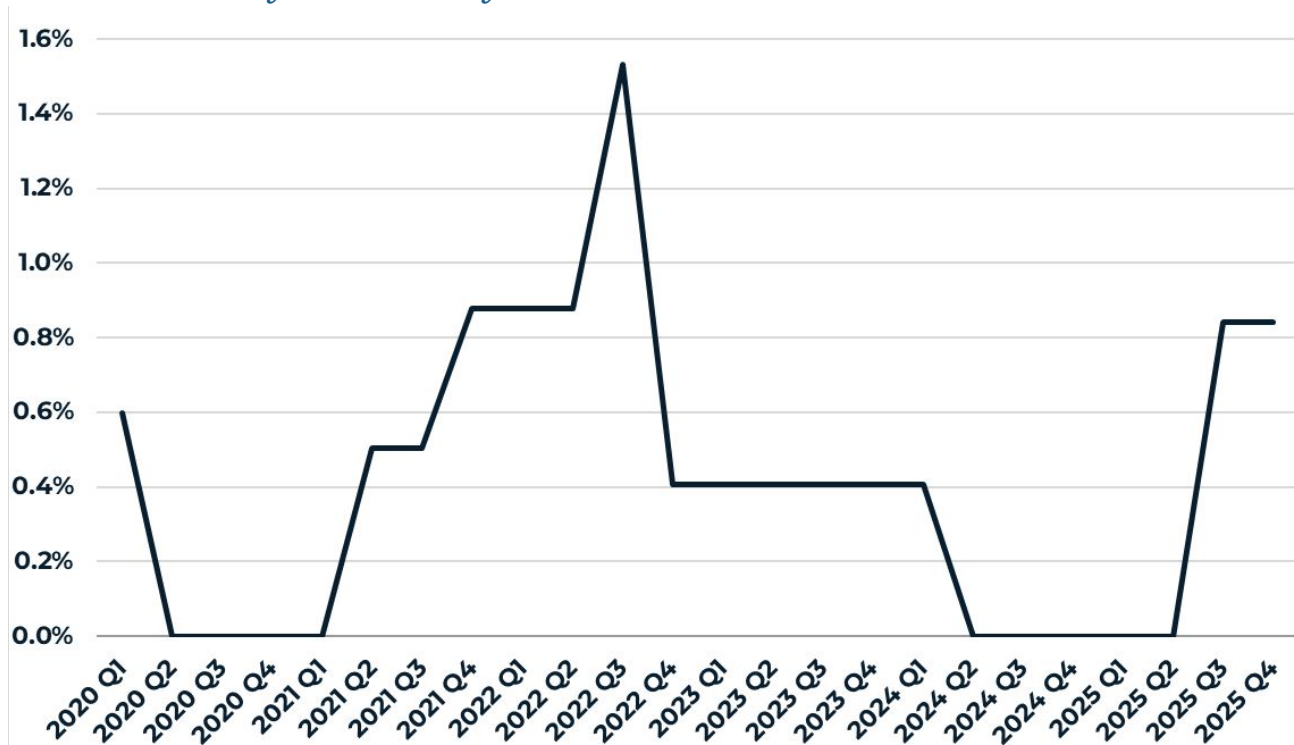
*Square Feet of Parcel Land Area by Category in Hyde Park Main Streets District by Fiscal Year, 2002-2025*



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

# Despite some fluctuations, retail vacancy has remained low since 2020

*Retail Vacancy Rates in Hyde Park Main Streets District, 2020-2025*



Retail vacancy is currently at **0.8%** and has not gone above **1.5%** in 5 years

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

# Hyde Park Main Streets is home to 222 businesses & institutions

## Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Accommodation and Food Services
- Health Care and Social Assistance

## Major businesses include:

- Boston Police Department
- Thomas M. Menino YMCA
- United States Postal Service

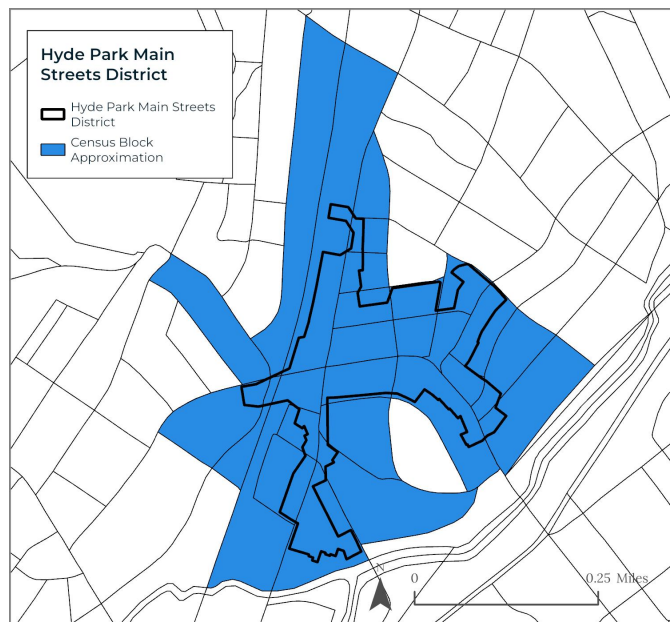
| SECTOR                                                                   | ESTABLISHMENT SHARE |
|--------------------------------------------------------------------------|---------------------|
| Other services (except public administration)                            | 24.3%               |
| Accommodation and food services                                          | 15.8%               |
| Health care and social assistance                                        | 14.0%               |
| Retail trade                                                             | 10.8%               |
| Professional, scientific, and technical services                         | 7.7%                |
| Arts, entertainment, and recreation                                      | 3.6%                |
| Information                                                              | 3.6%                |
| Finance and insurance                                                    | 3.6%                |
| Real estate and rental and leasing                                       | 3.2%                |
| Public administration                                                    | 2.7%                |
| Educational services                                                     | 2.3%                |
| Wholesale trade                                                          | 2.3%                |
| Administrative and support and waste management and remediation services | 2.3%                |
| Manufacturing                                                            | 1.8%                |
| Construction                                                             | 1.4%                |
| Transportation and warehousing                                           | 0.9%                |

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



# ~897 payroll jobs are within the Census block approximation of Hyde Park Main Streets District

Hyde Park Main Streets payroll employment is concentrated in Health Care and Social Assistance, Retail Trade, and Other Services (excluding Public Administration)

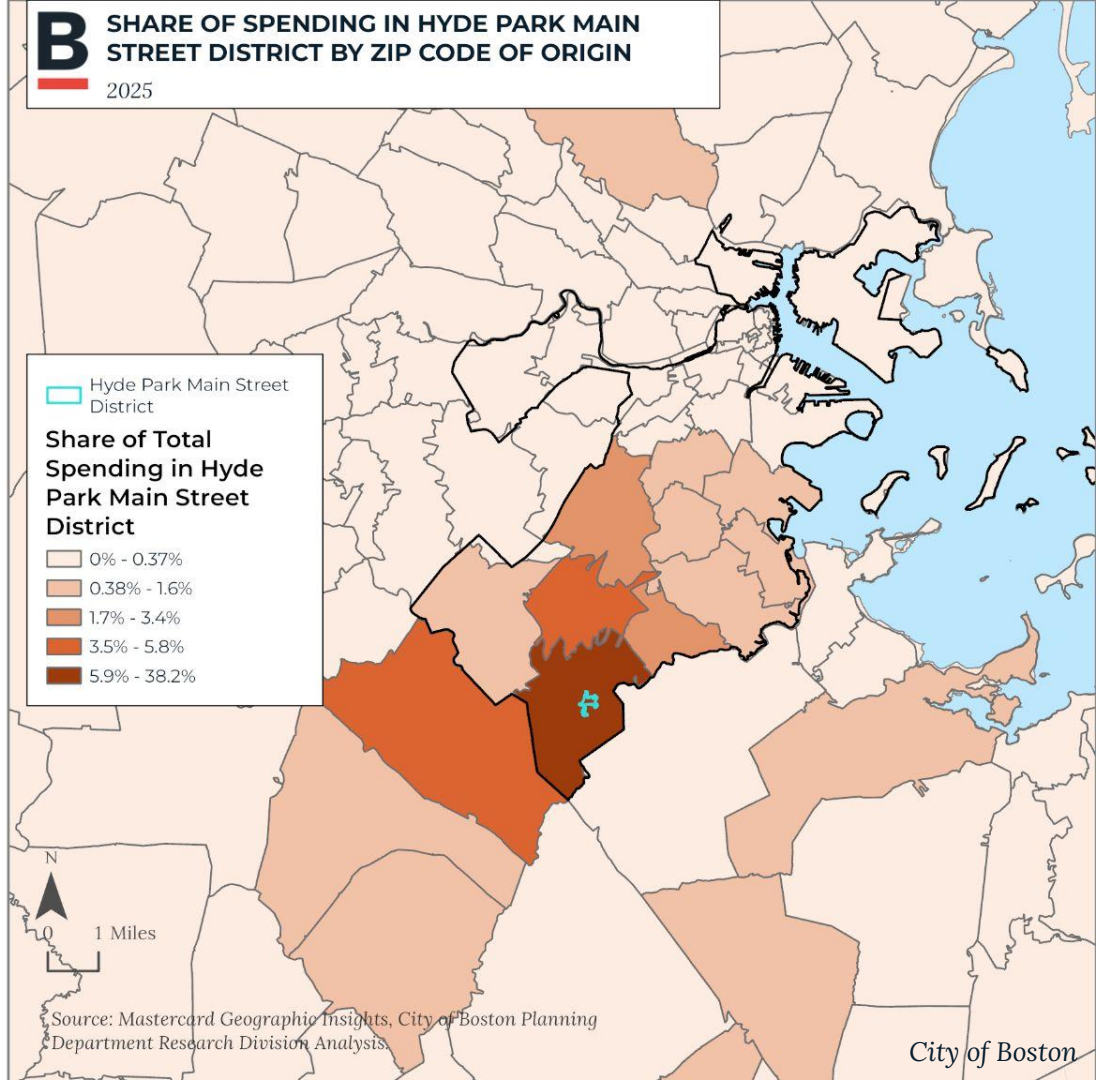


| SECTOR                                                     | PAYROLL JOBS (2023) | SHARE OF PAYROLL JOBS |
|------------------------------------------------------------|---------------------|-----------------------|
| Health Care and Social Assistance                          | 218                 | 24.3%                 |
| Retail Trade                                               | 190                 | 21.2%                 |
| Other Services (excluding Public Administration)           | 151                 | 16.8%                 |
| Accommodation and Food Services                            | 114                 | 12.7%                 |
| Finance and Insurance                                      | 60                  | 6.7%                  |
| Real Estate and Rental and Leasing                         | 41                  | 4.6%                  |
| Arts, Entertainment, and Recreation                        | 37                  | 4.1%                  |
| Professional, Scientific, and Technical Services           | 36                  | 4.0%                  |
| Administration & Support, Waste Management and Remediation | 34                  | 3.8%                  |
| Educational Services                                       | 7                   | 0.8%                  |
| Construction                                               | 5                   | 0.6%                  |
| Wholesale Trade                                            | 2                   | 0.2%                  |
| Information                                                | 2                   | 0.2%                  |

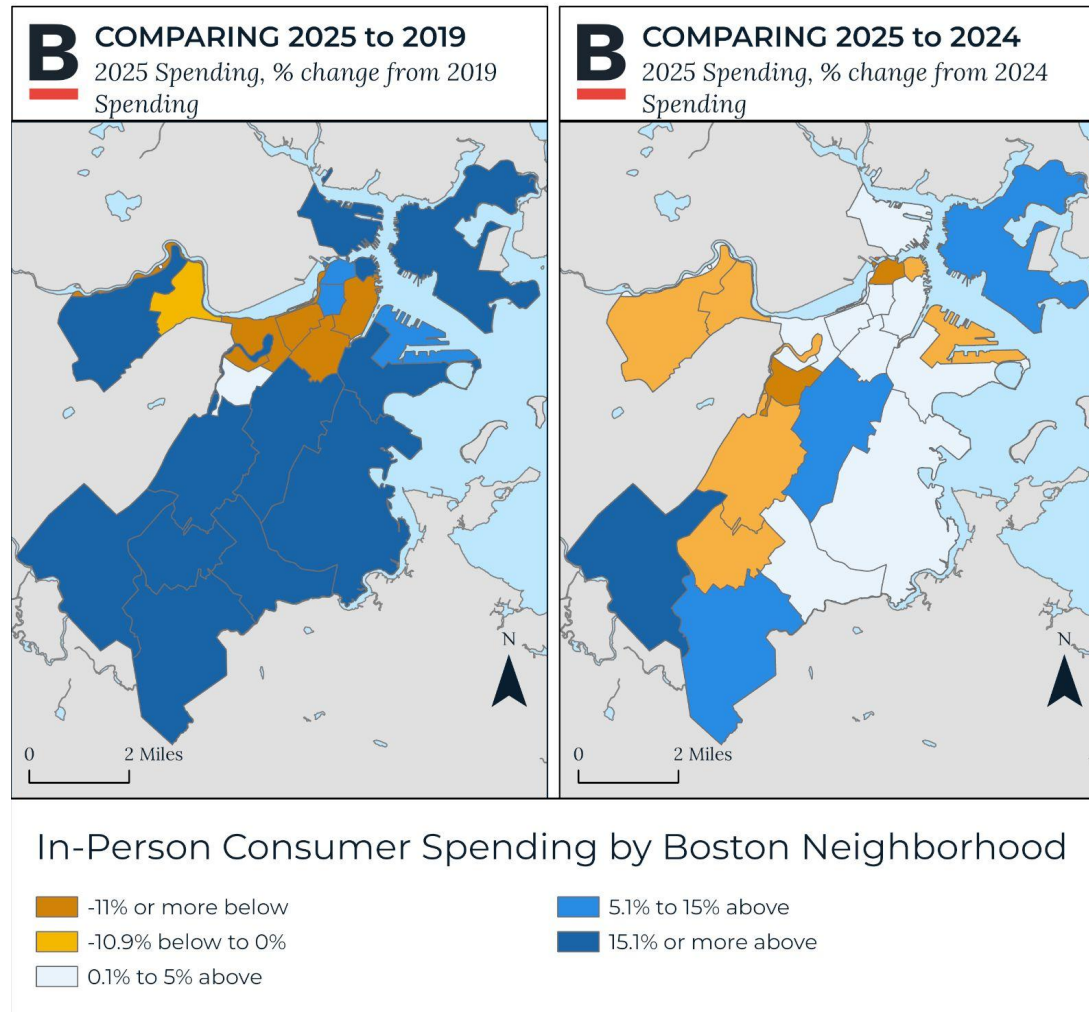
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.



**38.2% of spending in the Greater Hyde Park Main Streets District originates in Hyde Park while 28.5% comes from outside of Boston**



**In 2025, consumer spending in Hyde Park was 11.9% above 2024 levels and 34.5% above 2019 levels when adjusted for inflation.**



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

# Consumer spending transaction counts remained hovering around 2019 levels before increasing significantly in early 2024

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



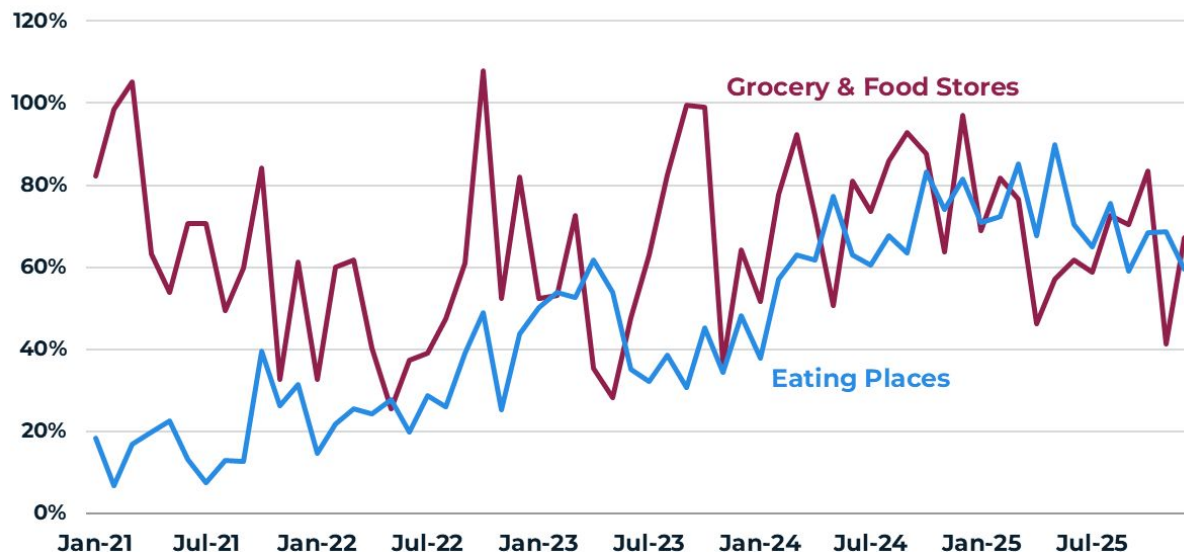
In-person transaction counts increased from 11% below the pre-COVID benchmark in December 2023 to 40% in June 2024, peaking at 76% above pre-pandemic levels in January 2025.

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

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

# Grocery spending saw large fluctuations while restaurant spending saw a gradual increase

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



**Grocery spending** experienced high volatility, ranging from 28% to 107% above 2019 levels.

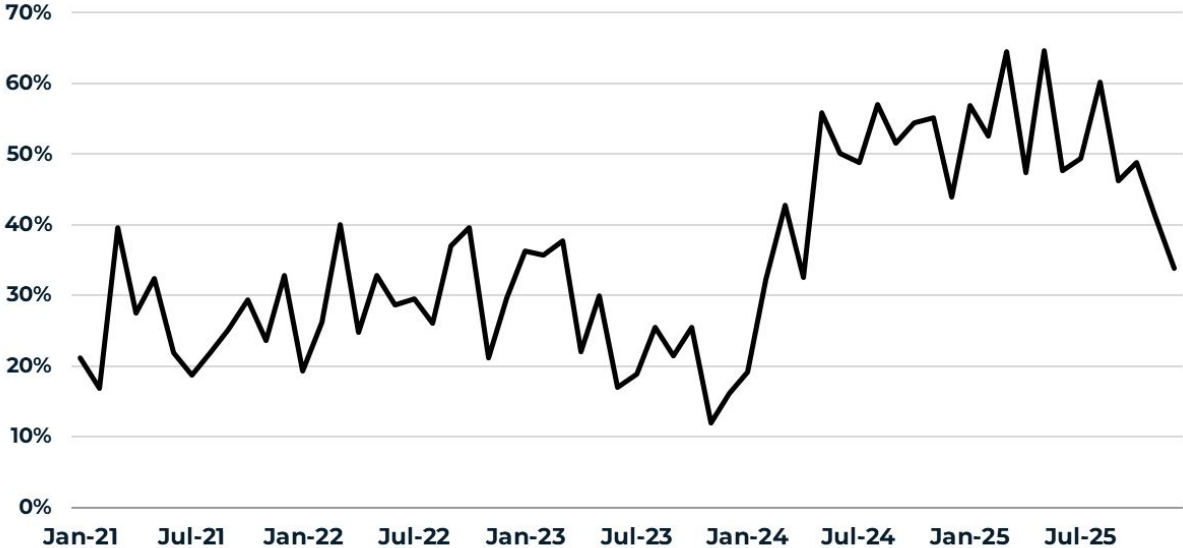
**Restaurant spending** showed fluctuations but experienced slow increase throughout the years, running from around 60% to 80% above pre-COVID levels by 2025.

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

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

# Consumer spending in Greater Hyde Park Main Streets constantly fluctuates and saw an increase in January 2024

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

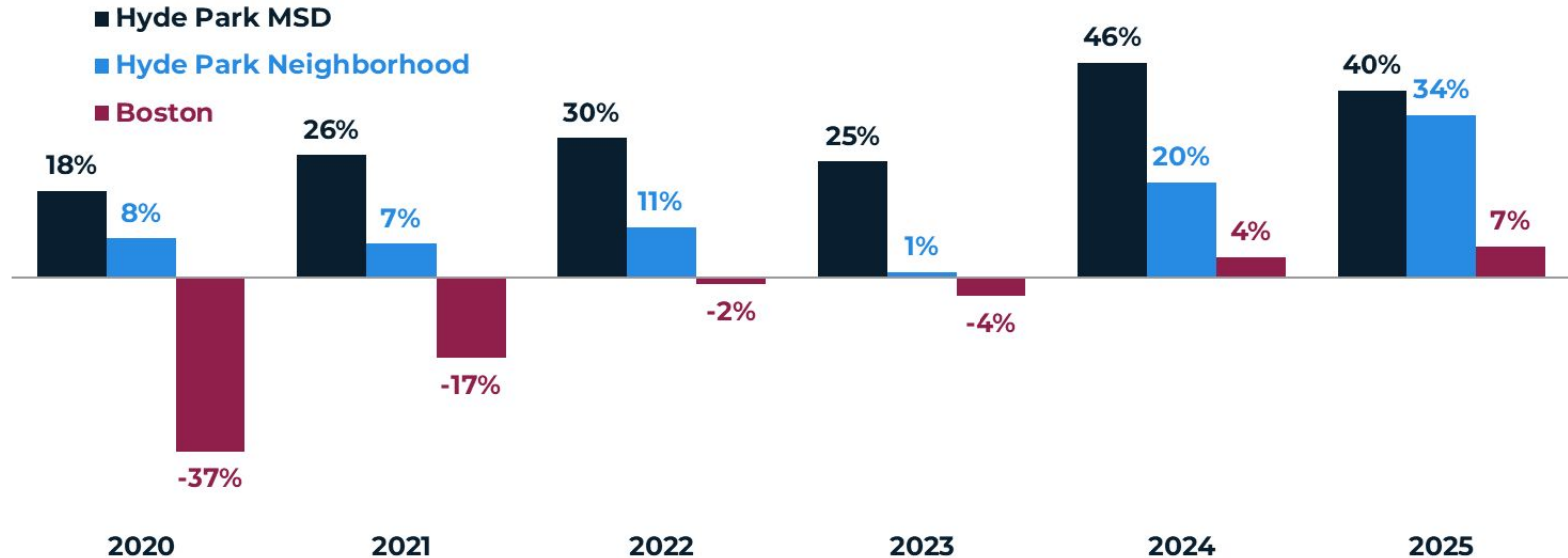


In-person consumer spending remained relatively stable, fluctuating between 20% to 40% above pre-COVID levels from 2021 to the end of 2023. However, since 2024, spending increased, peaking at 104% above 2019 levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.  
Note: Greater Hyde Park Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

# Greater Hyde Park Main Streets in-person consumer spending consistently remained above 2019 levels since 2020.

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

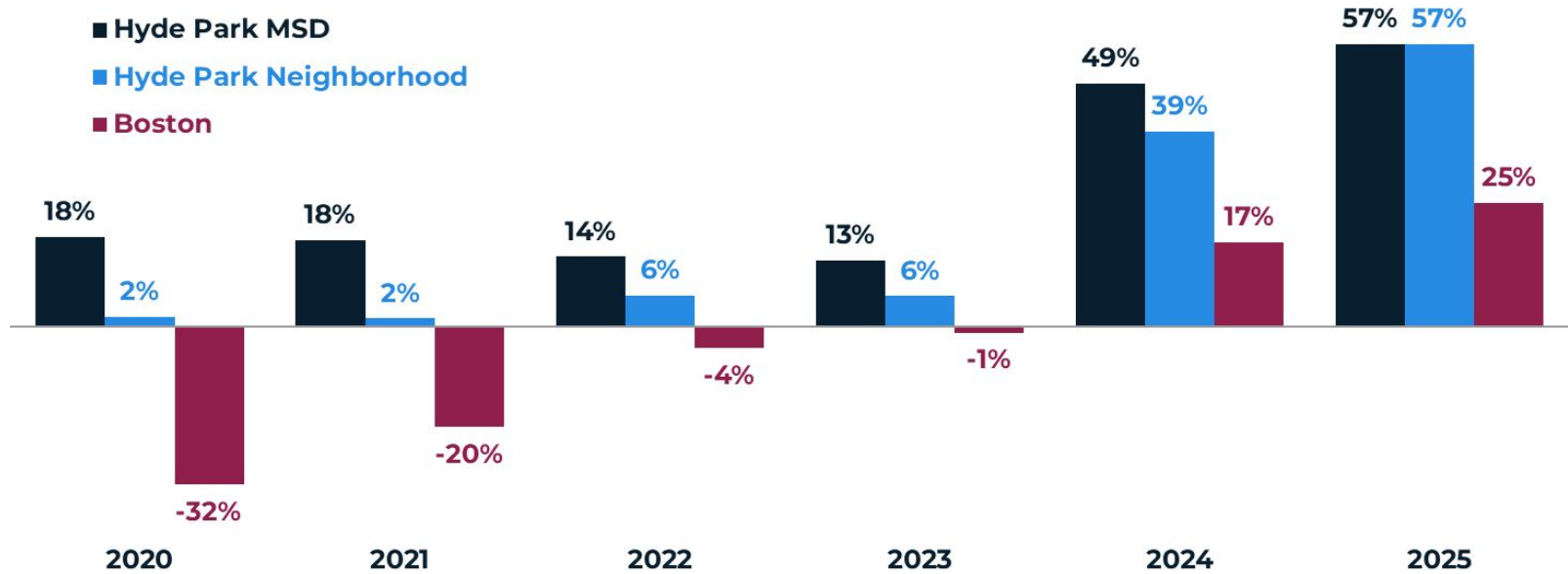


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Hyde Park 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

# Greater Hyde Park Main Streets transaction counts reached 57% above 2019 levels in 2025.

*Total In-Person Transaction Counts, Percentage Change from 2019*



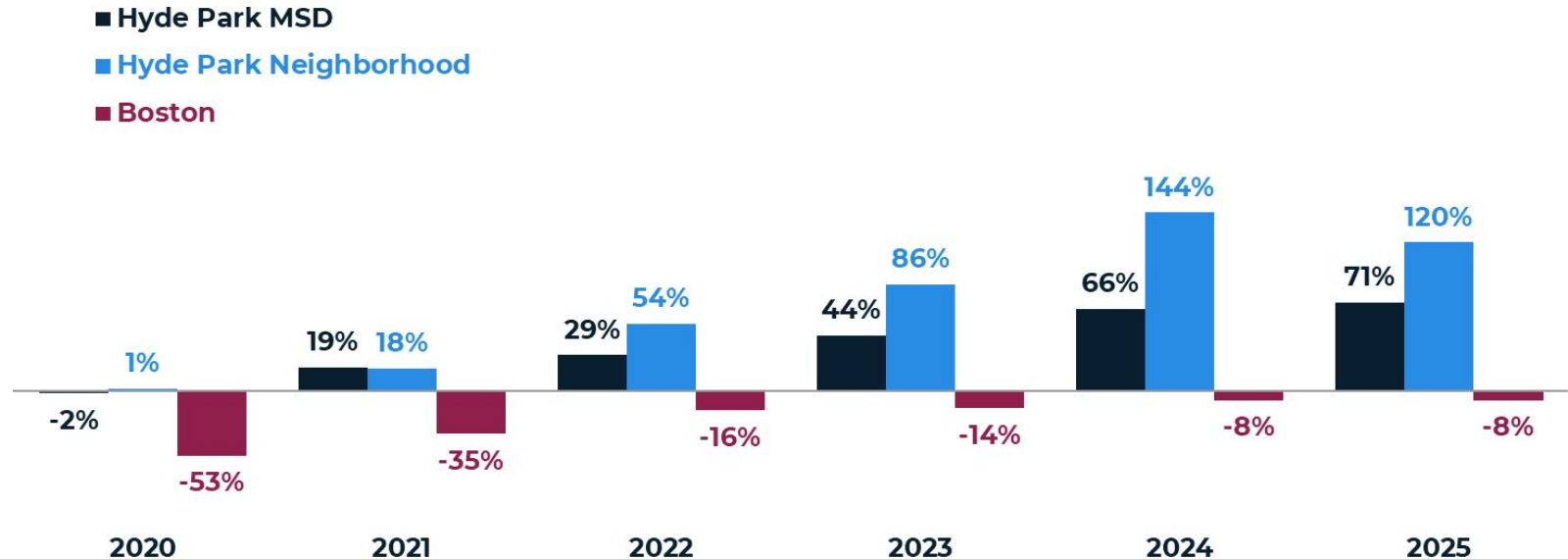
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

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



# Greater Hyde Park Main Streets in-person consumer spending at restaurants reached 71% above 2019 levels in 2025.

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

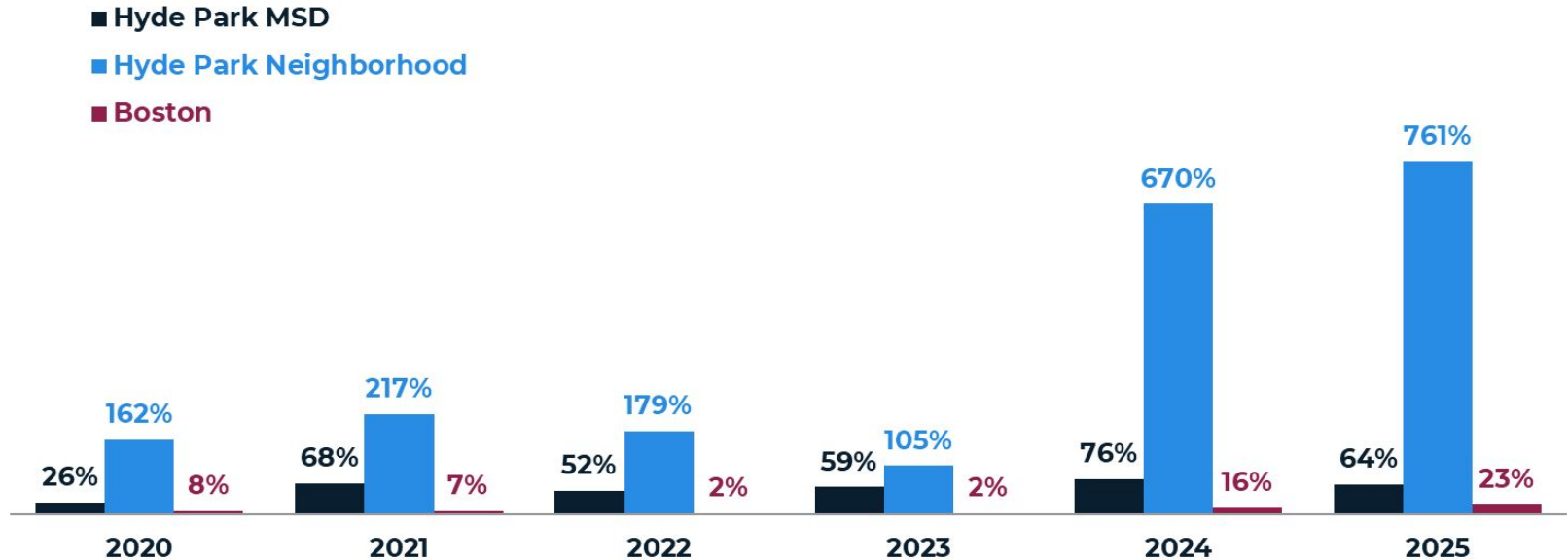


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

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

# Grocery spending on Hyde Park Main Street increased to 64% above 2019 levels in 2025, while Hyde Park neighborhood experienced rapid growth after the Shaw's reopened in late 2023

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

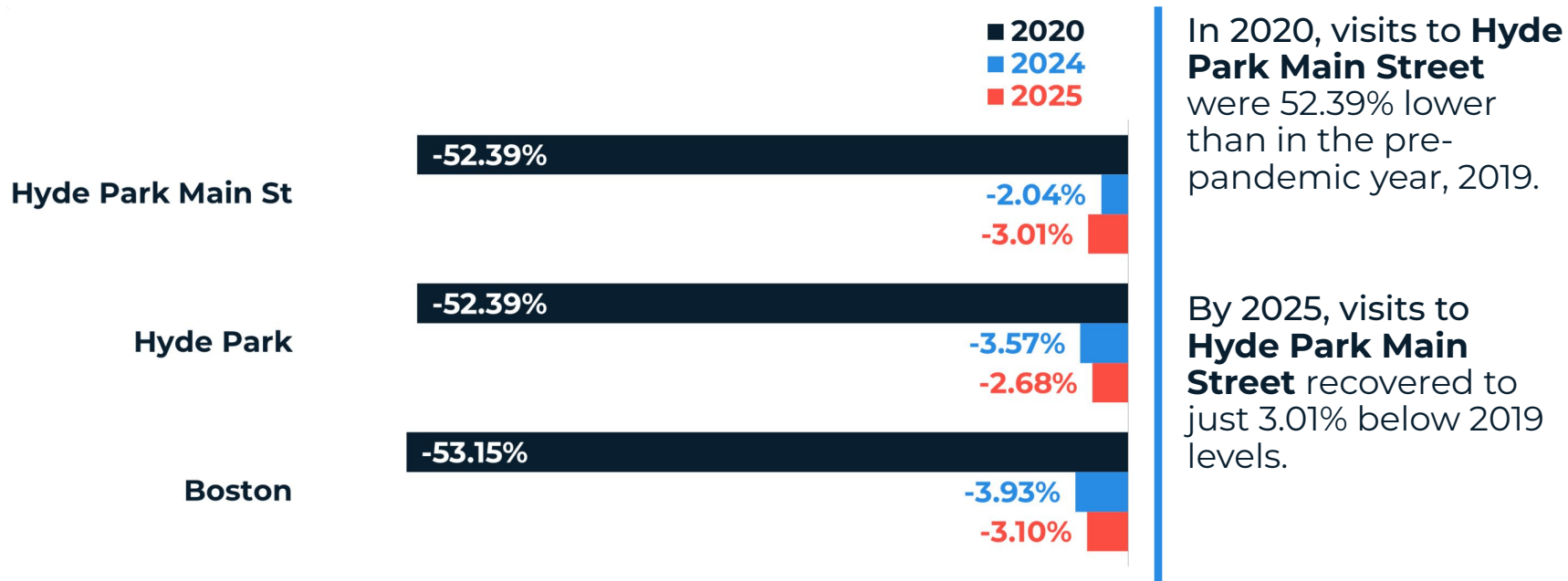


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

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

# While visits to Hyde Park Main Street in 2025 nearly recovered to pre-pandemic levels, they decreased slightly relative to 2024

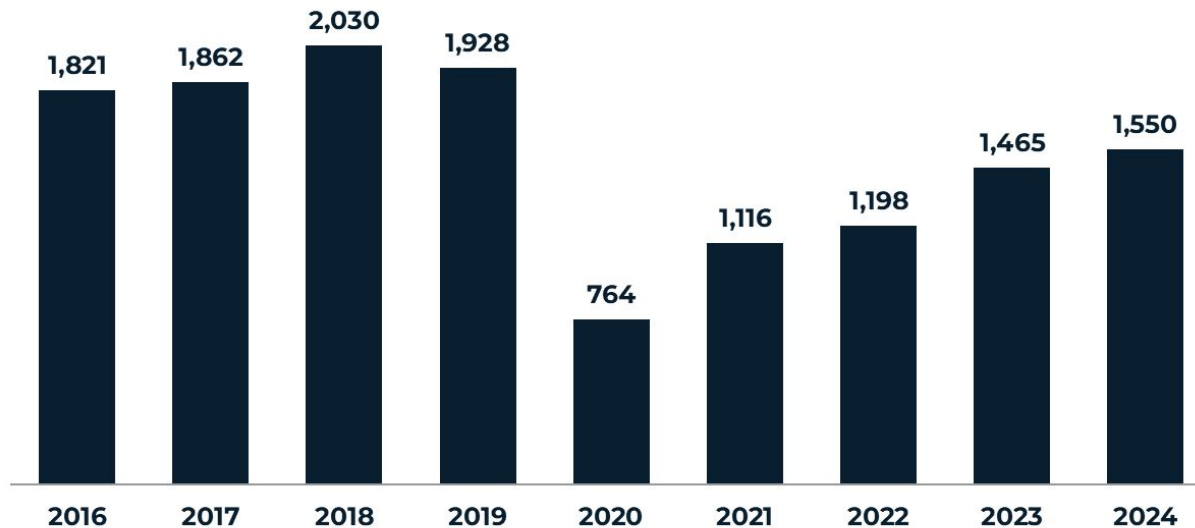
Annual Visits\* to Hyde Park Main Street, Hyde Park Neighborhood, and Boston Compared to Visits in 2019



\*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 boarding in Greater Hyde Park Main Streets has rebounded steadily since its 2020 low of 764 but remains below 2019 levels

*Average Weekday Boardings at bus stops in Greater Hyde Park Main Streets District during the Fall seasons*



There were **1,550** average weekday boardings in the **Greater Hyde Park Main Streets District** in Fall 2024, which is **80%** of Fall 2019 levels.

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