

Upham's Corner

Main Streets Profile

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Planning Department
RESEARCH DIVISION

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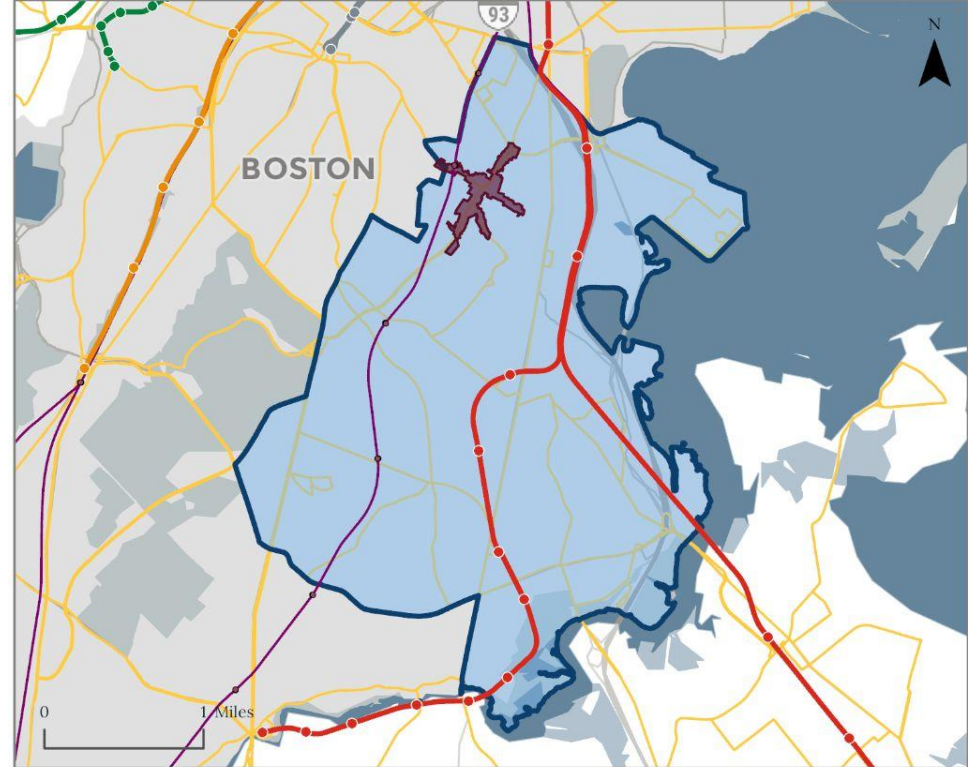
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

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



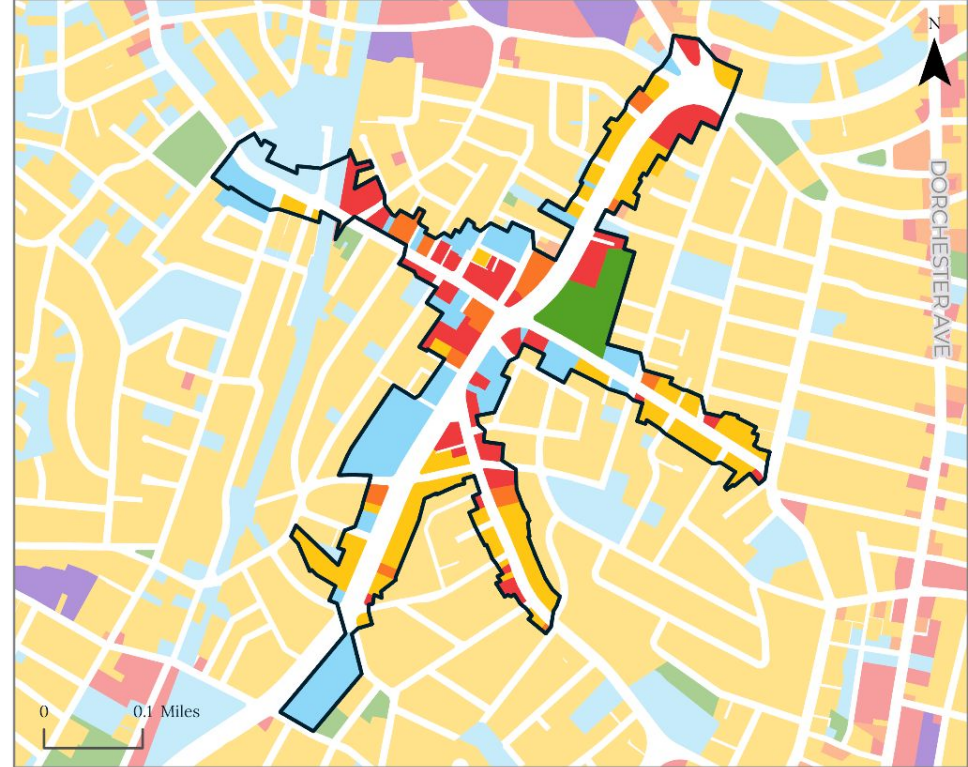
- Upham's Corner Main Street District
- Dorchester Neighborhood Boundary
- MBTA Routes**
- Blue Line
- Green Line
- Orange Line
- Red Line
- Silver Line
- MBTA Bus Routes
- Commuter Rail

Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Upham's Corner Main Streets is made up of mostly residential parcels, with some commercial and tax exempt parcels, and a small portion is mixed use

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	58	24.9%
Industrial	0	0.0%
Mixed Use	17	7.3%
Residential	127	54.5%
Tax Exempt	31	13.3%

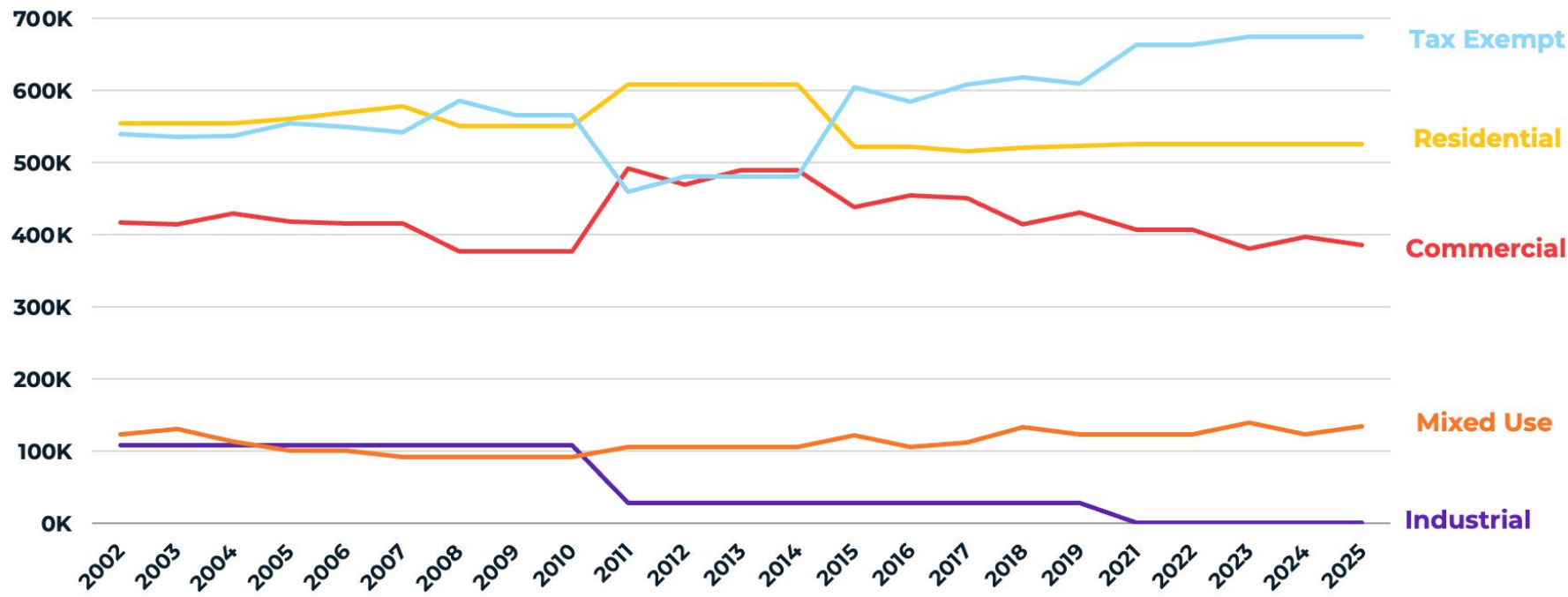


-  Uphams Corner Main Street District
-  Commercial
-  Industrial
-  Mixed Use
-  Residential
-  Tax Exempt
-  Open Space

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

Tax exempt land use in Upham's Corner has increased over time, while industrial has fallen to zero

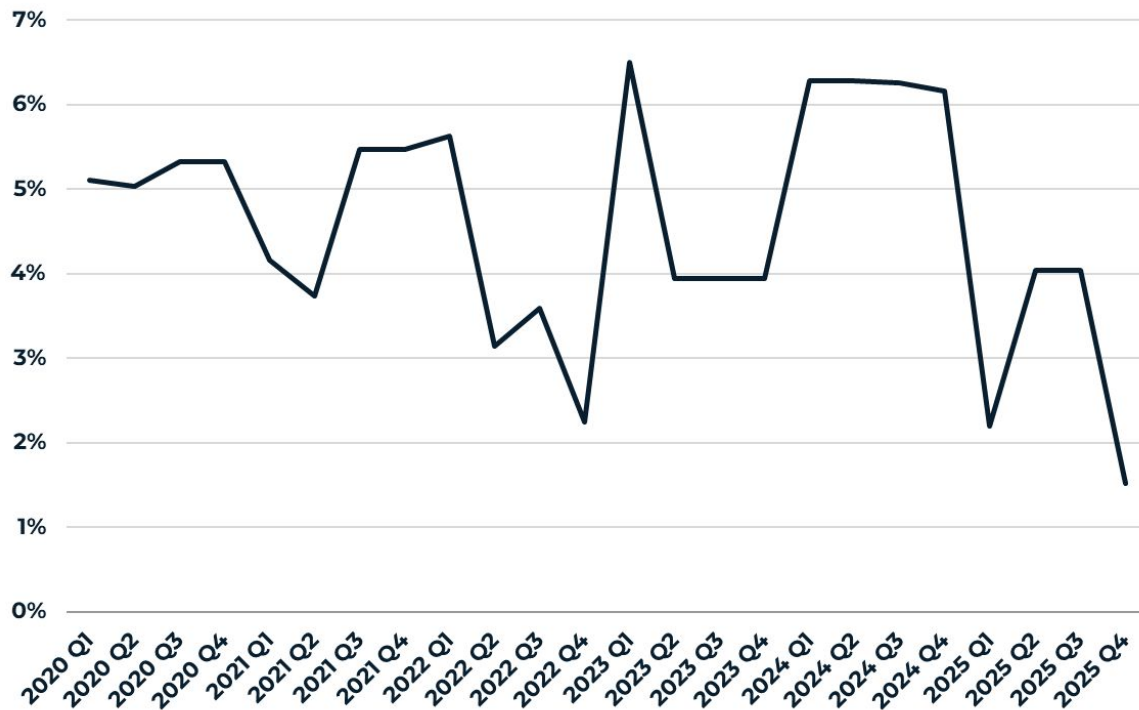
Square Feet of Parcel Land Area by Category in Upham's Corner Main Streets District by Fiscal Year, 2002-2025



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

Retail vacancy has experienced fluctuations for the last 5 years

Retail Vacancy Rates in Upham's Corner Main Streets District, 2020-2025



Retail vacancy hit a 5-year peak of **6.5%** in 2023

It is currently at a 5-year low of **1.5%**

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

Upham's Corner Main Streets is home to 167 businesses & institutions

Top business sectors include:

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

Major businesses include:

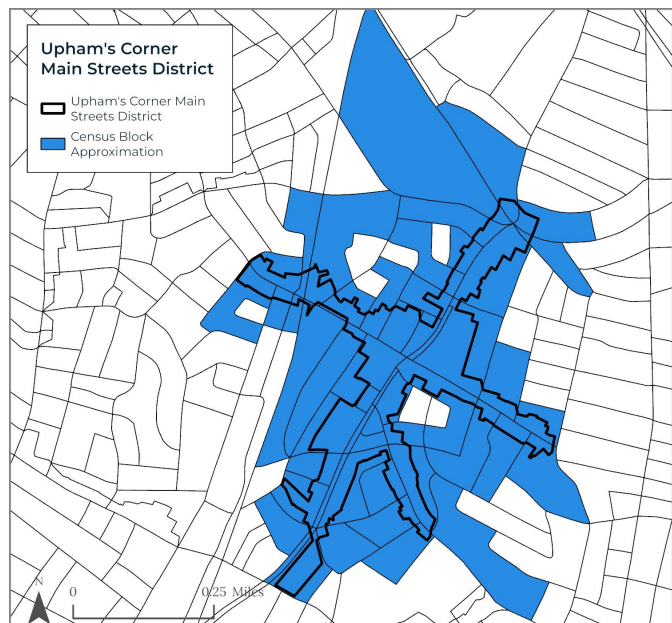
- Upham's Home Health Care
- Atco Supply Co Inc
- CVS Pharmacy

SECTOR	ESTABLISHMENT SHARE
Retail trade	22.8%
Other services (except public administration)	16.2%
Accommodation and food services	15.0%
Health care and social assistance	9.0%
Professional, scientific, and technical services	7.8%
Real estate and rental and leasing	7.2%
Finance and insurance	6.0%
Information	4.2%
Educational services	3.0%
Construction	3.0%
Administrative and support and waste management and remediation services	1.8%
Transportation and warehousing	1.8%
Arts, entertainment, and recreation	0.6%
Public administration	0.6%
Manufacturing	0.6%
Wholesale trade	0.6%

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

~2,045 payroll jobs are within the Census block approximation of Upham's Corner Main Streets District

Upham's Corner Main Streets payroll employment is concentrated in Health Care and Social Assistance, Utilities, and Retail Trade

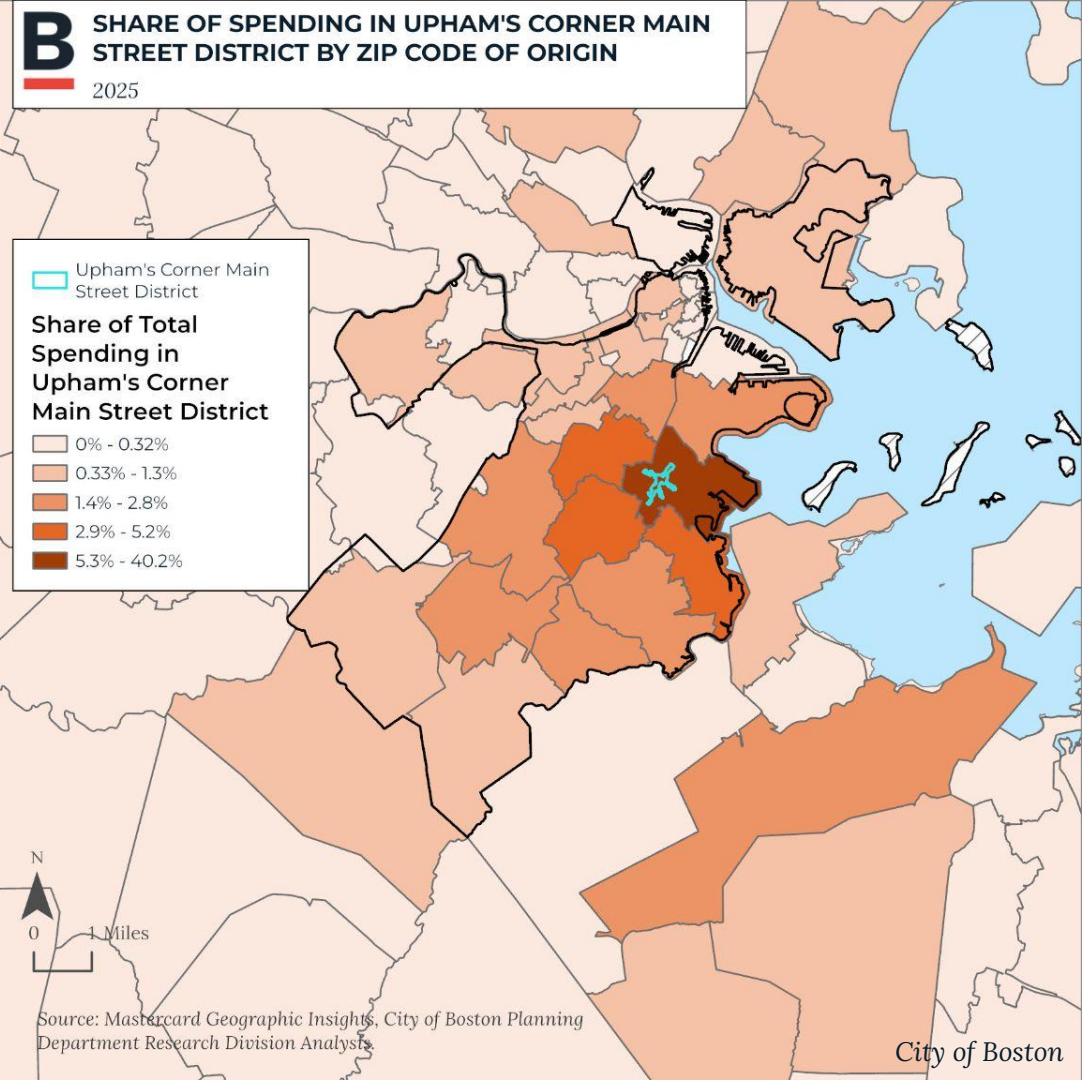


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	747	36.5%
Utilities	494	24.2%
Retail Trade	150	7.3%
Accommodation and Food Services	144	7.0%
Other Services (excluding Public Administration)	113	5.5%
Manufacturing	90	4.4%
Professional, Scientific, and Technical Services	71	3.5%
Educational Services	46	2.2%
Real Estate and Rental and Leasing	36	1.8%
Construction	35	1.7%
Information	32	1.6%
Transportation and Warehousing	28	1.4%
Administration & Support, Waste Management and Remediation	28	1.4%
Finance and Insurance	27	1.3%
Wholesale Trade	4	0.2%

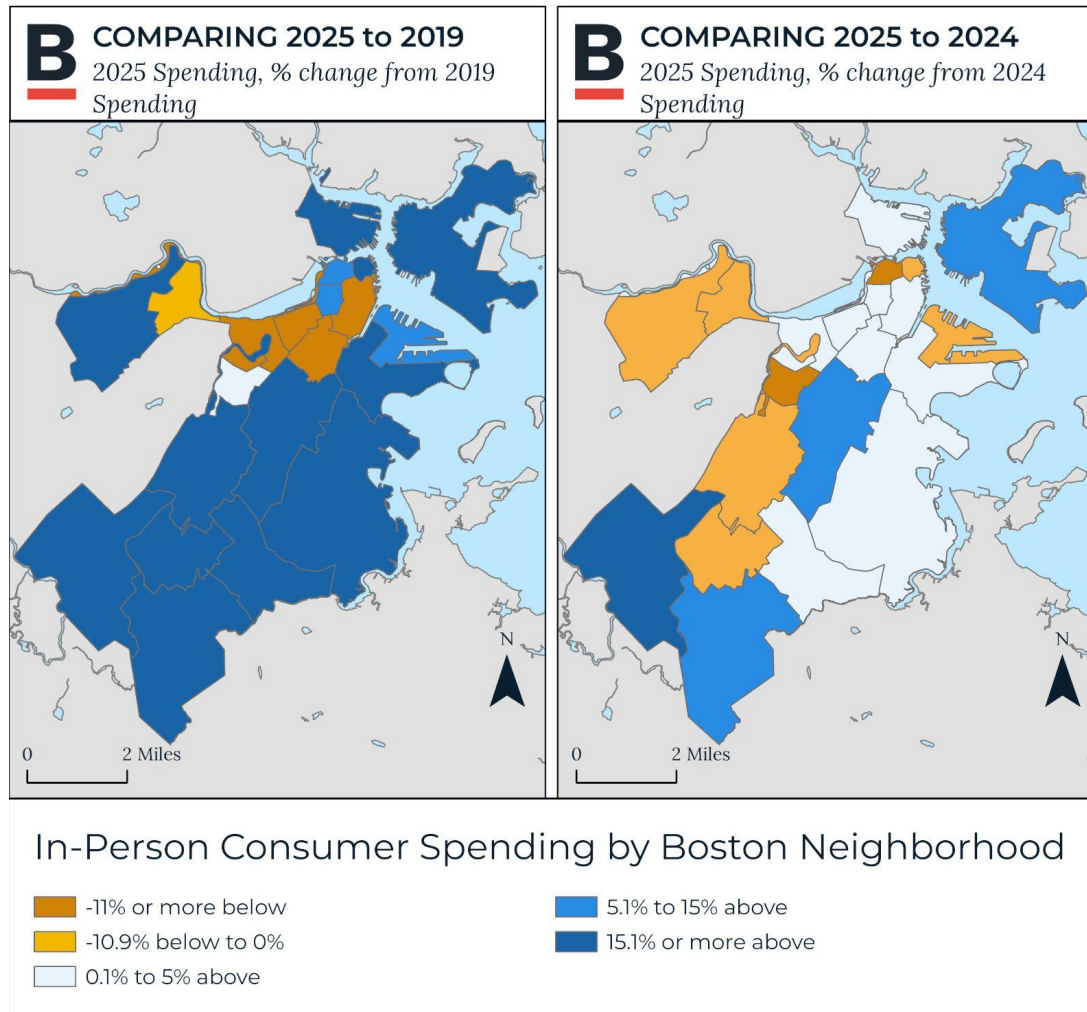
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

47.9% of spending in the Upham's Corner Main Streets District originates in Dorchester

Of the additional 26.9% spending from outside the city, around 3.6% is from Quincy.



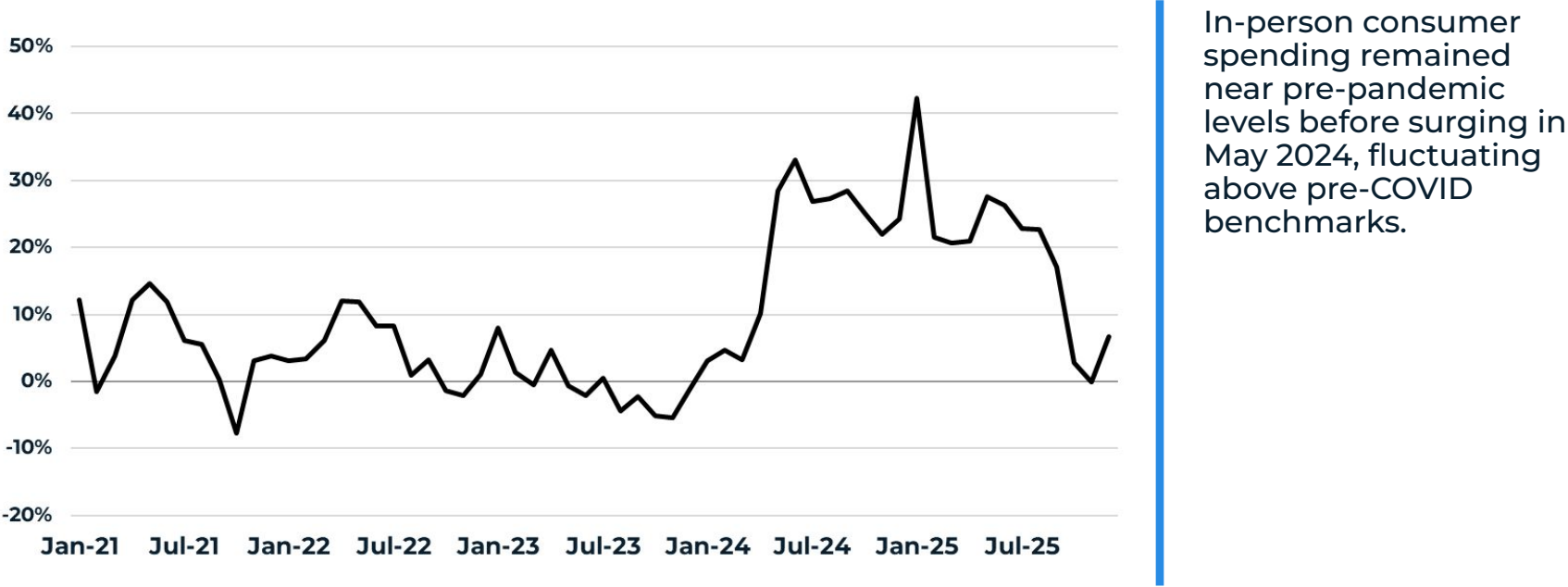
In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



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

Consumer spending in Upham's Corner Main Streets remained around 2019 levels until a sharp increase in May 2024

Total In-Person Consumer Spending in Upham's Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



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

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained around 2019 levels through January 2024 then surged quickly

Total In-Person Transaction Counts in Upham's Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



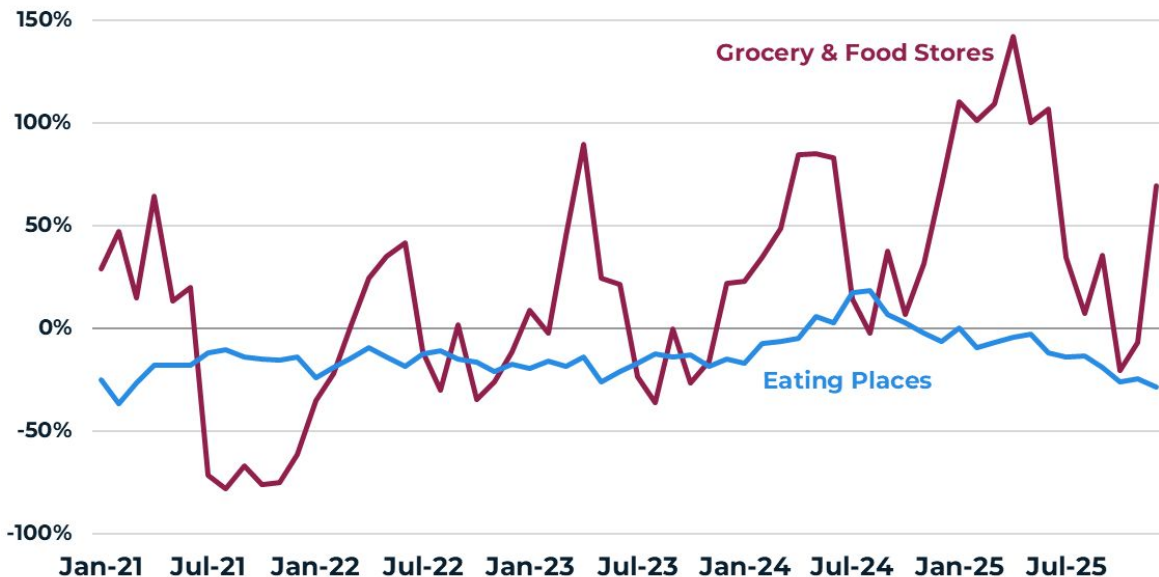
Transaction counts in Upham's Corner Main Streets surged since January 2024, reaching 70% above pre-pandemic levels by January 2025.

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

Note: Upham's Corner Main Streets District is approximated using 2010 block groups.

Restaurant spending has mostly stayed below 2019 levels, while grocery spending fluctuated significantly

Consumer Spending in Upham's Corner Main Streets District by Sector, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



Grocery spending has fluctuated but shows a gradual increase. By 2025, grocery spending was >100% above the pre-pandemic benchmark.

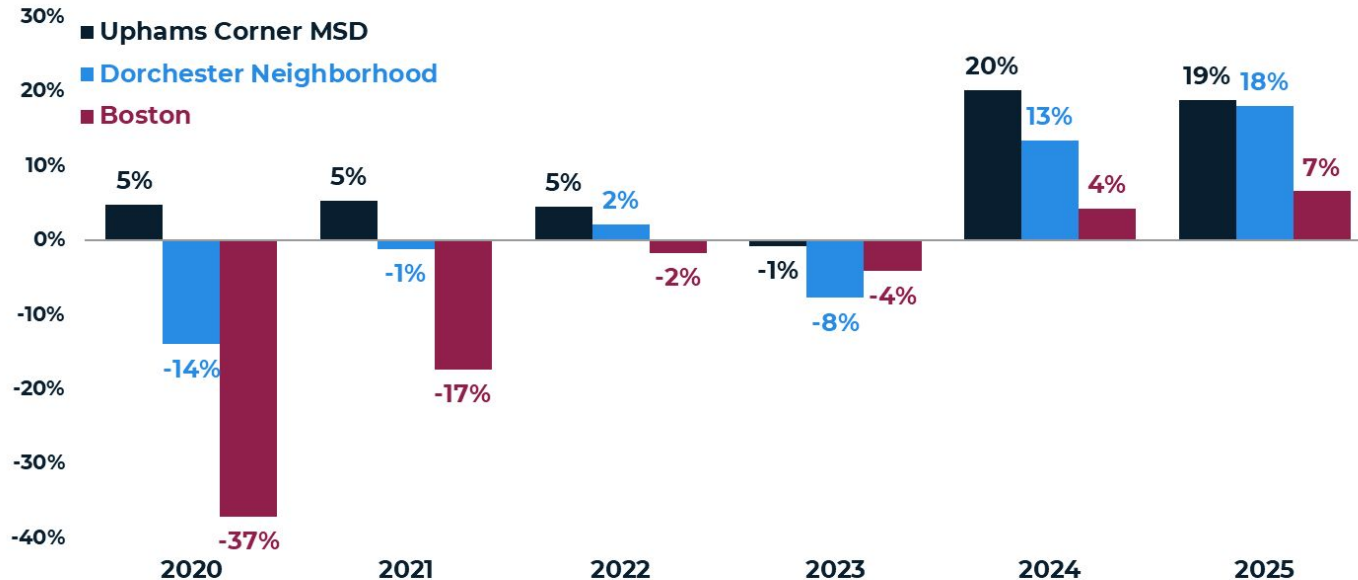
Restaurant spending has remained slightly below pre-COVID levels.

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

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

In-person consumer spending at Upham's Corner Main Streets was 19% above 2019 levels in 2025.

Total In-Person Consumer Spending, Percentage Change from 2019

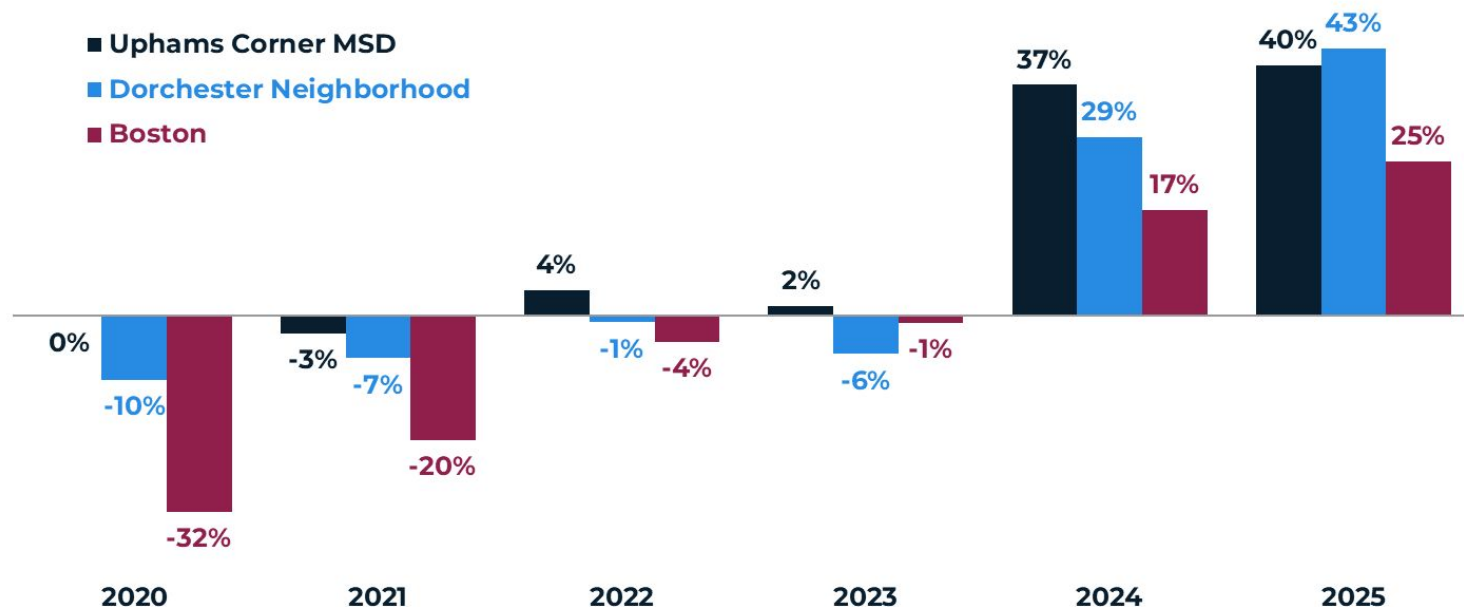


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are 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

Upham's Corner Main Streets transaction counts recovered faster than Boston, reaching 40% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

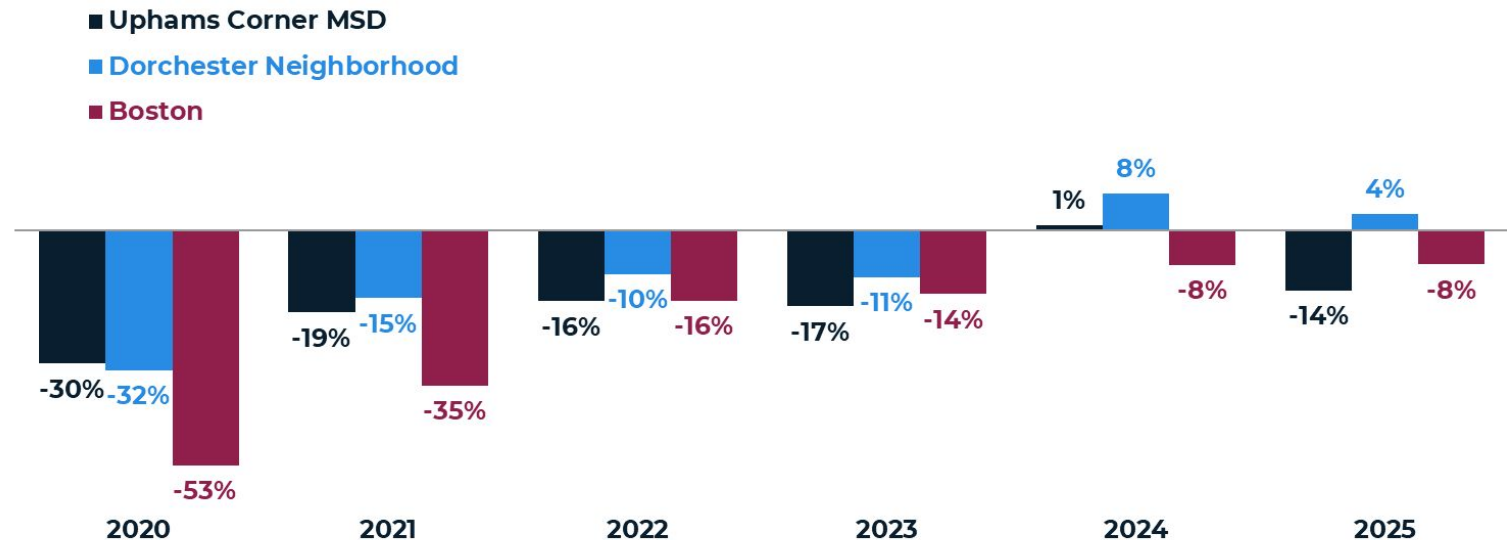


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction.

Upham's Corner Main Streets spending at restaurants was 14% below 2019 levels in 2025.

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

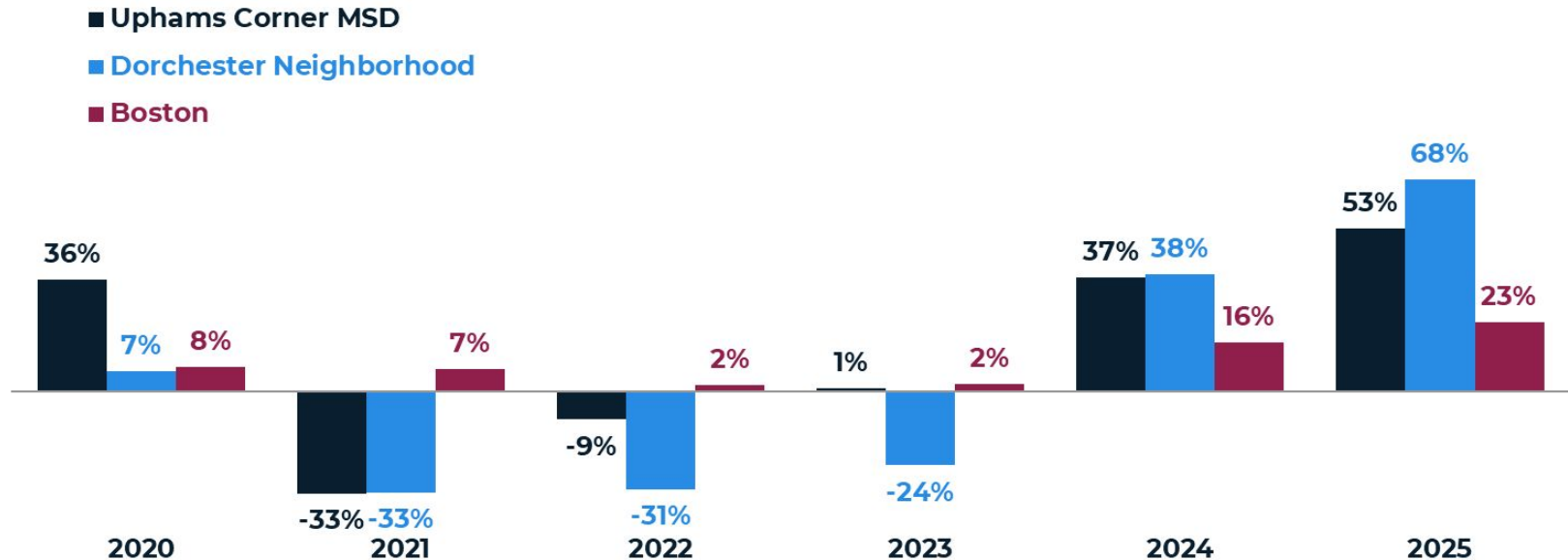


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

Upham's Corner Main Street District saw faster grocery spending recovery than Boston, reaching 53% above 2019 levels by 2025

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

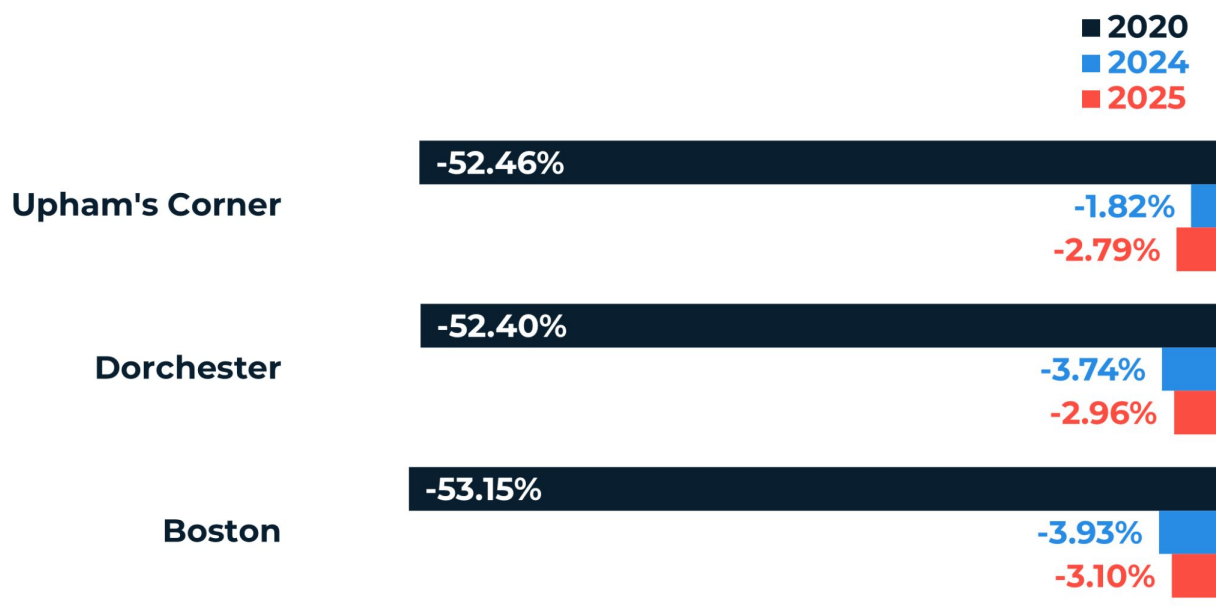


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Upham's Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are adjusted for inflation.

While visits to Upham's Corner Main Street **in 2025** **nearly recovered** to pre-pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Upham's Corner Main Street, Dorchester Neighborhood, and Boston Compared to Visits in 2019



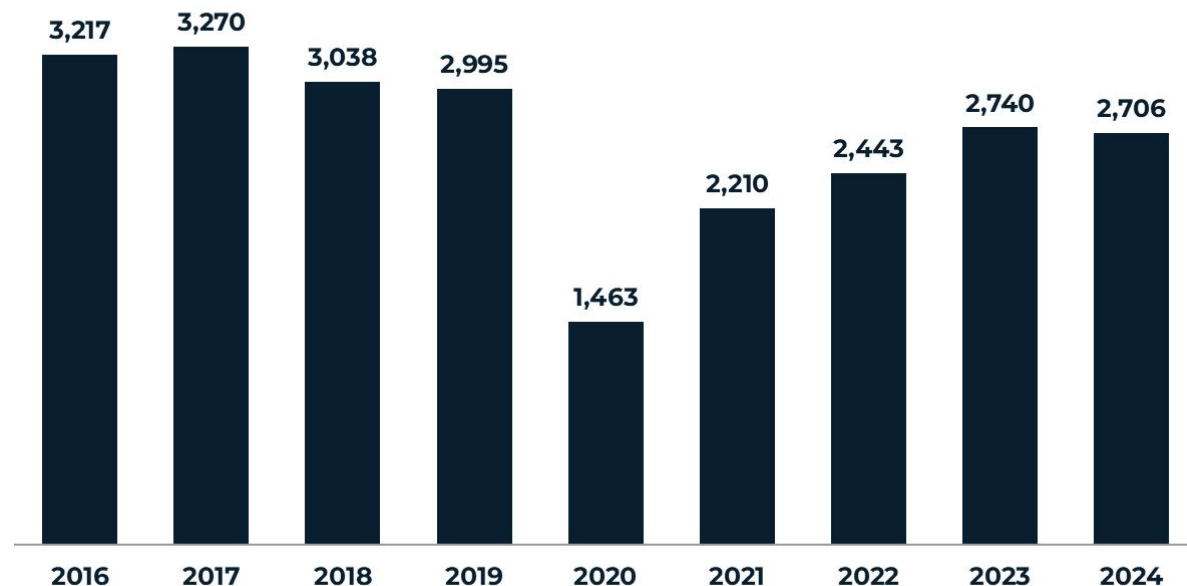
In 2020, visits to **Upham's Corner Main Street** were 52.46% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Upham's Corner 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 boardings in Upham's Corner Main Streets almost fully recovered after hitting its low in 2020

Average Weekday Boardings at bus stops in Upham's Corner Main Streets District during the Fall seasons



There were **2,706** average weekday boardings in the **Upham's Corner Main Streets District** in Fall 2024, which is **90%** 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