



## PEOPLE

### POPULATION

- In 2025, Beacon Hill had **9,327** residents, representing **1.3%** of Boston's population.

### AGE

- In 2025, nearly **half** of Beacon Hill residents were aged 18-34, compared to less than 42.2% of Boston residents citywide.

#### AGE GROUP DISTRIBUTION

Boston and Beacon Hill Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Beacon Hill	7.1%	48.7%	24.8%	19.5%

### DIVERSITY



**12.8%** of Beacon Hill residents were foreign born in 2025, compared to 27.3% citywide.



**14.6%** spoke a language other than English at home and French, Haitian, or Cajun and Spanish were the languages most commonly spoken.

#### RACE/ETHNICITY DISTRIBUTION

Boston and Beacon Hill Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Beacon Hill	2.7%	6.8%	5.7%	80.7%	4.1%

Asian/PI: Asian or Pacific Islander, Black/AA: Black or African American.

- In 2025, Beacon Hill had a larger White population relative to Boston citywide.

### EDUCATION

- 86.9%** of Beacon Hill residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 7.0%** of Beacon Hill residents were enrolled in college or university.

### HOUSEHOLDS

- Of Beacon Hill's **5,504** households:
  - 26.9%** family households
  - 51.8%** one-person households
  - 21.3%** non-family households with 2+ people
- 7.8%** of households include children under 18.
- 25.1%** of households include older adults aged 60+.



## ECONOMY

### JOBS

- In 2023, Beacon Hill had **4,950** payroll jobs, making up 0.7% of Boston's payroll jobs.
  - 33.8%** of payroll jobs were in the Public Administration.
  - 16.3%** were in the Accommodation and Food Services.

### LABOR FORCE

- 2.5%** of Beacon Hill payroll workers live and work in Beacon Hill.
- 28.4%** of Beacon Hill resident workers report working primarily from home.

### INCOME

- In 2025, Beacon Hill median household income was **\$147,092**, higher than Boston's of \$94,438.

### SPENDING

- Beacon Hill's 2025 in-person consumer spending was **12.5%** above 2019 levels and **4.1%** above 2024 levels.
- Beacon Hill's apparel spending was up **83.6%** from 2019.

## PLACE

### HOUSING UNITS BY STRUCTURE TYPE

Beacon Hill Housing Units By Number of Units in Building, 2025



### HOUSING

- Of the **6,068** housing units in Beacon Hill:



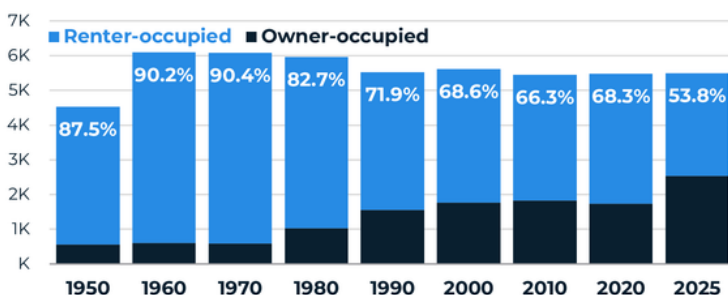
- 54.9%** 0-1 bedrooms
- 31.4%** 2 bedrooms
- 13.6%** 3+ bedrooms

### RENTERS AND OWNERS

- 53.8%** of housing units were renter-occupied, compared to 64.4% of units citywide.
- In 2024, median asking rent for market-rate 2-bed apartments was **\$3,650** in Beacon Hill and \$3,200 citywide.

### BEACON HILL OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





## MOBILITY

### VEHICLES

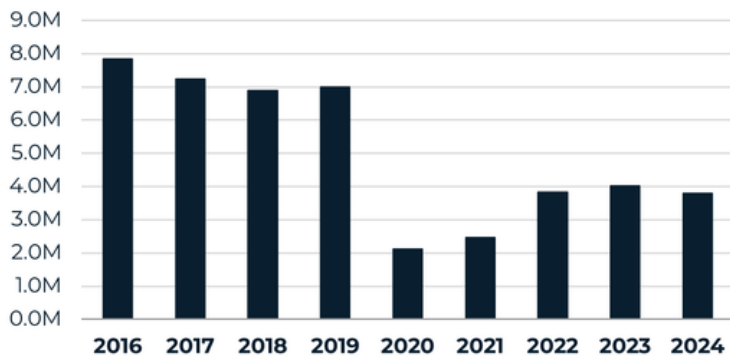


**55.9%** of Beacon Hill households had 0 vehicles.

### TRANSPORTATION

- In 2025, to get to work:
  - **41.1%** of Beacon Hill resident workers walked, **13.7%** drove or carpooled, **12.9%** took public transit, and **3.8%** took a bike, taxicab, motorcycle, or other means.
- In 2024, gated MBTA light rail validations were **54.3%** of their level in 2019.

**RAPID TRANSIT\* RIDERSHIP IN BEACON HILL**  
Total Gated Station Validations, Beacon Hill 2016 - 2024

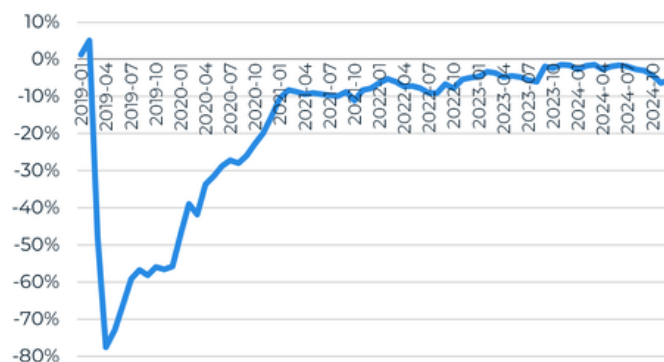


\*Includes only light rail, commuter rail stations excluded due to data limitations.

### VISITS

- Monthly visits to Beacon Hill saw a sharp pandemic-related drop in the spring months of 2020.
- In 2022, visits began to approach levels within 9% of pre-pandemic months.
- By 2024, visits to Beacon Hill were down 3.8% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

**MONTHLY VISITS\* TO BEACON HILL COMPARED TO 2019**  
Visits\* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



Visits are defined as crossings from outside to inside Beacon Hill boundaries. Event-related visitation peaks are not included.



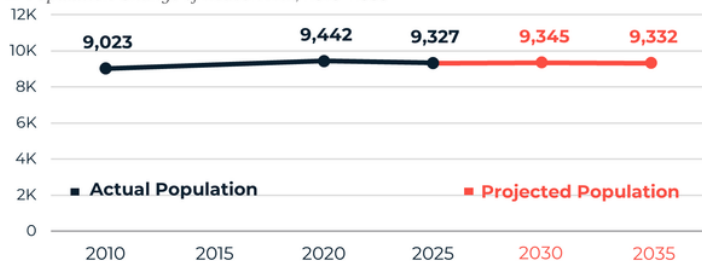
## TRENDS

### POPULATION GROWTH

- Between 2010 and 2025, Beacon Hill's population grew by **0.2%** per year.
- Growth is projected to slow to **~0.0%** per year through 2035.

#### BEACON HILL POPULATION CHANGE

Population Change of Beacon Hill, 2010-2035

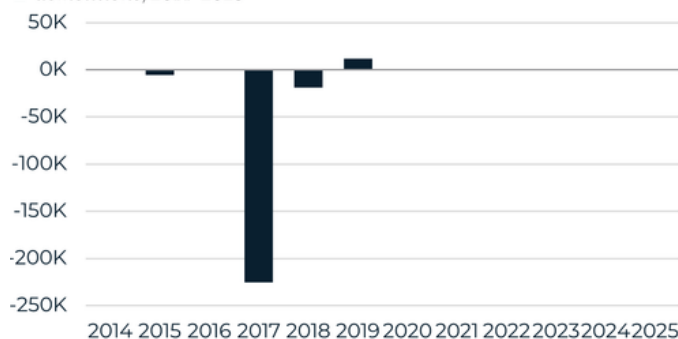


### REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
  - **0** net new square feet of non-residential was completed.
  - **22** net new units of housing were completed.

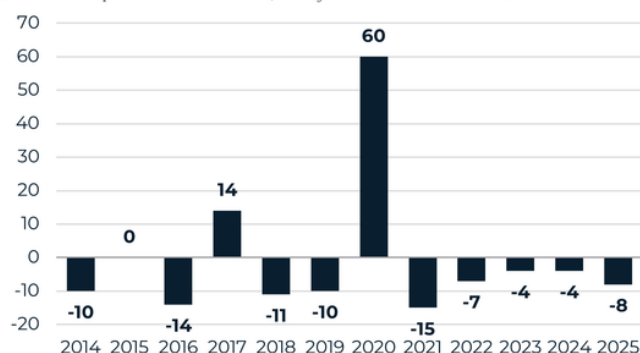
### NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in Beacon Hill, net of demolitions, 2014-2025



### TOTAL HOUSING UNITS COMPLETED

Units completed in Beacon Hill, net of demolitions 2014-2025



### LEARN MORE

Learn more about Boston's neighborhoods with the Research Division's interactive tools:

- [www.bostonplans.org/research/mydemographic-viewer](http://www.bostonplans.org/research/mydemographic-viewer)
- [www.bostonplans.org/research/exploring-neighborhood-change](http://www.bostonplans.org/research/exploring-neighborhood-change)

For more resources, including reports, interactive tools, and more, scan the QR Code!

