



## PEOPLE

### POPULATION

- In 2025, Dorchester had **123,056** residents, representing **17.2%** of Boston's population.

### AGE

- In 2025, **3 in 10** Dorchester residents were aged 35-59, compared to less than 27% of Boston residents citywide.

#### AGE GROUP DISTRIBUTION

Boston and Dorchester Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Dorchester	19.8%	30.5%	30.8%	18.9%

### DIVERSITY



**32.5%** of Dorchester residents were foreign born in 2025, compared to 27.3% citywide.



**39.1%** spoke a language other than English at home and Spanish and Vietnamese were the languages most commonly spoken.

#### RACE/ETHNICITY DISTRIBUTION

Boston and Dorchester Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Dorchester	11.4%	34.3%	20.3%	23.1%	10.9%

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

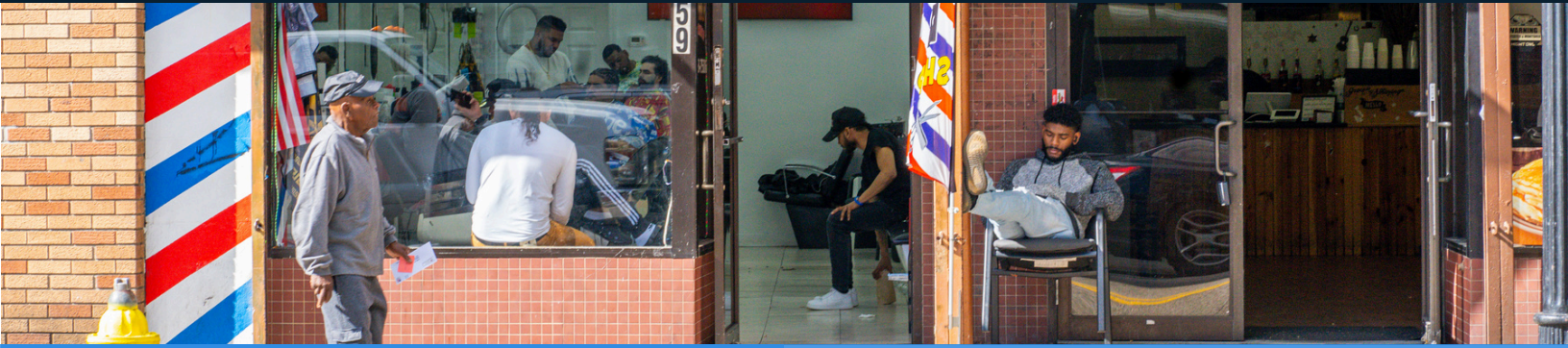
- In 2025, Dorchester had larger Black or African American and Hispanic or Latino populations relative to Boston citywide.

### EDUCATION

- 34.1%** of Dorchester residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 8.0%** of Dorchester residents were enrolled in college or university.

### HOUSEHOLDS

- Of Dorchester's **45,798** households:
  - 60.8%** family households
  - 27.7%** one-person households
  - 11.5%** non-family households with 2+ people
- 31.6%** of households include children under 18.
- 33.8%** of households include older adults aged 60+.



## ECONOMY

## PLACE

### JOBS

- In 2023, Dorchester had **34,971** payroll jobs, making up 4.9% of Boston's payroll jobs.
  - 23.1%** of payroll jobs were in the Health Care and Social Assistance industry.
  - 17.0%** were in the Educational Services industry.

### LABOR FORCE

- 13.4%** of Dorchester payroll workers live and work in Dorchester.
- 12.3%** of Dorchester resident workers report working primarily from home.

### INCOME

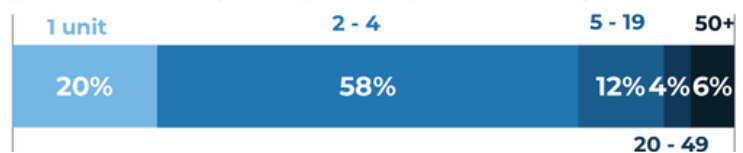
- In 2025, Dorchester's median household income was **\$73,476**, lower than Boston's of \$94,438.

### SPENDING

- Dorchester's 2025 in-person consumer spending was **18.0%** above 2019 levels and **4.1%** above 2024 levels.
- Dorchester captured **21.3%** of citywide grocery spending.

### HOUSING UNITS BY STRUCTURE TYPE

Dorchester Housing Units By Number of Units in Building, 2025



### HOUSING

- Of the **49,565** housing units in Dorchester:



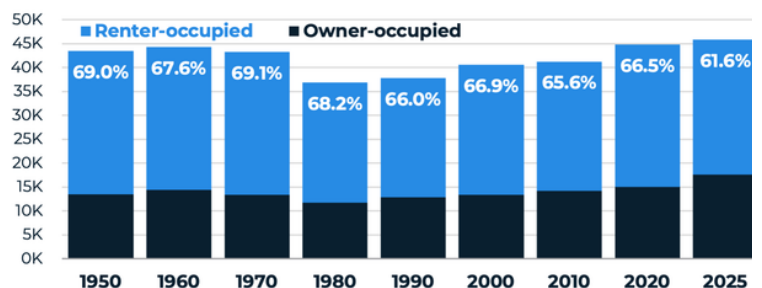
- 15.8%** 0-1 bedrooms
- 34.2%** 2 bedrooms
- 50.0%** 3+ bedrooms

### RENTERS AND OWNERS

- 61.6%** 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 **\$2,800** in Dorchester and \$3,200 citywide.

### DORCHESTER HOUSING UNITS BY TENURE

1950 - 2025





## MOBILITY

### VEHICLES



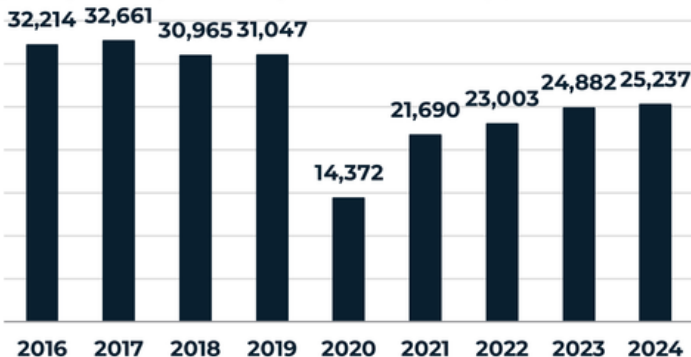
**27.3%** of Dorchester households had 0 vehicles.

### TRANSPORTATION

- In 2025, to get to work:
  - **51.4%** of Dorchester resident workers drove or carpoled, **27.0%** took public transit, **5.6%** walked, and **3.7%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Dorchester was **81.2%** of its level in Fall 2019.

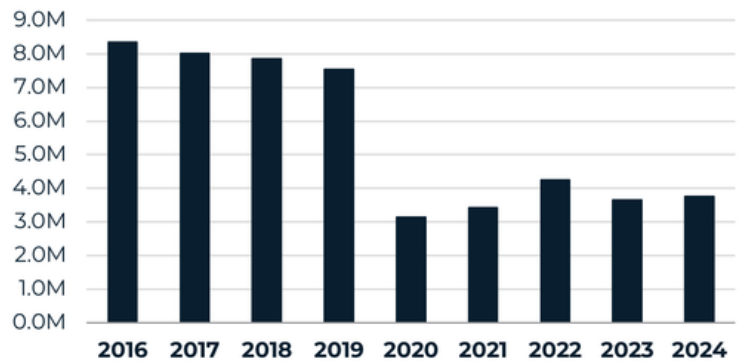
#### DAILY BUS BOARDINGS IN DORCHESTER ON WEEKDAYS

Average Weekday Bus Boardings at Dorchester Bus Stops, Fall 2016 - Fall 2024



#### RAPID TRANSIT\* RIDERSHIP IN DORCHESTER

Total Gated Station Validations, Dorchester 2016 -2024



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

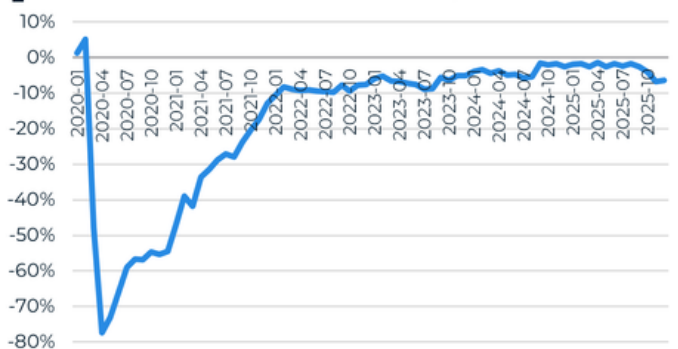
- In 2024, gated MBTA light rail validations were **49.8%** of their level in 2019.

### VISITS

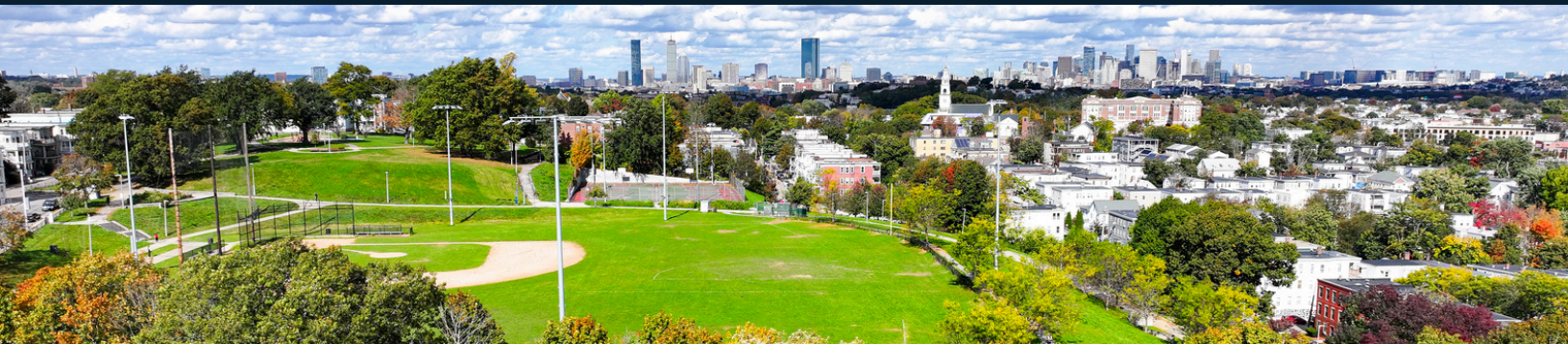
- In 2024, visits to Dorchester were down 3.7% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

#### MONTHLY VISITS\* TO DORCHESTER RELATIVE TO 2019

Visits\* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



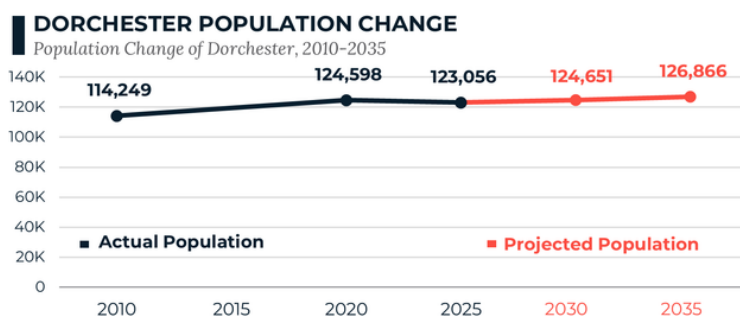
\*Visits are defined as crossings from outside to inside Dorchester boundaries. Event-related visitation peaks are not included.



## TRENDS

### POPULATION GROWTH

- Between 2010 and 2025, Dorchester’s population grew by **0.5%** per year.
- Growth is projected to slow to **~0.3%** per year through 2035.

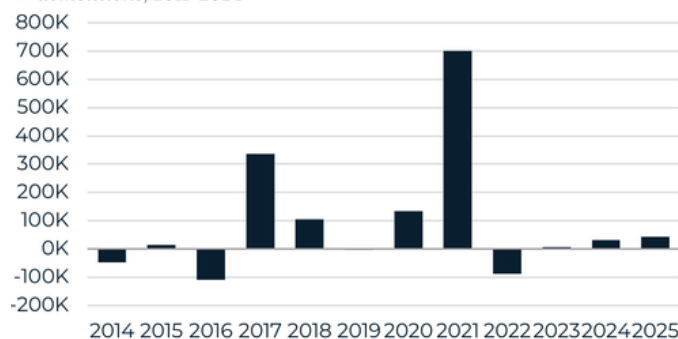


### REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
  - **828,350** net new square feet of non-residential was completed.
  - **2,083** net new units of housing were completed.

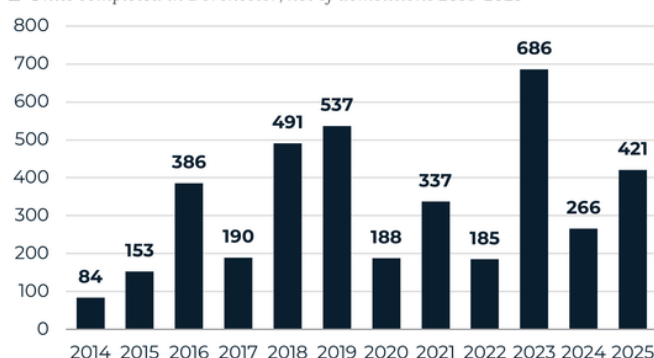
### NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in Dorchester, net of demolitions, 2011-2024



### TOTAL HOUSING UNITS COMPLETED

Units completed in Dorchester, 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!

