



## PEOPLE

### POPULATION

- In 2025, Downtown had **15,752** residents, representing **2.2%** of Boston's population.

### AGE


- In 2025, nearly **half** of Downtown residents were aged 18-34, compared to 42% of Boston residents citywide.


#### AGE GROUP DISTRIBUTION

Boston and Downtown Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Downtown	5.4%	48.2%	22.8%	23.6%

### DIVERSITY

 **27.7%** of Downtown residents were foreign born in 2025, compared to 27.3% citywide.

 **33.1%** spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

#### RACE/ETHNICITY DISTRIBUTION

Boston and Downtown Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Downtown	22.1%	4.0%	7.1%	63.0%	3.7%

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

- In 2025, Downtown had larger Asian or Pacific Islander and White populations relative to Boston citywide.

### EDUCATION

- 70.5%** of Downtown residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 36.2%** of Downtown residents were enrolled in college or university.
- 3,666** Downtown students lived in dorms in 2020.

### HOUSEHOLDS

- Of Downtown's **6,152** households:
  - 40.5%** family households
  - 47.3%** one-person households
  - 12.2%** non-family households with 2+ people



## ECONOMY



## PLACE

### JOBS

- In 2023, Downtown had **181,955** payroll jobs, making up 25.3% of Boston's payroll jobs.
  - 24.9%** of payroll jobs were in the Professional, Scientific, and Technical Services industry.
  - 22.9%** were in the Finance and Insurance industry.

### LABOR FORCE

- 0.6%** of Downtown payroll workers live and work in Downtown.
- 21.9%** of Downtown resident workers report working primarily from home.

### INCOME

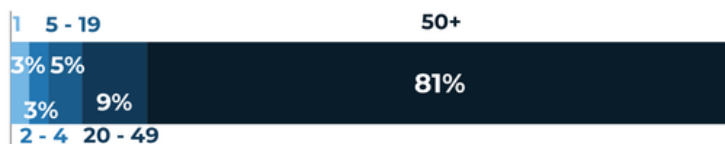
- In 2025, Downtown's median household income was **\$129,759**, higher than Boston's of \$94,438.

### SPENDING

- Downtown's 2025 in-person consumer spending was **15.3%** below 2019 levels but **1.6%** above 2024 levels.
- Downtown restaurant spending was down **32.3%** from 2019.

### HOUSING UNITS BY STRUCTURE TYPE

Downtown Housing Units By Number of Units in Building, 2025



### HOUSING

- Of the **7,376** housing units in Downtown:



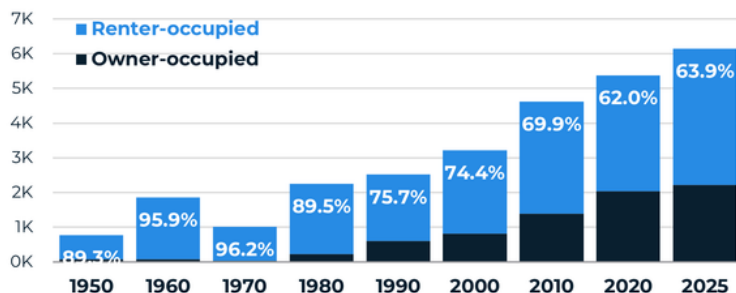
- 54.9%** 0-1 bedrooms
- 36.3%** 2 bedrooms
- 8.8%** 3+ bedrooms

### RENTERS AND OWNERS

- 63.9%** 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 **\$4,100** in Downtown and \$3,200 citywide.

### DOWNTOWN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





## MOBILITY

### VEHICLES



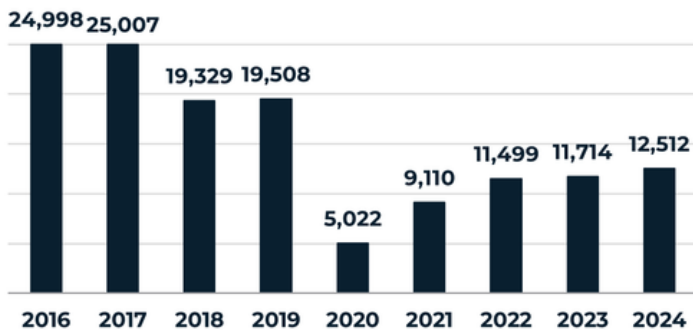
**55.6%** of Downtown households had 0 vehicles.

### TRANSPORTATION

- In 2025, to get to work:
  - **45.3%** of Downtown resident workers walked, **16.4%** took public transit, **14.7%** drove or carpooled, and **1.8%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Downtown was **64.2%** of its level in Fall 2019.

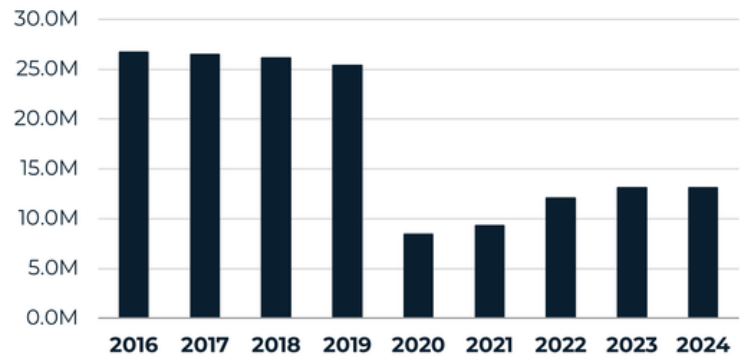
#### DAILY BUS BOARDINGS IN DOWNTOWN ON WEEKDAYS

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



#### RAPID TRANSIT\* RIDERSHIP IN DOWNTOWN

Total Gated Station Validations, Downtown 2016 - 2024



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

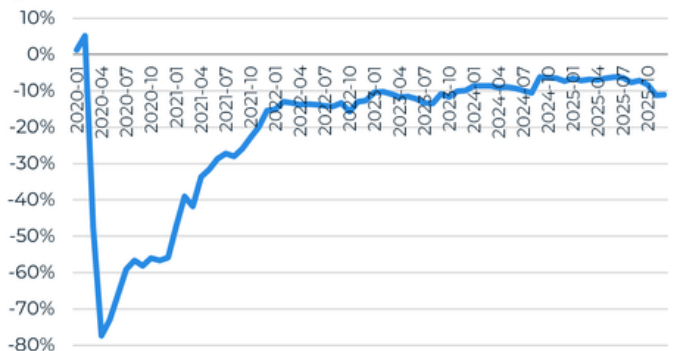
- In 2024, gated MBTA light rail validations were **51.5%** of their level in 2019.

### VISITS

- In 2024, visits to Downtown were down **8.4%** from their level in 2019.
- Visits in 2025 were **7.6%** lower than in 2019.

#### MONTHLY VISITS\* TO DOWNTOWN COMPARED TO 2019

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



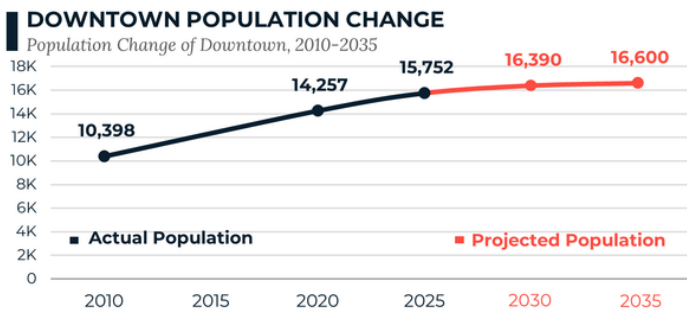
\*Visits are defined as crossings from outside to inside Downtown boundaries. Event-related visitation peaks are not included.



## TRENDS

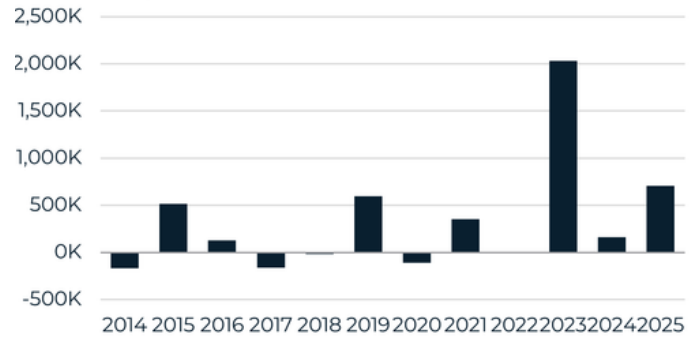
### POPULATION GROWTH

- Between 2010 and 2025, Downtown's population grew by **2.8%** per year.
- Growth is projected to slow to **~0.5%** per year through 2035.



### NON-RESIDENTIAL COMPLETION PERMITS

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

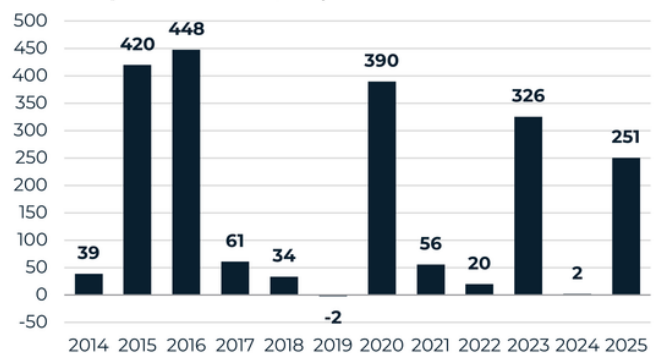


### REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
  - **3,144,802** net new square feet of non-residential was completed.
  - **1,045** net new units of housing were completed.

### TOTAL HOUSING UNITS COMPLETED

Units completed in Downtown, 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!

