



PEOPLE

POPULATION

- In 2025, East Boston had **46,892** residents, representing **6.5%** of Boston's population.

AGE

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

AGE GROUP DISTRIBUTION

Boston and East Boston Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
East Boston	17.7%	36.0%	32.3%	14.0%

DIVERSITY



40.7% of East Boston residents were foreign born in 2025, compared to 27.3% citywide.



58.5% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and East Boston Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
East Boston	4.6%	3.4%	50.1%	36.7%	5.2%

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

- In 2025, East Boston had a larger Hispanic or Latino population relative to Boston citywide.

EDUCATION

- 39.5%** of East Boston residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 7.1%** of East Boston residents were enrolled in college or university.

HOUSEHOLDS

- Of East Boston's **18,266** households:
 - 47.6%** family households
 - 32.3%** one-person households
 - 20.0%** non-family households with 2+ people
- 23.2%** of households include children under 18.
- 26.3%** of households include older adults aged 60+.



ECONOMY

JOBS

- In 2023, East Boston had **23,849** payroll jobs, making up 3.3% of Boston's payroll jobs.
 - 49.9%** of payroll jobs were in the Transportation and Warehousing industry.
 - 16.9%** were in the Accommodation and Food Services industry.

LABOR FORCE

- 8.6%** of East Boston payroll workers live and work in East Boston.
- 17.9%** of East Boston resident workers report working primarily from home.

INCOME

- In 2025, East Boston's median household income was **\$90,943**, lower than Boston's of \$94,438.

SPENDING

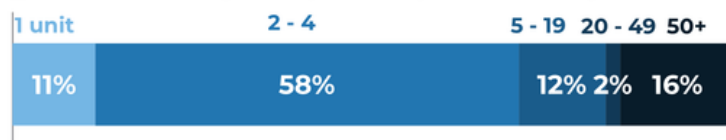
- East Boston's 2025 total in-person consumer spending was **59.8%** above 2019 levels and **9.7%** above 2024 levels.
- East Boston's restaurant spending was up **14.7%** from 2024.



PLACE

HOUSING UNITS BY STRUCTURE TYPE

East Boston Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **19,747** housing units in East Boston:



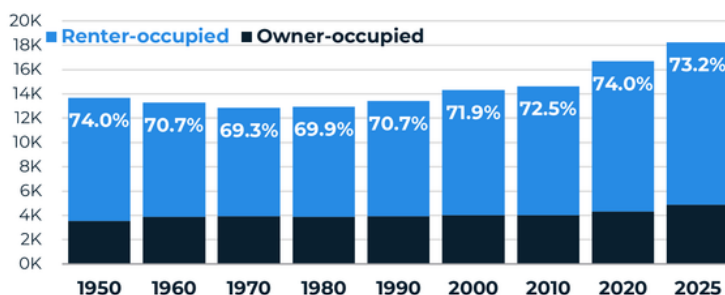
- 29.1%** 0-1 bedrooms
- 38.1%** 2 bedrooms
- 32.8%** 3+ bedrooms

RENTERS AND OWNERS

- 73.2%** 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 **\$3,000** in East Boston and \$3,200 citywide.

EAST BOSTON OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



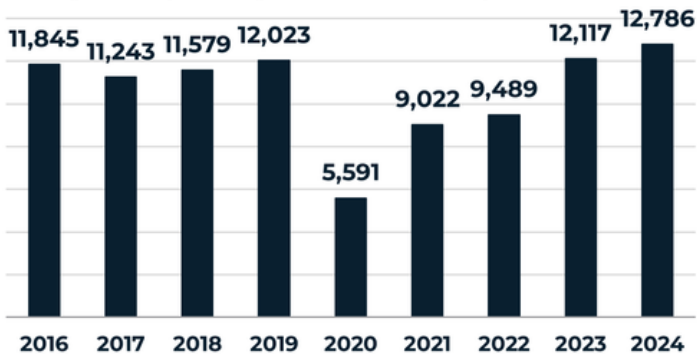
33.5% of East Boston households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **32.5%** of East Boston resident workers drove or carpoled, **42.7%** took public transit, **5.5%** walked, and **1.4%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in East Boston was **106.3%** of its level in Fall 2019.

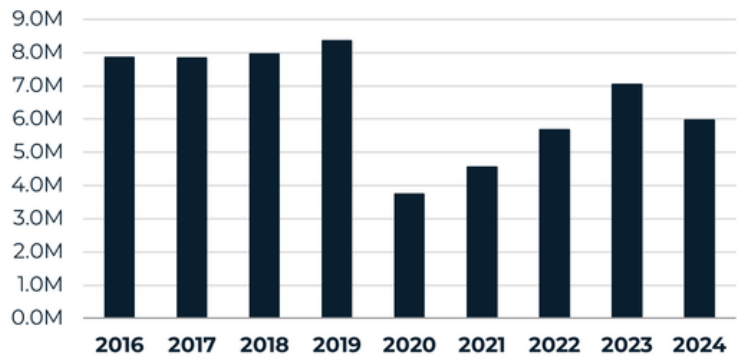
BUS BOARDINGS IN EAST BOSTON

Average Weekday Boardings in East Boston Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN EAST BOSTON

Total Gated Station Validations, East Boston 2016 - 2024



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

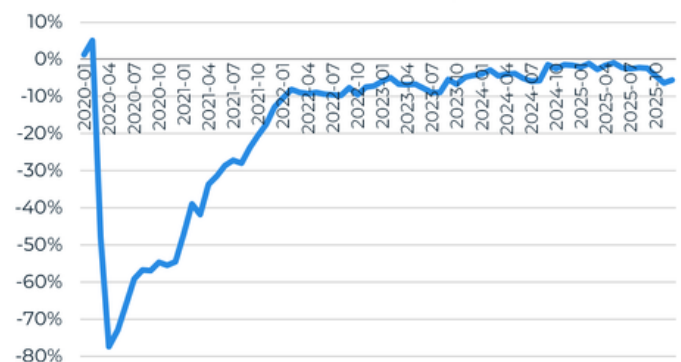
- In 2024, gated MBTA light rail validations were **71.4%** of their level in 2019.

VISITS

- In 2024, visits to East Boston were down 3.7% from their level in 2019.
- Visits in 2025 were 2.9% lower than in 2019.

MONTHLY VISITS* TO EAST BOSTON COMPARED TO 2019

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



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



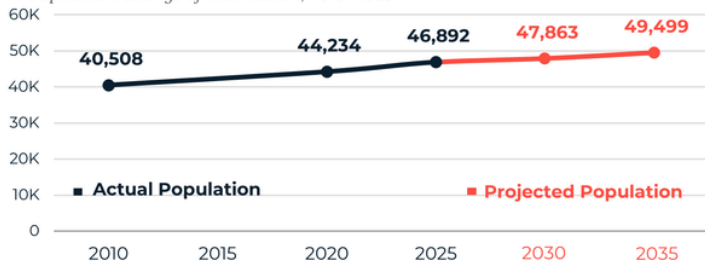
TRENDS

POPULATION GROWTH

- Between 2010 and 2025, East Boston's population grew by **1.0%** per year.
- Growth is projected to slow to **~0.5%** per year through 2035.

EAST BOSTON POPULATION CHANGE

Population Change of East Boston, 2010-2035

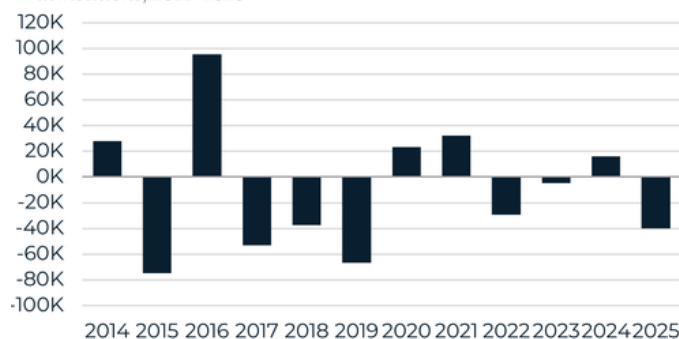


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **2,665** net square feet of non-residential was removed.
 - **1,999** net new units of housing were completed.

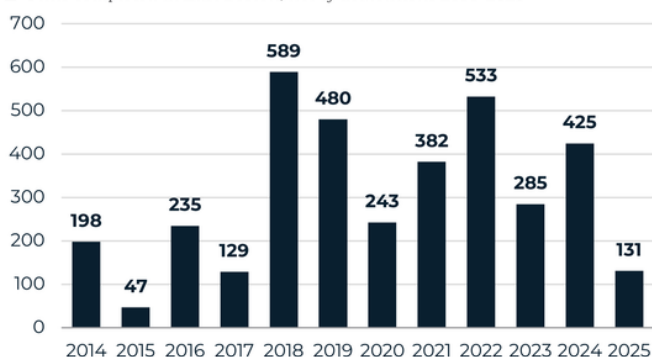
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in East Boston, 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
- www.bostonplans.org/research/exploring-neighborhood-change

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