



PEOPLE

POPULATION

- In 2025, Fenway had **42,351** residents, representing **5.9%** of Boston's population.

AGE


- In 2025, **4 in 5** Fenway residents were aged 18-34, compared to 42% of Boston residents citywide.


AGE GROUP DISTRIBUTION

Boston and Fenway Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Fenway	2.1%	80.4%	10.1%	7.4%

DIVERSITY

 **28.8%** of Fenway residents were foreign born in 2025, compared to 27.3% citywide.

 **38.8%** spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Fenway Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Fenway	25.6%	6.0%	9.5%	53.6%	5.4%

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

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

EDUCATION

- 80.5%** of Fenway residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 61.2%** of Fenway residents were enrolled in college or university.
- 17,045** Fenway students lived in dorms in 2020.

HOUSEHOLDS

- Of Fenway's **14,674** households:
 - 17.7%** family households
 - 55.5%** one-person households
 - 26.7%** non-family households with 2+ people



ECONOMY

PLACE

JOBS

- In 2023, Fenway had **27,595** payroll jobs, making up 3.9% of Boston's payroll jobs.
 - 39.5%** of payroll jobs were in the Educational Services industry.
 - 18.8%** were in the Accommodation and Food Services industry.

LABOR FORCE

- 3.5%** of Fenway payroll workers live and work in Fenway.
- 17.7%** of Fenway resident workers report working primarily from home.

INCOME

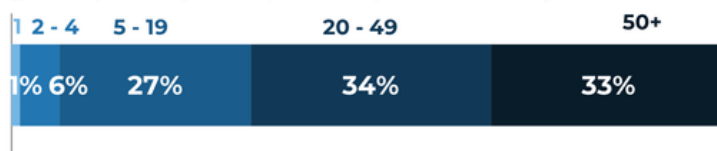
- In 2025, Fenway's median household income was **\$49,525**, lower than Boston's of \$94,438.

SPENDING

- Fenway's 2025 in-person consumer spending was **16.7%** below 2019 spending but **2.3%** above 2024 levels.
- Fenway captured **10.4%** of all restaurant spending in Boston.

HOUSING UNITS BY STRUCTURE TYPE

Fenway Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **15,795** housing units in Fenway:



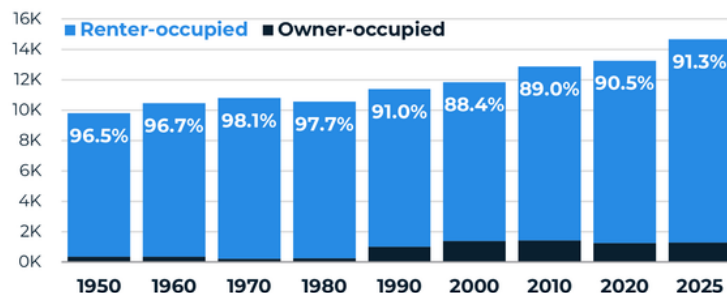
- 65.0%** 0-1 bedrooms
- 26.9%** 2 bedrooms
- 8.1%** 3+ bedrooms

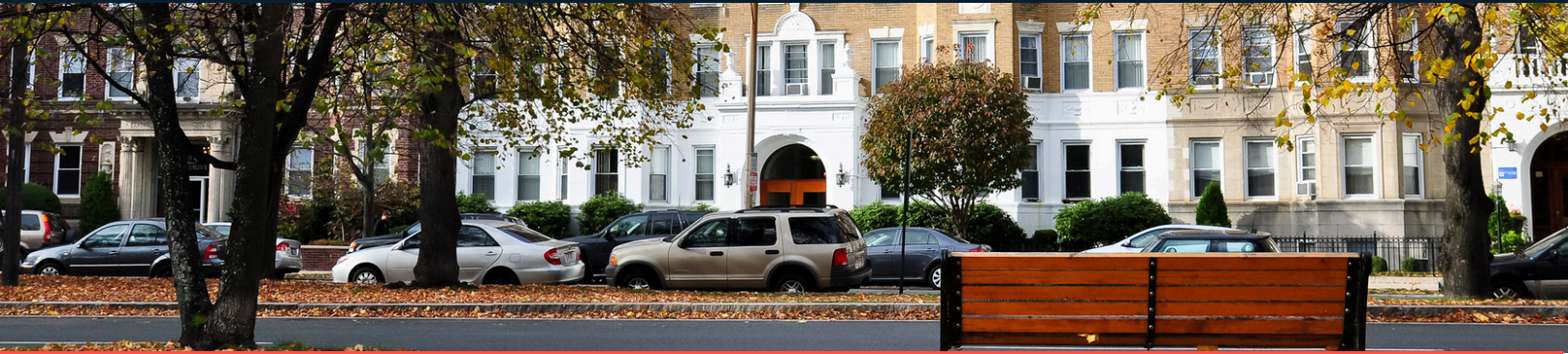
RENTERS AND OWNERS

- 91.3%** 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 **\$3,695** in Fenway and \$3,200 citywide.

FENWAY OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



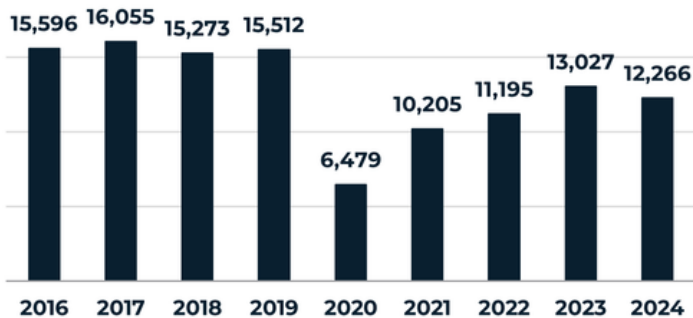
62.0% of Fenway households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **42.8%** of Fenway resident workers walked, **22.6%** took public transit, **10.8%** drove or carpoled, and **6.0%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Fenway was **79.1%** of its level in Fall 2019.

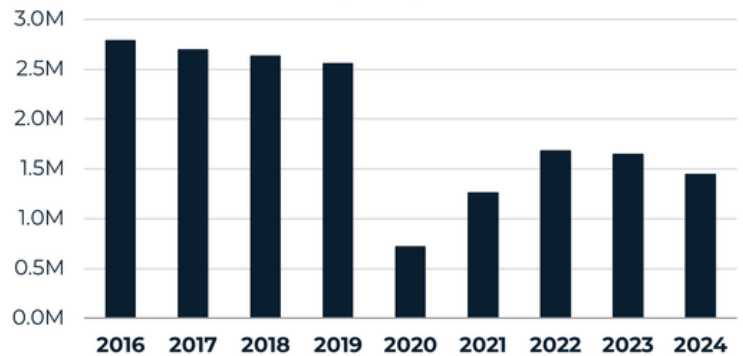
BUS BOARDINGS IN FENWAY

Average Weekday Boardings in Fenway Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN FENWAY

Total Gated Station Validations, Fenway 2016 - 2024



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

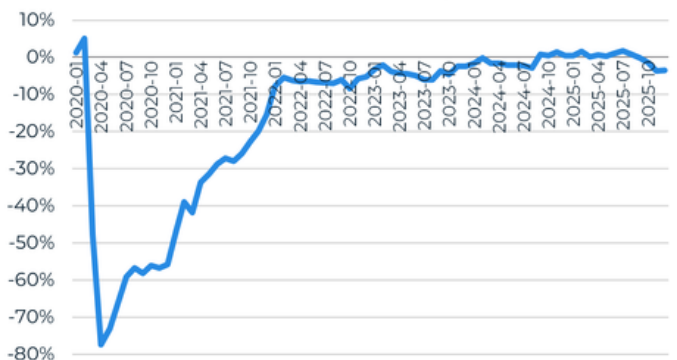
- In 2024, gated MBTA light rail validations were **56.5%** of their level in 2019.

VISITS

- In 2024, visits to Fenway were down 0.9% from their level in 2019.
- Visits in 2025 were 0.2% lower than in 2019.

MONTHLY VISITS* TO FENWAY COMPARED TO 2019

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



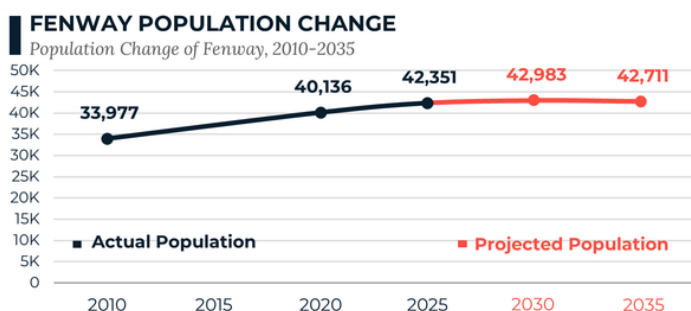
*Visits are defined as crossings from outside to inside Fenway boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Fenway's population grew by **1.5%** per year.
- Growth is projected to slow to **~0.1%** per year through 2035.

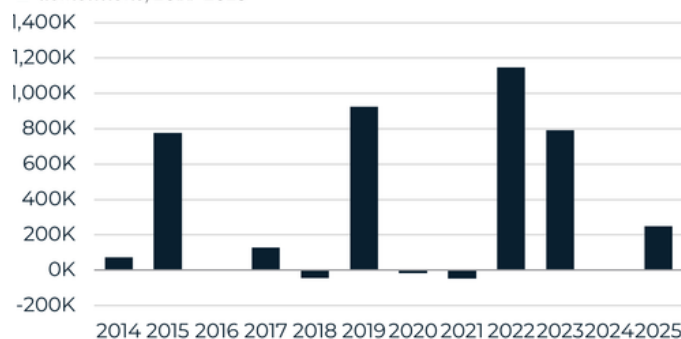


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **2,129,798** net new square feet of non-residential was completed.
 - **1,219** net new units of housing were completed.

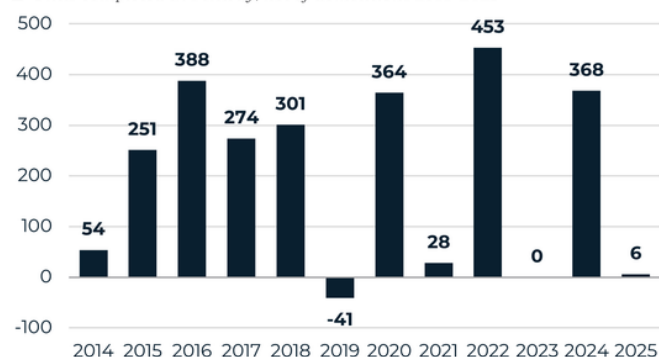
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Fenway, 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!