



## PEOPLE

### POPULATION

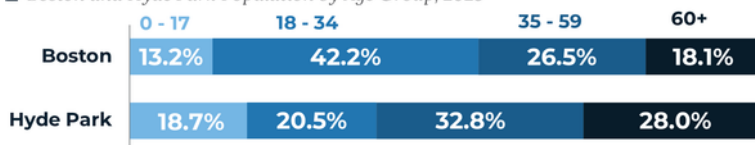
- In 2025, Hyde Park had **33,469** residents, representing **4.7%** of Boston's population.

### AGE

- In 2025, nearly **1 in 3** Hyde Park residents were aged 35-59, compared to less than 27% of Boston residents citywide.

#### AGE GROUP DISTRIBUTION

Boston and Hyde Park Population by Age Group, 2025



### DIVERSITY



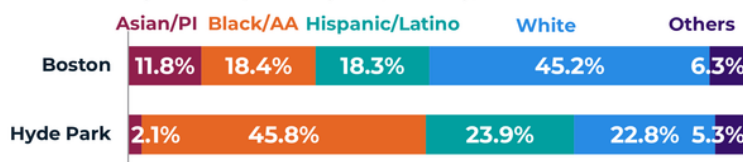
**29.2%** of Hyde Park residents were foreign born in 2025, compared to 27.3% citywide.



**39.8%** spoke a language other than English at home and Spanish and French, Haitian, or Cajun were the languages most commonly spoken.

#### RACE/ETHNICITY DISTRIBUTION

Boston and Hyde Park Population by Race/Ethnicity, 2025



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

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

### EDUCATION

- 33.1%** of Hyde Park residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 6.6%** of Hyde Park residents were enrolled in college or university.

### HOUSEHOLDS

- Of Hyde Park's **12,527** households:
  - 65.9%** family households
  - 26.3%** one-person households
  - 7.8%** non-family households with 2+ people
- 31.2%** of households include children under 18.
- 47.0%** of households include older adults aged 60+.



## ECONOMY



## PLACE

### JOBS

- In 2023, Hyde Park had **6,556** payroll jobs, making up 0.9% of Boston's payroll jobs.
  - 14.4%** of payroll jobs were in the Health Care and Social Assistance industry.
  - 14.1%** were in the Retail Trade industry.

### LABOR FORCE

- 8.8%** of Hyde Park payroll workers live and work in Hyde Park.
- 10.4%** of Hyde Park resident workers report working primarily from home.

### INCOME

- In 2025, Hyde Park's median household income was **\$103,660**, higher than Boston's of \$94,438.

### SPENDING

- Hyde Park's 2025 total in-person consumer spending was **34.5%** above 2019 levels and **11.9%** above 2024 levels.
- Hyde Park grocery spending is up **11.7%** from 2024.

### HOUSING UNITS BY STRUCTURE TYPE

Hyde Park Housing Units By Number of Units in Building, 2025



### HOUSING

- Of the **13,228** housing units in Hyde Park:



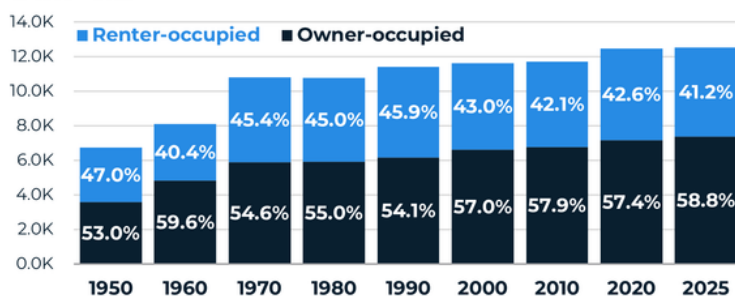
- 16.7%** 0-1 bedrooms
- 27.3%** 2 bedrooms
- 56.0%** 3+ bedrooms

### RENTERS AND OWNERS

- 41.2%** 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 **\$2,800** in Hyde Park and \$3,200 citywide.

### HYDE PARK OCCUPIED HOUSING UNITS BY TENURE


1950 - 2025





## MOBILITY

### VEHICLES

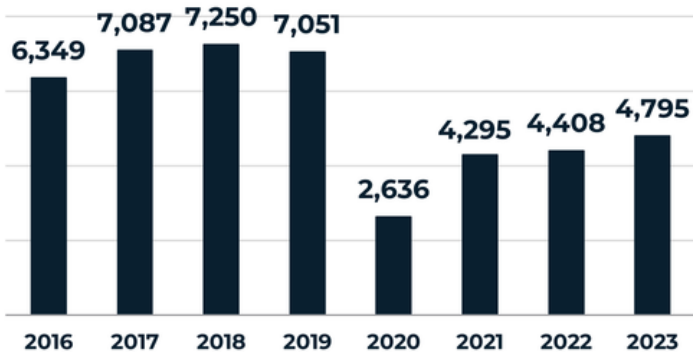
 **14.4%** of Hyde Park households had 0 vehicles.

### TRANSPORTATION

- In 2025, to get to work:
  - **68.7%** of Hyde Park resident workers drove or carpoled, **16.2%** took public transit, **3.0%** walked, and **1.8%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Hyde Park was **66.1%** of its level in Fall 2019.

#### DAILY BUS BOARDINGS IN HYDE PARK ON WEEKDAYS

Average Weekday Boardings at Hyde Park Bus Stops, Fall 2016 – Fall 2024

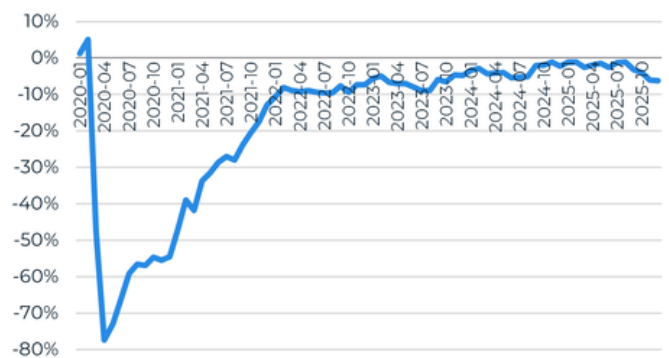


### VISITS

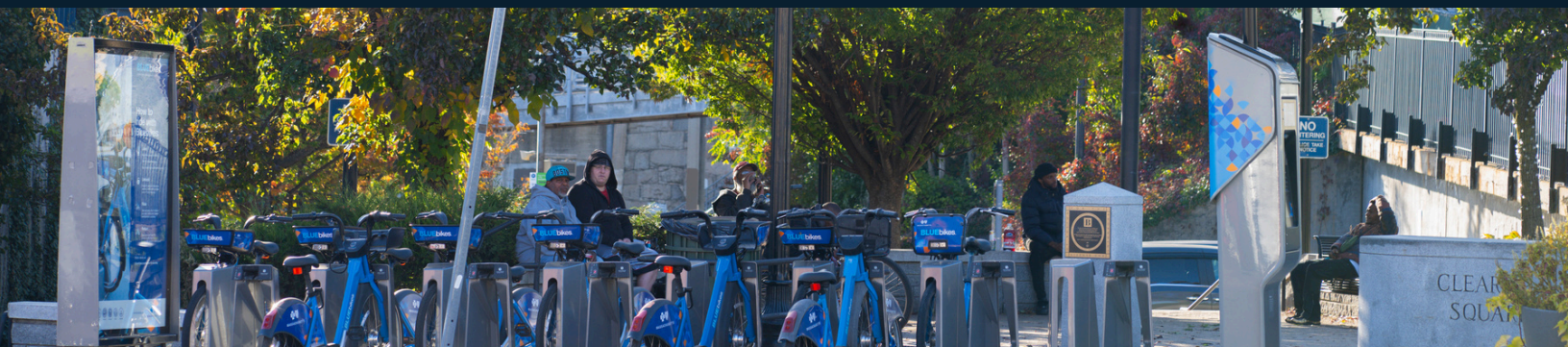
- Monthly visits to Hyde Park saw a sharp pandemic-related drop in the spring months of 2020.
- In 2022, visits began to approach levels within 10% of pre-pandemic months.
- By 2024, visits to Hyde Park were down 3.6% from their level in 2019.
- Visits in 2025 were 2.7% lower than in 2019.

#### MONTHLY VISITS\* TO HYDE PARK COMPARED TO 2019

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



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



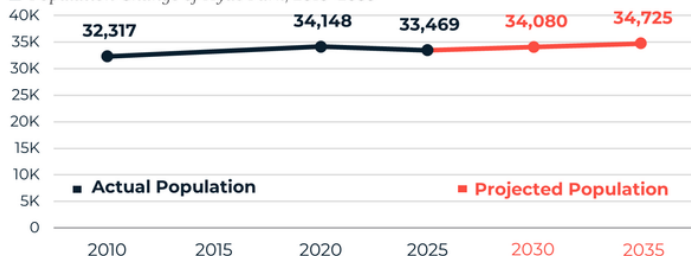
## TRENDS

### POPULATION GROWTH

- Between 2010 and 2025, Hyde Park's population grew by **0.2%** per year.
- Growth is projected to rise to **~0.4%** per year through 2035.

#### HYDE PARK POPULATION CHANGE

Population Change of Hyde Park, 2010-2035

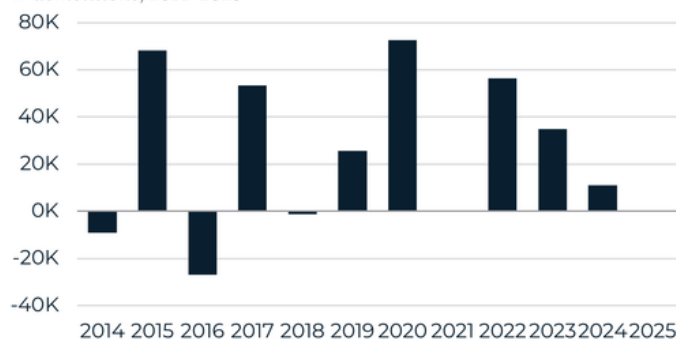


### REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
  - **174,823** net new square feet of non-residential was completed.
  - **266** net new units of housing were completed.

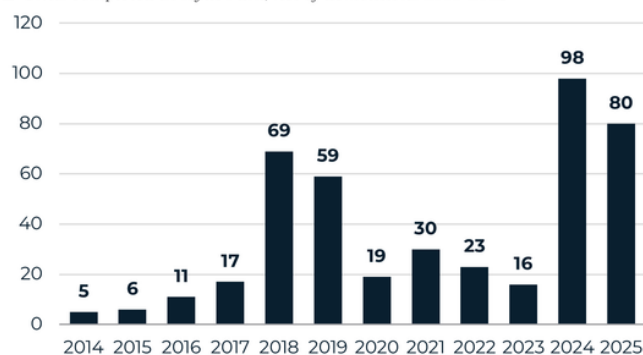
### NON-RESIDENTIAL COMPLETION PERMITS

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



### TOTAL HOUSING UNITS COMPLETED

Units completed in Hyde Park, 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!