



PEOPLE

POPULATION

- In 2025, South Boston had **40,904** residents, representing **5.7%** of Boston's population.

AGE

- In 2025, nearly **5 in 10** South Boston residents were aged 18-34, compared to less than 43% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and South Boston Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
South Boston	9.4%	49.7%	26.2%	14.8%

DIVERSITY



11.7% of South Boston residents were foreign born in 2025, compared to 27.3% citywide.



16.4% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and South 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%
South Boston	4.0%	5.6%	10.2%	76.9%	3.3%

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

- In 2025, South Boston had larger White population relative to Boston citywide.

EDUCATION

- 69.3%** of South Boston residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 6.8%** of South Boston residents were enrolled in college or university.

HOUSEHOLDS

- Of South Boston's **18,854** households:
 - 36.0%** family households
 - 34.4%** one-person households
 - 29.5%** non-family households with 2+ people
- 12.1%** of households include children under 18.
- 21.3%** of households include older adults aged 60+.



ECONOMY



PLACE

JOBS

- In 2023, South Boston had **9,624** payroll jobs, making up 1.3% of Boston's payroll jobs.
 - 19.7%** of payroll jobs were in the Accommodation and Food Services industry.
 - 15.6%** were in the Professional, Scientific, and Technical Services industry.

LABOR FORCE

- 9.3%** of South Boston payroll workers live and work in South Boston.
- 26.7%** of South Boston resident workers report working primarily from home.

INCOME

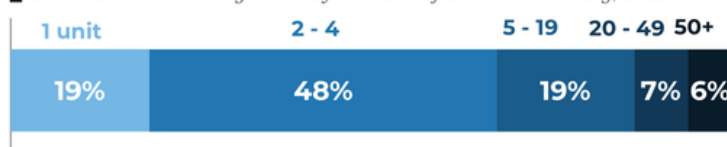
- In 2025, South Boston's median household income was **\$159,631**, higher than Boston's of \$94,438.

SPENDING

- South Boston's 2025 in-person consumer spending was **37.7%** above 2019 levels and **1.2%** above 2024 levels.
- South Boston restaurant spending was down **50.6%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

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



HOUSING

- Of the **20,251** housing units in South Boston:



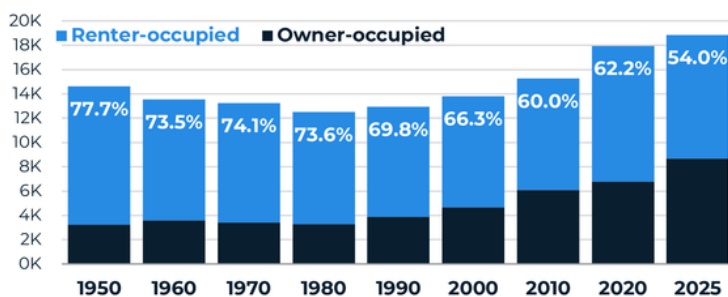
- 25.4%** 0-1 bedrooms
- 44.6%** 2 bedrooms
- 30.0%** 3+ bedrooms

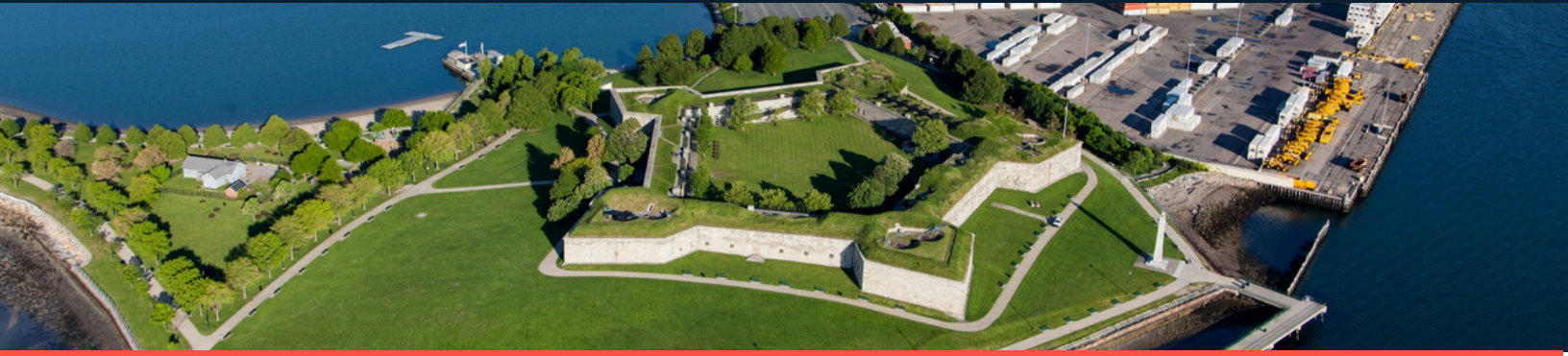
RENTERS AND OWNERS

- 54.0%** 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 **\$3,490** in South Boston and \$3,200 citywide.

SOUTH BOSTON OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



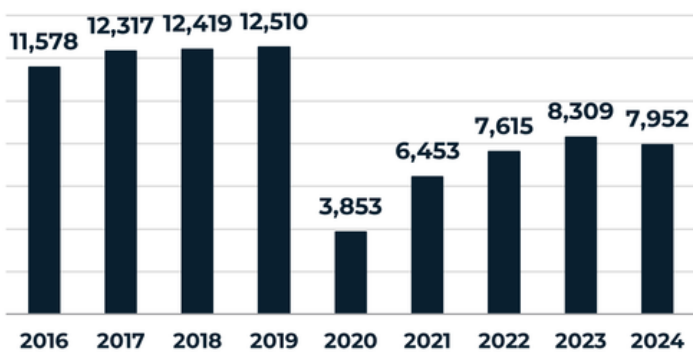
27.1% of South Boston households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **35.8%** of South Boston resident workers drove or carpoled, **25.6%** took public transit, **8.9%** walked, and **3.1%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in South Boston was **63.6%** of its level in Fall 2019.

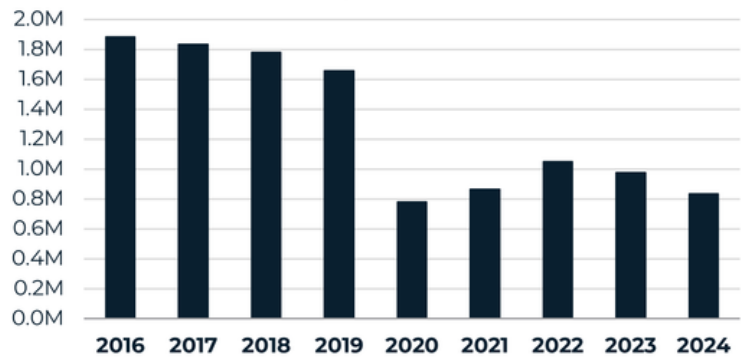
DAILY BUS BOARDINGS IN SOUTH BOSTON ON WEEKDAYS

Average Weekday Boardings at South Boston Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN SOUTH BOSTON

Total Gated Station Validations, South Boston 2016 - 2024



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

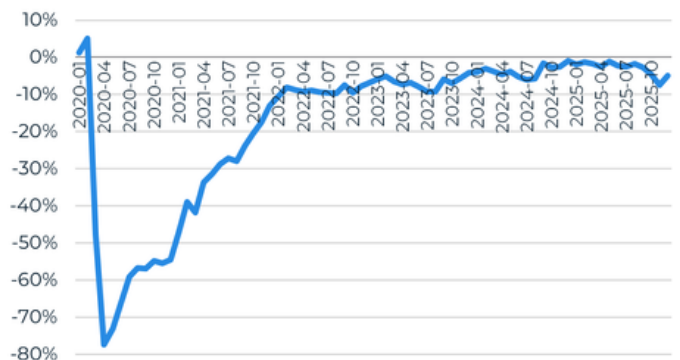
- In 2024, gated MBTA light rail validations were **50.3%** of their level in 2019.

VISITS

- In 2024, visits to South Boston were down 3.8% from their level in 2019.
- Visits in 2025 were 2.9% lower than in 2024.

MONTHLY VISITS* TO SOUTH BOSTON COMPARED TO 2019

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



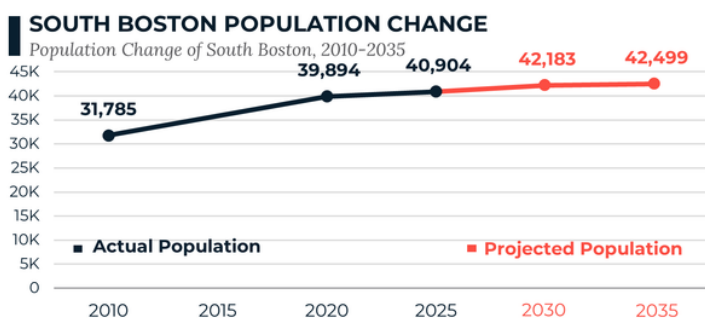
*Visits are defined as crossings from outside to inside South Boston boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, South Boston's population grew by **1.7%** per year.
- Growth is projected to slow to **~0.4%** per year through 2035.

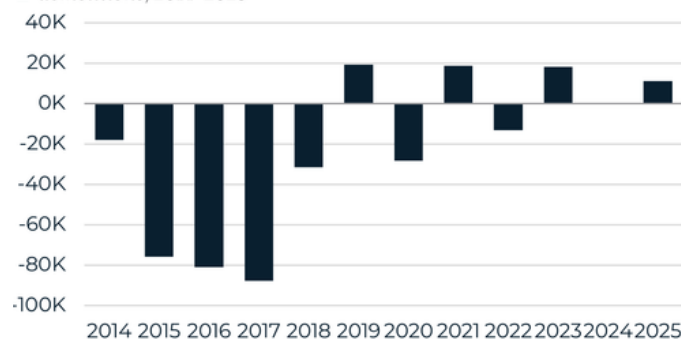


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **6,796** net new square feet of non-residential was completed.
 - **1,510** net new units of housing were completed.

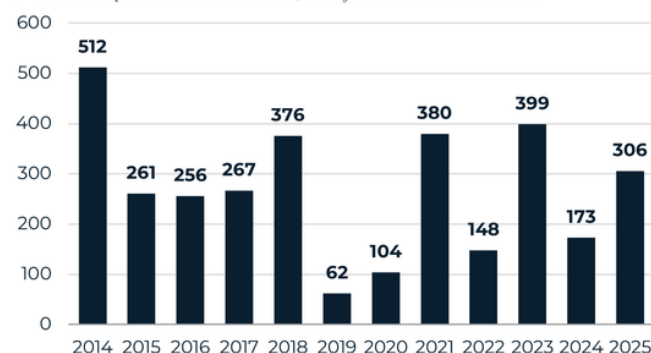
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in South 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!

