



PEOPLE

POPULATION

- In 2025, South Boston Waterfront had **8,289** residents, representing **1.2%** of Boston's population.

AGE

- In 2025, nearly **4 in 10** South Boston Waterfront residents were aged 35-59, compared to less than 27% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and South Boston Waterfront Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
SBW	6.4%	42.4%	37.1%	14.2%

DIVERSITY



21.0% of South Boston Waterfront residents were foreign born in 2025, compared to 27.3% citywide.



17.2% spoke a language other than English at home and German and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and South Boston Waterfront Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
SBW	3.1%	8.9%	5.8%	76.4%	5.8%

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

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

EDUCATION

- 93.2%** of South Boston Waterfront residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 3.5%** of SBW residents were enrolled in college or university.

HOUSEHOLDS

- Of SBW's **4,682** households:
 - 26.9%** family households
 - 59.2%** one-person households
 - 13.9%** non-family households with 2+ people
- 4.0%** of households include children under 18.
- 11.9%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, SBW had **59,521** payroll jobs, making up 8.3% of Boston's payroll jobs.
 - 37.0%** of payroll jobs were in the Professional, Scientific, and Technical Services industry.
 - 15.4%** were in the Finance and Insurance industry.

LABOR FORCE

- 1.1%** of South Boston Waterfront payroll workers live and work in South Boston Waterfront.
- 26.8%** of SBW resident workers report working primarily from home.

INCOME

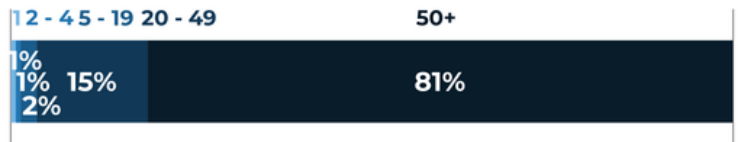
- In 2025, South Boston Waterfront's median household income was **\$190,028**, higher than Boston's of \$94,438.

SPENDING

- SBW's 2025 total in-person consumer spending was **8.0%** above 2019 levels and **0.4%** above 2024 levels.
- SBW apparel spending was up **21.1%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

SBW Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **5,614** housing units in SBW:
 - 65.7%** 0-1 bedrooms
 - 29.2%** 2 bedrooms
 - 5.1%** 3+ bedrooms

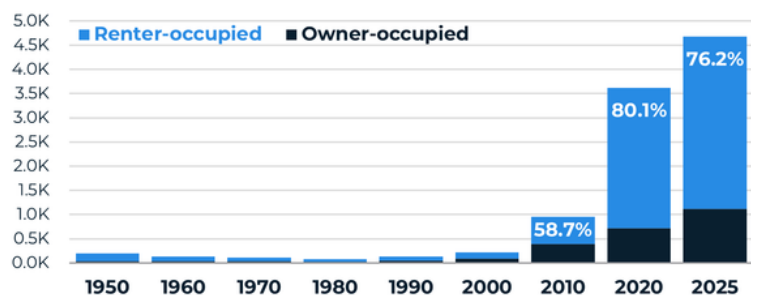


RENTERS AND OWNERS

- 76.2%** 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 **\$4,950** in South Boston Waterfront and \$3,200 citywide.

SBW OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



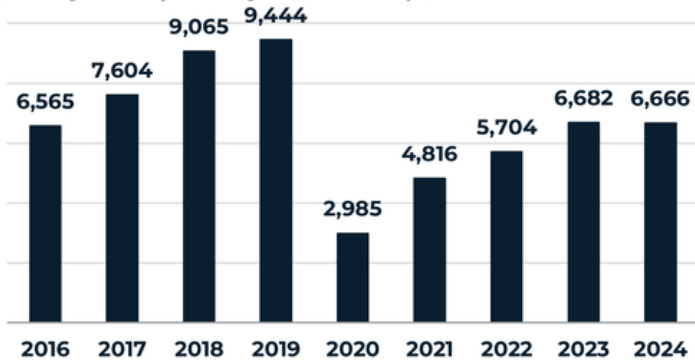
43.5% of South Boston Waterfront households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **35.7%** of SBW resident workers walked, **25.3%** drove or carpooled, **9.2%** took public transit, and **2.9%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in South Boston Waterfront was **70.6%** of its level in Fall 2019.

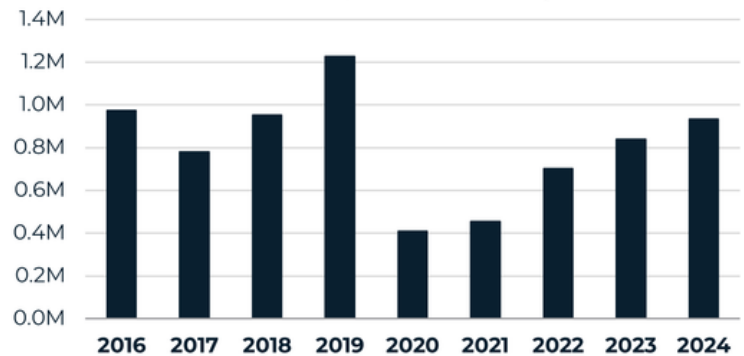
DAILY BUS BOARDINGS IN SBW ON WEEKDAYS

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



RAPID TRASIT* RIDERSHIP IN SOUTH BOSTON WATERFRONT

Total Gated Station Validations, South Boston Waterfront 2016 - 2024



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

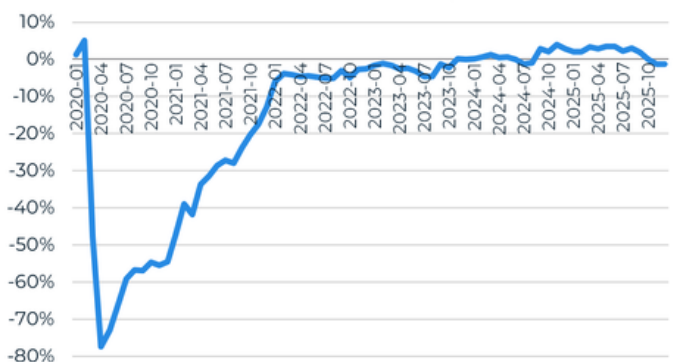
- In 2024, gated MBTA light rail validations were **24.0%** lower than their level in 2019.

VISITS

- In 2024, visits to South Boston Waterfront were up 1.0% from their level in 2019.
- Visits in 2025 were 1.9% higher than in 2019.

MONTHLY VISITS* TO SBW COMPARED TO 2019

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



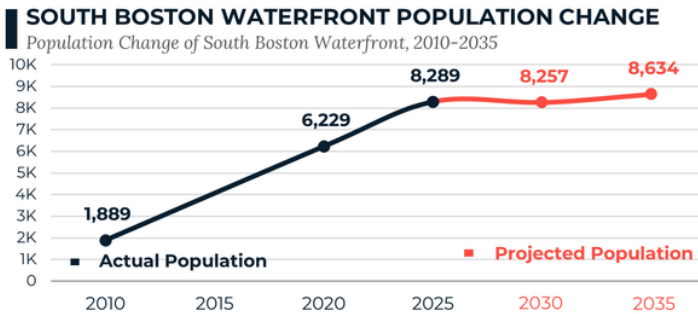
*Visits are defined as crossings from outside to inside South Boston Waterfront boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, South Boston Waterfront's population grew by **10.4%** per year.
- Growth is projected to slow to **~0.4%** per year through 2035.

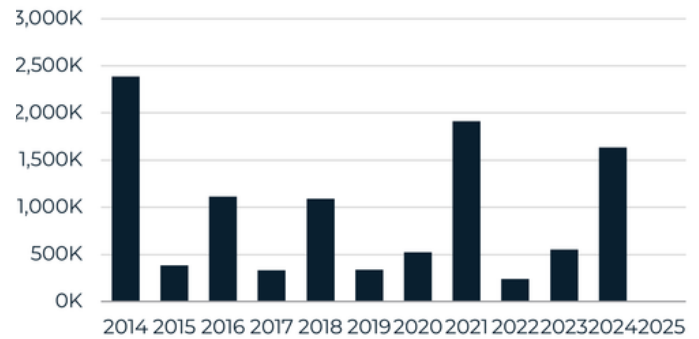


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **4,865,381** net new square feet of non-residential was completed.
 - **1,196** net new units of housing were completed.

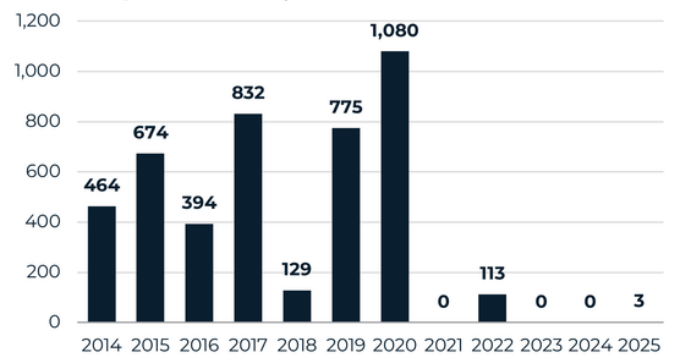
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in SBW, 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!