



PEOPLE

POPULATION

- In 2025, South End had **34,582** residents, representing **4.8%** of Boston's population.

AGE

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

AGE GROUP DISTRIBUTION

Boston and South End Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
South End	9.9%	36.7%	32.3%	21.1%

DIVERSITY



24.5% of South End residents were foreign born in 2025, compared to 27.3% citywide.



33.9% spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and South End 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 End	16.7%	10.6%	12.7%	55.6%	4.5%

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

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

EDUCATION

- 68.6%** of South End residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 7.8%** of South End residents were enrolled in college or university.

HOUSEHOLDS

- Of South End's **17,811** households:
 - 37.6%** family households
 - 46.6%** one-person households
 - 15.8%** non-family households with 2+ people
- 14.2%** of households include children under 18.
- 31.1%** of households include older adults aged 60+.



ECONOMY

JOBS

- In 2023, South End had **35,957** payroll jobs, making up 3.9% of Boston's payroll jobs.
 - 22.7%** of payroll jobs were in the Transportation and Warehousing industry.
 - 17.7%** were in the Professional, Scientific, and Technical Services industry.

LABOR FORCE

- 3.1%** of South End payroll workers live and work in South End.
- 23.1%** of South End resident workers report working primarily from home.

INCOME

- In 2025, South End's median household income was **\$119,144**, higher than Boston's of \$94,438.

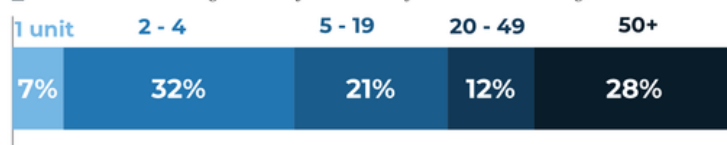
SPENDING

- South End's 2025 in-person consumer spending was **10.8%** below 2019 levels but **2.6%** above 2024 levels.
- South End restaurant spending was down **18.9%** from 2019.

PLACE

HOUSING UNITS BY STRUCTURE TYPE

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



HOUSING

- Of the **19,214** housing units in South End:



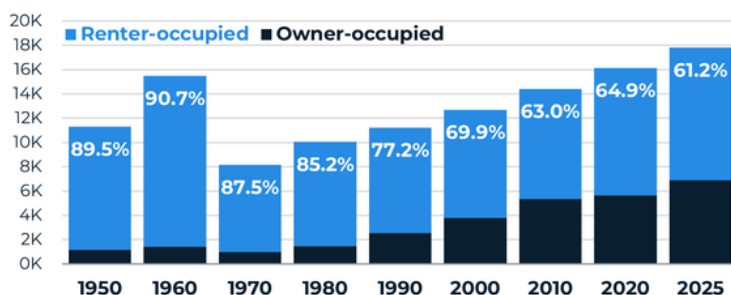
- 47.3%** 0-1 bedrooms
- 36.8%** 2 bedrooms
- 15.9%** 3+ bedrooms

RENTERS AND OWNERS

- 61.2%** 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 **\$4,000** in South End and \$3,200 citywide.

SOUTH END OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



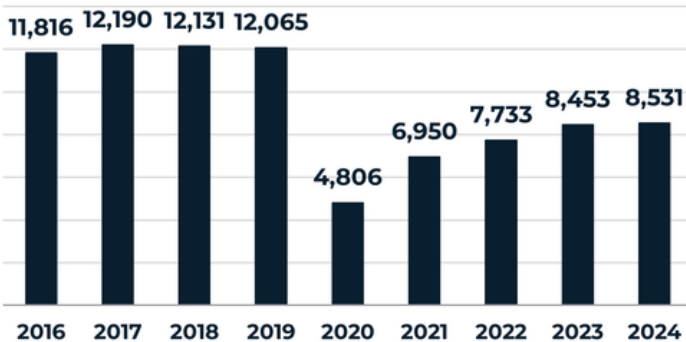
37.6% of South End households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **29.6%** of South End resident workers walked, **24.1%** drove or carpooled, **17.4%** took public transit, and **5.9%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in South End was **70.7%** of its level in Fall 2019.

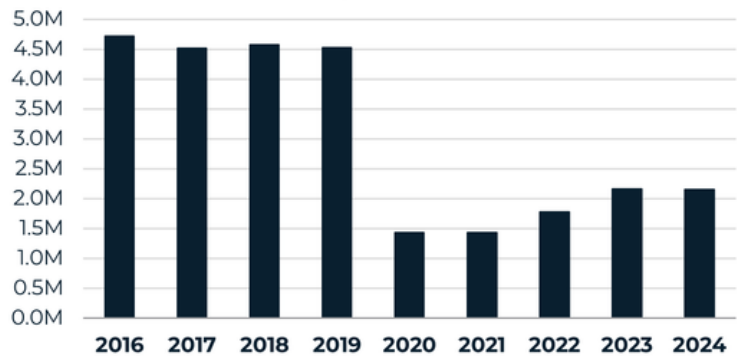
DAILY BUS BOARDINGS IN SOUTH END ON WEEKDAYS

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



RAPID TRANSIT* RIDERSHIP IN SOUTH END

Total Gated Station Validations, South End 2016 - 2024



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

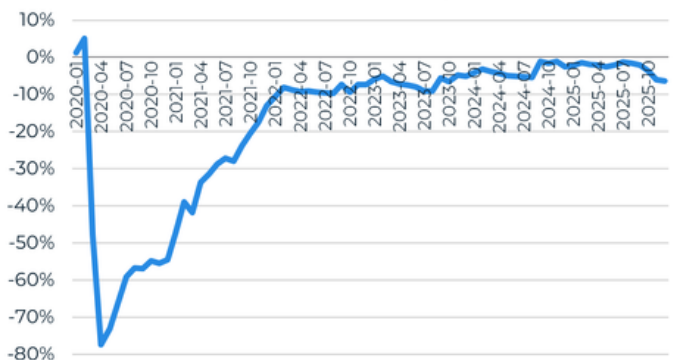
- In 2024, gated MBTA light rail validations were **47.6%** of their level in 2019.

VISITS

- In 2024, visits to South End were down 3.6% from their level in 2019.
- Visits in 2025 were 2.7% lower than in 2019.

MONTHLY VISITS* TO SOUTH END COMPARED TO 2019

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



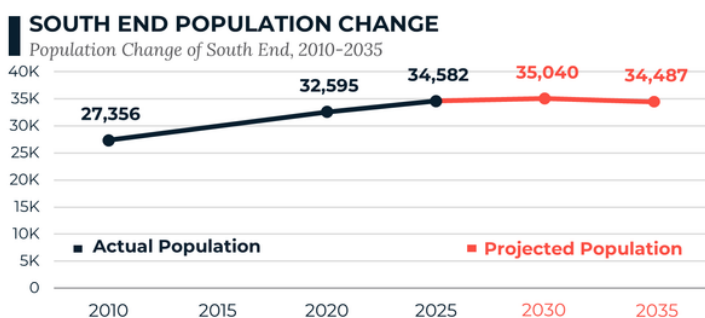
*Visits are defined as crossings from outside to inside South End boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, South End's population grew by **1.6%** per year.
- Growth is projected to slow to **~0.0%** per year through 2035.

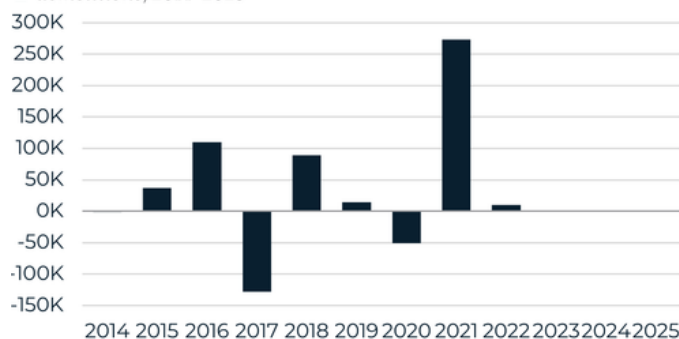


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **233,061** net new square feet of non-residential was completed.
 - **1,607** net new units of housing were completed.

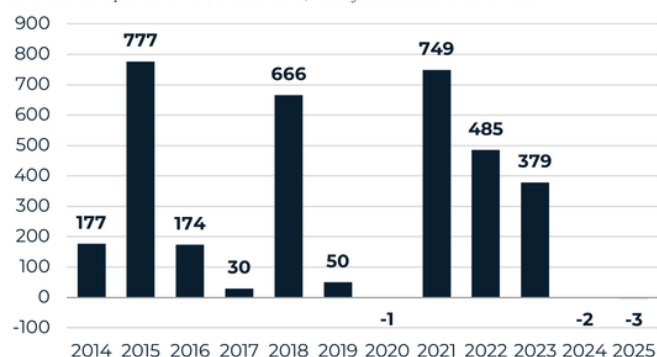
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in the South End, net of demolitions 2011-2024



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!

