



## PEOPLE

### POPULATION

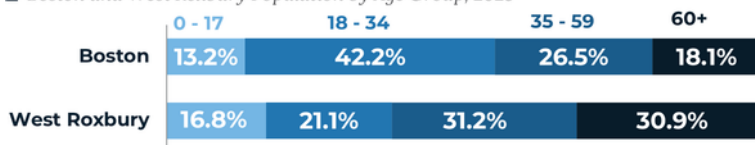
- In 2025, West Roxbury had **31,381** residents, representing **4.4%** of Boston's population.

### AGE

- In 2025, over **3 in 10** West Roxbury residents were aged 35-59, compared to 26.5% of Boston residents citywide.

#### AGE GROUP DISTRIBUTION

Boston and West Roxbury Population by Age Group, 2025



### DIVERSITY



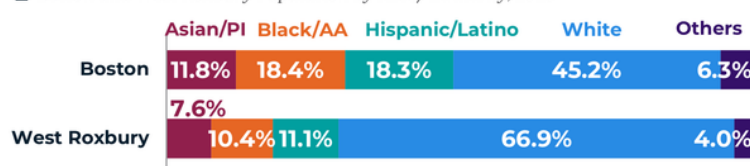
**23.1%** of West Roxbury residents were foreign born in 2025, compared to 27.3% citywide.



**28.4%** spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

#### RACE/ETHNICITY DISTRIBUTION

Boston and West Roxbury Population by Race/Ethnicity, 2025



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

- In 2025, West Roxbury had a larger White population relative to Boston citywide.

### EDUCATION

- 59.6%** of West Roxbury residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 5.6%** of West Roxbury residents were enrolled in college or university.

### HOUSEHOLDS

- Of West Roxbury's **13,917** households:
  - 63.1%** family households
  - 30.5%** one-person households
  - 6.4%** non-family households with 2+ people
- 28.4%** of households include children under 18.
- 42.1%** of households include older adults aged 60+.



## ECONOMY

## PLACE

### JOBS

- In 2023, West Roxbury had **6,742** payroll jobs, making up 0.9% of Boston's payroll jobs.
  - 22.7%** of payroll jobs were in the Retail Trade industry.
  - 22.7%** were in the Health Care and Social Assistance industry.

### LABOR FORCE

- 8.6%** of West Roxbury payroll workers live and work in West Roxbury.
- 21.6%** of West Roxbury resident workers report working primarily from home.

### INCOME

- In 2025, West Roxbury's median household income was **\$125,330**, higher than Boston's of \$94,438.

### SPENDING

- West Roxbury's 2025 total in-person consumer spending was **57.9%** above 2019 levels and **16.1%** above 2024 levels.
- West Roxbury's restaurant spending was up **19.5%** from 2019.

### HOUSING UNITS BY STRUCTURE TYPE

West Roxbury Housing Units By Number of Units in Building, 2025



### HOUSING

- Of the **14,588** housing units in West Roxbury:
  - 17.8%** 0-1 bedrooms
  - 32.3%** 2 bedrooms
  - 49.9%** 3+ bedrooms

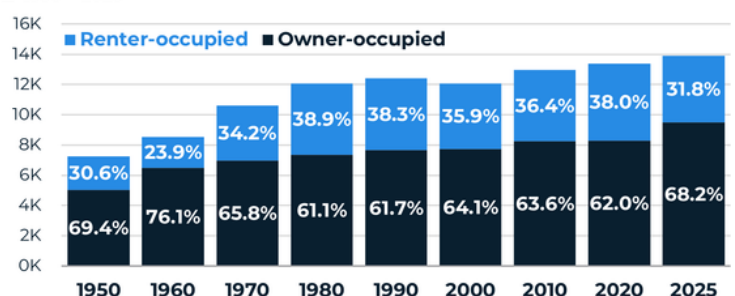


### RENTERS AND OWNERS

- 31.8%** 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 **\$2,700** in West Roxbury and \$3,200 citywide.

### WEST ROXBURY OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





## MOBILITY

### VEHICLES

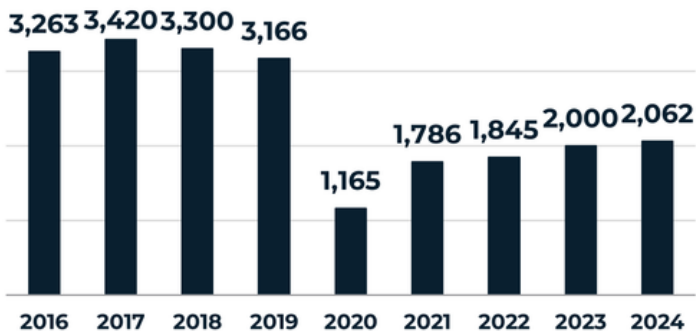
 **10.7%** of West Roxbury households had 0 vehicles.

### TRANSPORTATION

- In 2025, to get to work:
  - **62.7%** of West Roxbury resident workers drove or carpoled, **12.6%** took public transit, **1.8%** walked, and **1.2%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in West Roxbury was **65.1%** of its level in Fall 2019.

#### DAILY BUS BOARDINGS IN WEST ROXBURY ON WEEKDAYS

Average Weekday Boardings at West Roxbury Bus Stops, Fall 2016 - Fall 2024

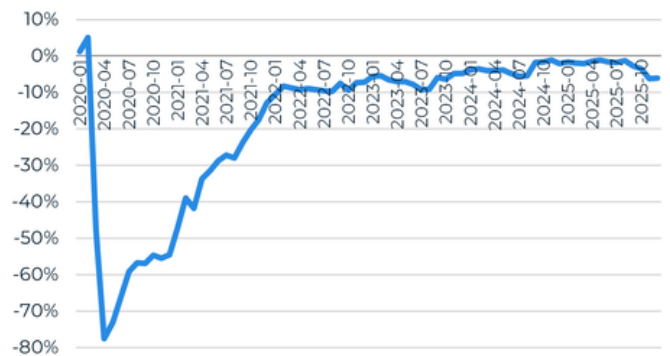


### VISITS

- Monthly visits to West Roxbury 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 West Roxbury were down 3.5% from their level in 2019.
- Visits in 2025 were 2.5% lower than in 2019.

#### MONTHLY VISITS\* TO WEST ROXBURY COMPARED TO 2019

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



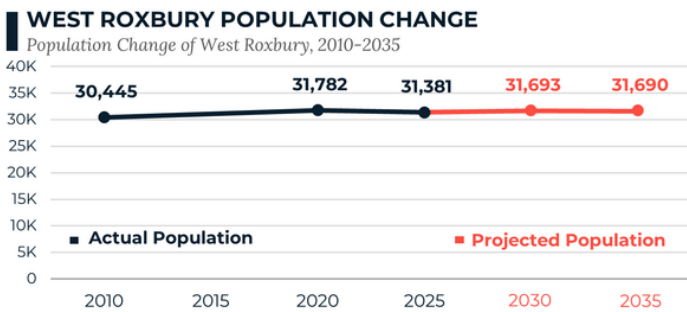
\*Visits are defined as crossings from outside to inside West Roxbury boundaries. Event-related visitation peaks are not included.



## TRENDS

### POPULATION GROWTH

- Between 2010 and 2025, West Roxbury's population grew by **0.2%** per year.
- Growth is projected to slow to **~0.1%** per year through 2035.

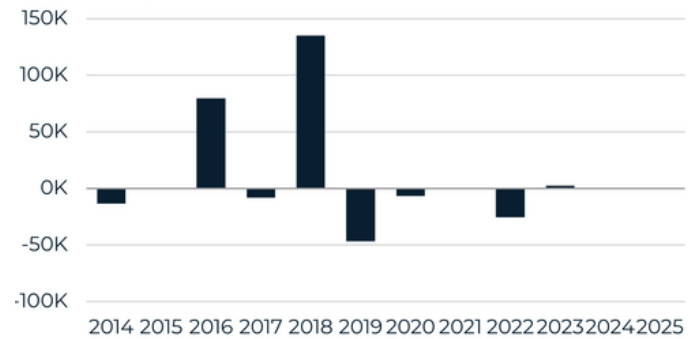


### REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
  - **29,291** net new square feet of non-residential was removed.
  - **615** net new units of housing were completed.

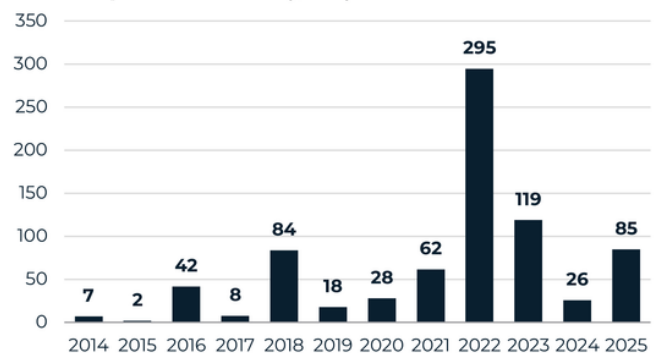
### NON-RESIDENTIAL COMPLETION PERMITS

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



### TOTAL HOUSING UNITS COMPLETED

Units completed in West Roxbury, 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!