

## Trends

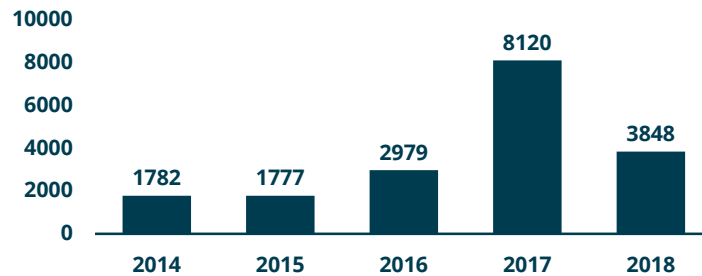
### Historical Trends in the South Boston Waterfront

- Between 2011 and 2015, payroll jobs increased by 26% throughout the South Boston Waterfront.
- The share of female residents in the labor force increased from 69% in 2000 to 81% in 2017.
- The South Boston Waterfront is still predominantly Non-Hispanic White, but the share of the Asian population increased from 5% in 2000 to 10% in 2017.
- The share of adult residents with at least a Bachelor's degree increased from 44% in 2000 to 82% in 2017.

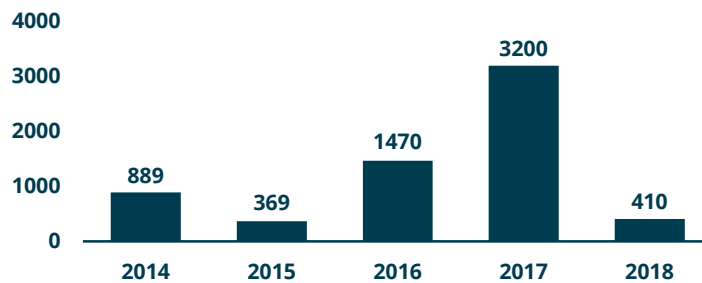
### The Future for the South Boston Waterfront

- The South Boston Waterfront's growth is poised to continue, with 6,963 housing units approved for construction between 2014 and 2018.
- 2,334 new housing units were built in the South Boston Waterfront between 2011 and 2018.<sup>4</sup>

**BPDA Board-Approved Development (In Thousands of Feet<sup>2</sup>)**  
2014-2018



**BPDA Board-Approved Housing Units**  
2014-2018



## South Boston Waterfront

Produced by the Boston Planning & Development Agency  
Research Division, March 2019.

### Information

For more information about Boston's demographics or economy, please visit [bostonplans.org/research-publications](http://bostonplans.org/research-publications).

Please contact us at [bostonplans.org/research-inquiries](http://bostonplans.org/research-inquiries) with additional questions.

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## People

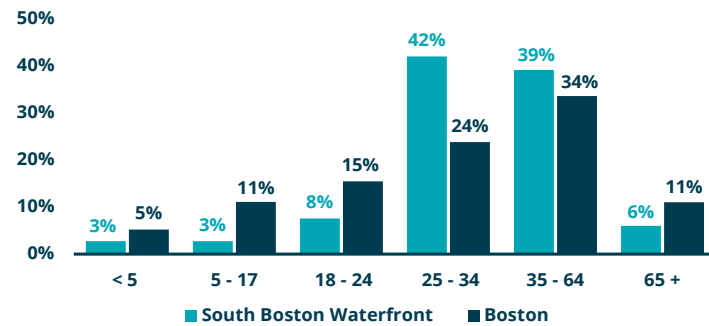
### Population

- According to the 2013-2017 American Community Survey, the South Boston Waterfront had 3,443 residents, less than 1% of Boston's population.<sup>1</sup>

### Age Distribution

- In 2017, 6% of the South Boston Waterfront's residents were children (0-17), compared to 16% of Boston's residents.
- The share of adult (25-64) residents accounted for 81% of the South Boston's Waterfront population, compared to 58% of Boston's population.

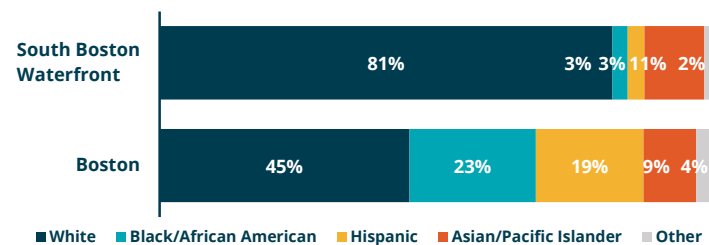
**South Boston Waterfront & Boston Residents by Age**  
2017



### Diversity

- In 2017, 18% of the South Boston Waterfront's residents were foreign-born, compared to 28% of Boston's residents.
- 81% of the South Boston Waterfront's residents identified as Non-Hispanic White, considerably higher than 45% of Boston's residents.

**South Boston Waterfront & Boston Residents by Race**  
2017



## Economy

### Jobs

- In 2015, the South Boston Waterfront had 37,881 payroll jobs, 30% of which were in Professional, Scientific, and Technical Services.<sup>2</sup>
- The South Boston Waterfront had 13.4 payroll jobs for every resident worker, 5% of the payroll jobs in Boston.

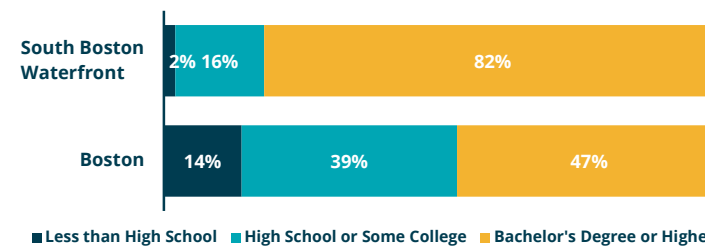
### Labor Force

- In 2017, the South Boston Waterfront's labor force had 2,820 workers, less than 1% of Boston's resident labor force.
- 79% of the South Boston Waterfront residents participated in the labor force, higher than 69% of Boston's residents.
- The top occupations among residents in 2017: Management, Business and Financial Services, and Administrative Support.

### Education

- In 2017, 7% of the South Boston Waterfront's residents were enrolled in college or university, lower than 16% of Boston's residents.
- 82% of the South Boston Waterfront's adult residents had at least a Bachelor's degree, compared to 47% of Boston's adult residents.

**Educational Attainment (Age 25+)**  
2017



### Income

- In 2017, the median household income in the South Boston Waterfront was \$150,678, considerably higher than \$62,021 throughout Boston.

Notes: Demographic data are for the Census-tract approximations of the South Boston Waterfront. Employment data are for the Census-block approximations of the South Boston Waterfront. Development data were calculated on March 5, 2019.

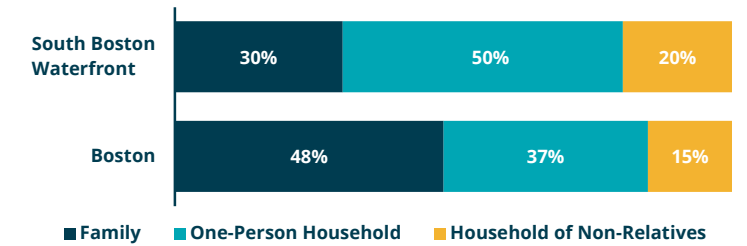
Sources: 1. U.S. Census Bureau, 1950-2010 Decennial Census and 2013-2017 American Community Survey; 2. U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2015; 3. City of Boston Assessing Data, FY2018; 4. BPDA Research Division Pipeline Database, 2018.

## Place

### Households and Dorms

- In 2017, 93% of the South Boston Waterfront's residents lived in households, 50% of which were households with only one person.
- The remaining population lived in college dormitories or other institutions.

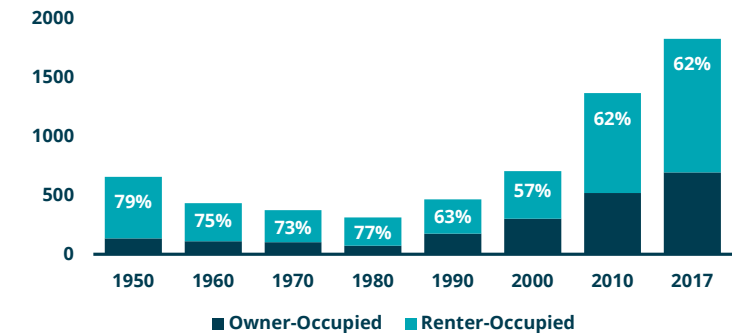
**Household Type**  
2017



### Renters and Owners

- In 2017, 61% of the South Boston Waterfront's housing units were renter-occupied.
- In FY2018, 53% of the South Boston Waterfront's 887 condominiums were owner-occupied.<sup>3</sup>
- The median rent was \$2,981 throughout the South Boston Waterfront, higher than \$1,445 throughout Boston.

**South Boston Waterfront Occupied Housing Units**  
1950-2017



### Vehicles

- In 2017, 79% of the South Boston Waterfront's households had at least one vehicle, compared to 66% of Boston's households.
- The ratio of vehicles to households in the South Boston Waterfront was 0.75, compared to Boston's ratio of 0.95.