



PEOPLE

POPULATION

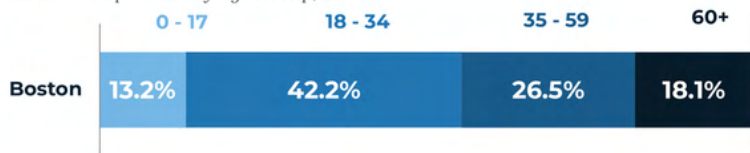
- In 2025, Boston had **716,313** residents.

AGE

- In 2025, more than **4 in 10** Boston residents were aged 18-34, representing the largest age cohort.

AGE GROUP DISTRIBUTION

Boston Population by Age Group, 2025



DIVERSITY



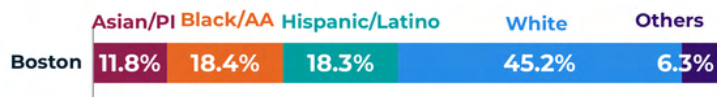
27.3% of Boston residents were foreign born in 2025.



35.3% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston Population by Race/Ethnicity, 2025



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

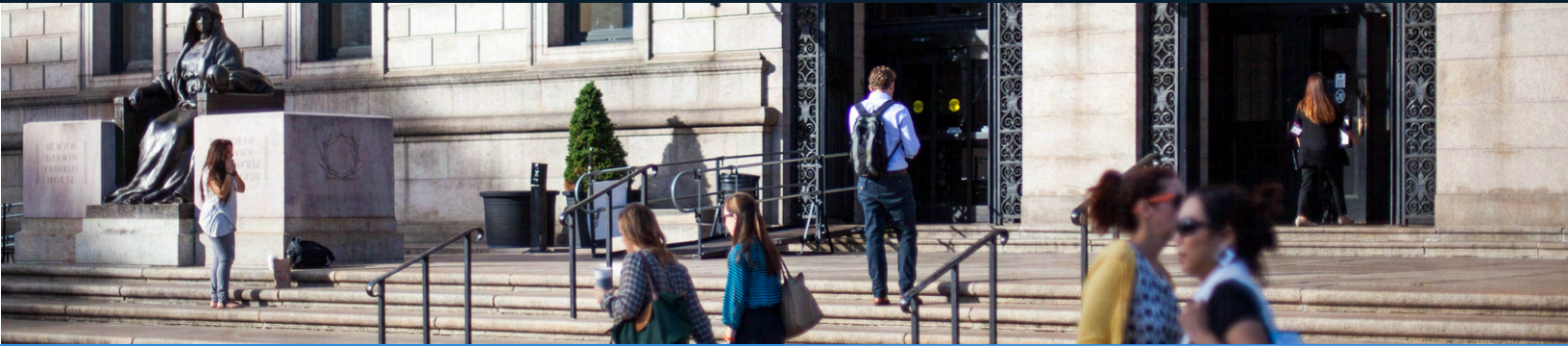
- In 2025, nearly **36.7%** of Boston residents identified as Black or African American or Hispanic or Latino.

EDUCATION

- 55.7%** of Boston residents aged 25+ had a bachelor's degree or higher.
- 16.1%** of Boston residents were enrolled in college or university.
- 41,776** Boston students lived in dorms in 2020.

HOUSEHOLDS

- Of Boston's **294,981** households:
 - 44.8%** family households
 - 37.5%** one-person households
 - 17.6%** non-family households with 2+ people
- 19.2%** of Boston households include children under 18.
- 30.1%** of Boston households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, Boston had **718,571** payroll jobs.
 - 20.4%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 15.2%** were in the Professional, Scientific, and Technical Services industry.

LABOR FORCE

- 26.5%** of Boston payroll workers live and work in Boston.
- 19.0%** of Boston resident workers report working primarily from home.

INCOME

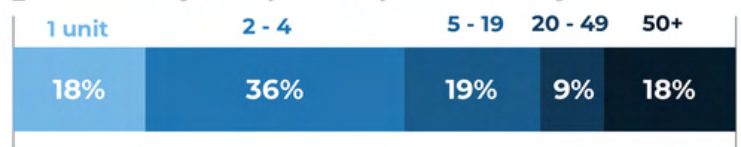
- In 2025, Boston's median household income was **\$94,438**.

SPENDING

- Boston's 2025 in-person consumer spending was **6.6%** above 2019 levels and **2.2%** above 2024 levels.
- Boston residents accounted for **48.4%** of total spending.

HOUSING UNITS BY STRUCTURE TYPE

Boston Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **318,447** housing units in Boston:



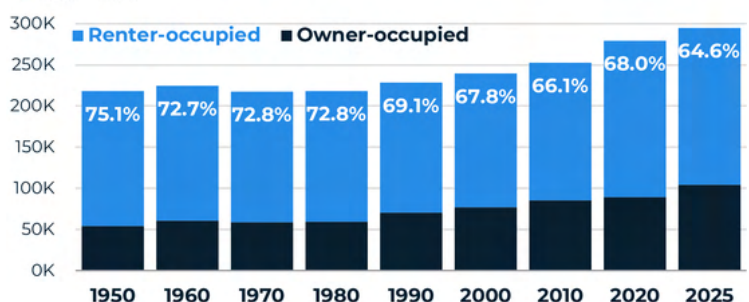
- 33.5%** 0-1 bedrooms
- 34.0%** 2 bedrooms
- 32.4%** 3+ bedrooms

RENTERS AND OWNERS

- In 2025, **64.6%** of Boston's housing units were renter-occupied.
- In 2024, the median asking rent for market-rate 2-bed apartments was **\$3,200** in Boston.

BOSTON OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



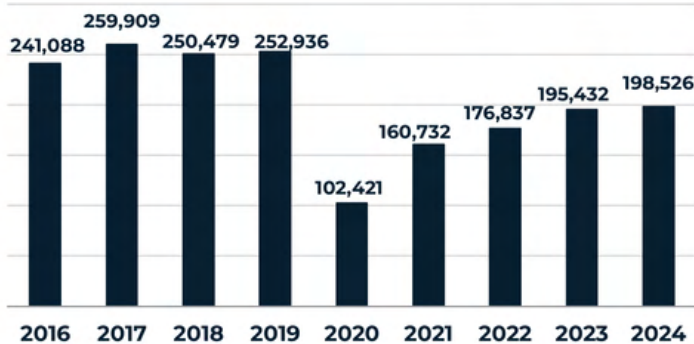
34.6% of Boston households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **37.5%** of Boston resident workers drove or carpoled, **24.5%** took public transit, **14.9%** walked, and **4.1%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Boston was **78.5%** of its level in Fall 2019.

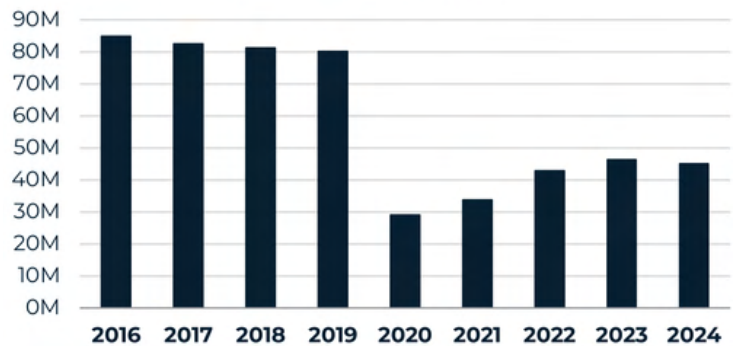
DAILY BUS BOARDINGS IN BOSTON ON WEEKDAYS

Average Weekday Bus Ridership at Boston Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN BOSTON

Total Gated Station Validations, Boston 2016 -2024



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

- In 2024, gated MBTA light rail validations were **56.2%** of their level in 2019.

VISITS

- In 2024, visits to Boston were down 3.9% from their level in 2019.
- Visits in 2025 were 3.1% lower than in 2019.

MONTHLY VISITS* TO BOSTON COMPARED TO 2019

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



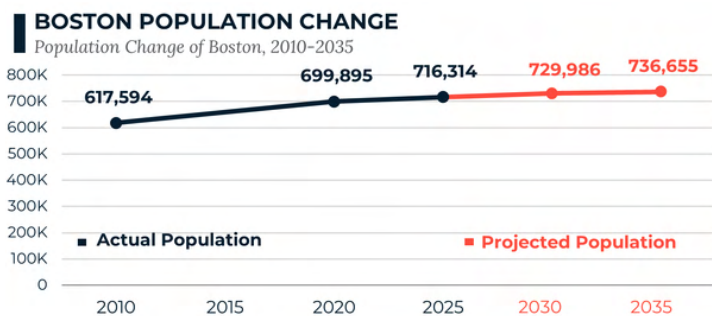
*Visits are defined as crossings from outside to inside Boston boundaries. Event-related visitation peaks are not included.



TRENDS

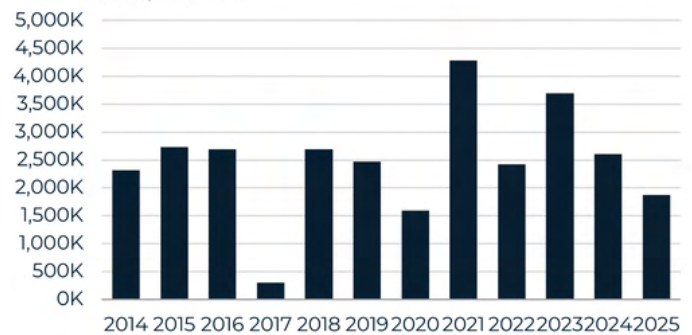
POPULATION GROWTH

- Between 2010 and 2025, Boston's population grew by **1.0%** per year.
- Growth is projected to slow to **~0.03%** per year through 2035.



NON-RESIDENTIAL COMPLETION PERMITS

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

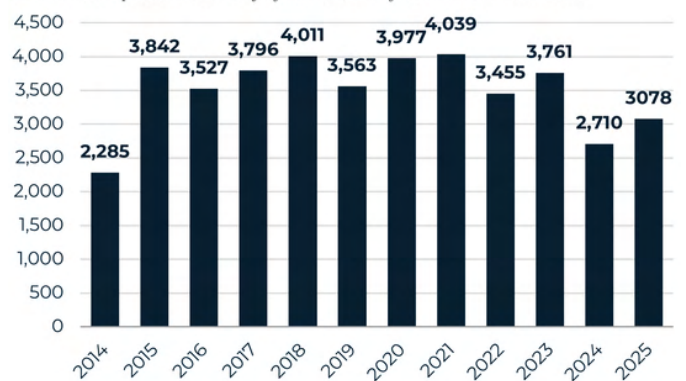


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **16,484,354** net new non-residential square feet were completed.
 - **17,942** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in the City of Boston, net of demolitions 2011-2024



LEARN MORE

Learn more about Boston's neighborhoods with the Research Division's interactive tools:

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- www.bostonplans.org/research/exploring-neighborhood-change

For more resources, including reports, interactive tools, and more, scan the QR Code!





PEOPLE

POPULATION

- In 2025, Allston had **31,810** residents, representing **4.4%** of Boston's population.

AGE

- In 2025, **3 in 4** Allston residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Allston Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Allston	5.0%	76.0%	12.5%	6.4%

DIVERSITY



31.8% of Allston residents were foreign born in 2025, compared to 27.3% citywide.



36.7% spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Allston Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Allston	25.0%	5.5%	13.0%	50.1%	6.5%

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

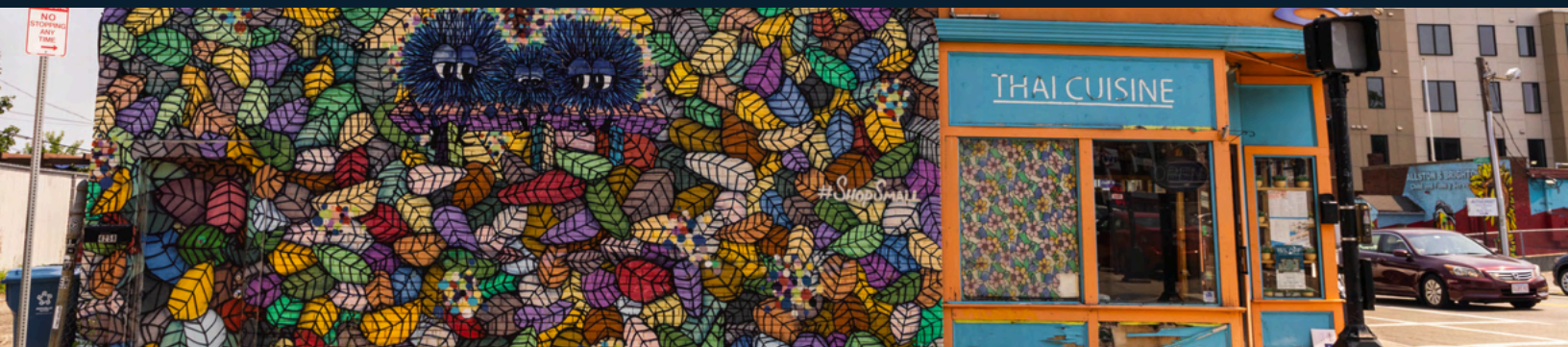
- In 2025, Allston had larger Asian or Pacific Islander and White populations relative to Boston citywide.

EDUCATION

- 73.7%** of Allston residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 42.7%** of Allston residents were enrolled in college or university.
- 5,843** Allston students lived in dorms in 2020.

HOUSEHOLDS

- Of Allston's **11,158** households:
 - 28.4%** family households
 - 35.6%** one-person households
 - 36.1%** non-family households with 2+ people



ECONOMY



PLACE

JOBS

- In 2023, Allston had **27,985** payroll jobs, making up 3.9% of Boston's payroll jobs.
 - 71.0%** of payroll jobs were in the Educational Services industry.
 - 6.9%** were in the Accommodation and Food Services industry.

LABOR FORCE

- 5.0%** of Allston payroll workers live and work in Allston.
- 21.4%** of Allston resident workers report working primarily from home.

INCOME

- In 2025, Allston's median household income was **\$73,109**, lower than Boston's of \$94,438.

SPENDING

- Allston's 2025 in-person consumer spending was **5.1%** below 2019 levels and **4.6%** below 2024 levels.
- Allston's restaurant spending was down **18.1%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Allston Housing Units By Number of Units in Building, 2025

1 unit	2 - 4	5 - 19	20 - 49	50+
7%	21%	27%	20%	24%

HOUSING

- Of the **11,758** housing units in Allston:



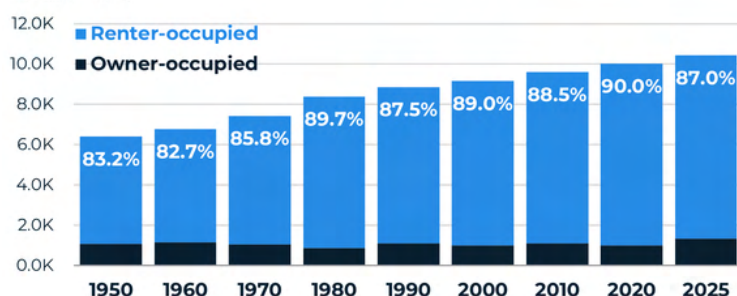
- 42.5%** 0-1 bedrooms
- 32.1%** 2 bedrooms
- 25.4%** 3+ bedrooms

RENTERS AND OWNERS

- 87.0%** 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 **\$2,885** in Allston and \$3,200 citywide.

ALLSTON HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES

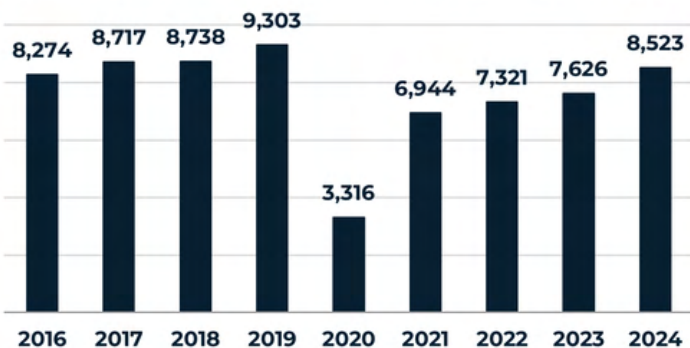
 **51.0%** of Allston households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **29.1%** of Allston resident workers drove or carpoled, **25.6%** took public transit, **15.9%** walked, and **8.0%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Allston was **91.6%** of its level in Fall 2019, which was its highest level in the last decade.

DAILY BUS BOARDINGS IN ALLSTON ON WEEKDAYS

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

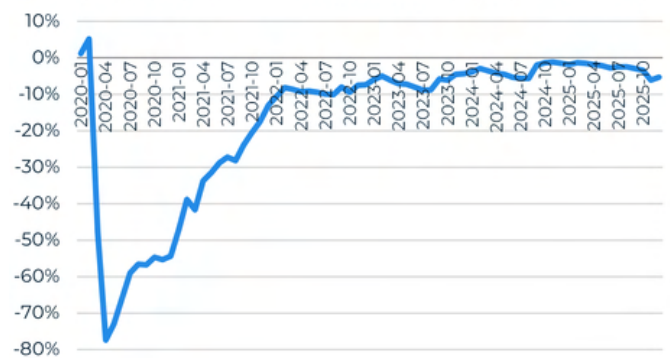


VISITS

- Monthly visits to Allston 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 Allston were down 3.6% from their level in 2019.
- Visits in 2025 were 2.9% lower than in 2019.

MONTHLY VISITS* TO ALLSTON COMPARED TO 2019

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



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

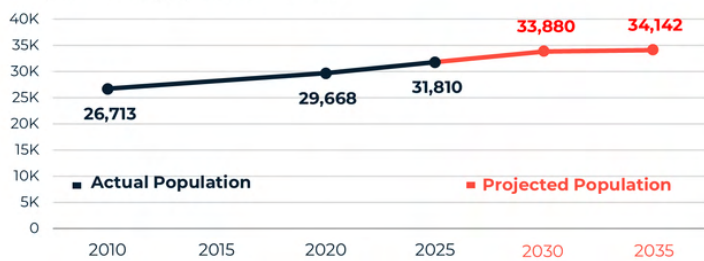


TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Allston's population grew by **1.2%** per year.
- Growth is projected to slow to **~0.8%** per year through 2035.

ALLSTON POPULATION CHANGE
Population Change of Allston, 2010-2035

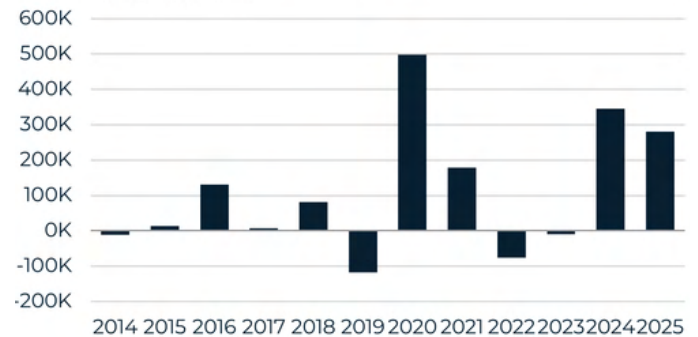


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **1,219,559** net new square feet of non-residential was completed.
 - **1,462** net new units of housing were completed.

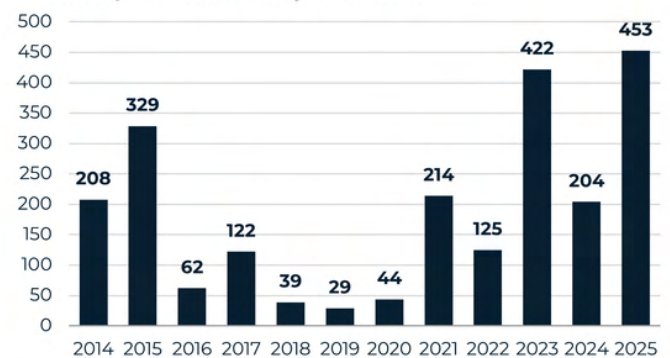
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Allston, net of demolitions 2014-2025



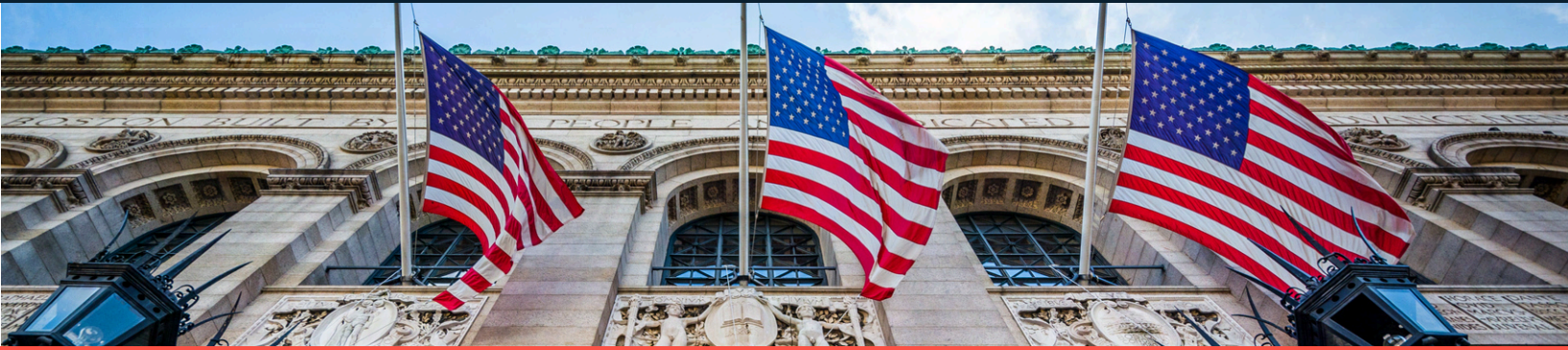
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- www.bostonplans.org/research/exploring-neighborhood-change

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PEOPLE

POPULATION

- In 2025, Back Bay had **18,983** residents, representing **2.7%** of Boston's population.

AGE

- In 2025, nearly **half** of Back Bay residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Back Bay Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Back Bay	5.1%	48.7%	23.8%	22.3%

DIVERSITY



20.5% of Back Bay residents were foreign born in 2025, compared to 27.3% citywide.



24.8% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Back Bay Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Back Bay	13.5%	3.8%	6.7%	71.6%	4.4%

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

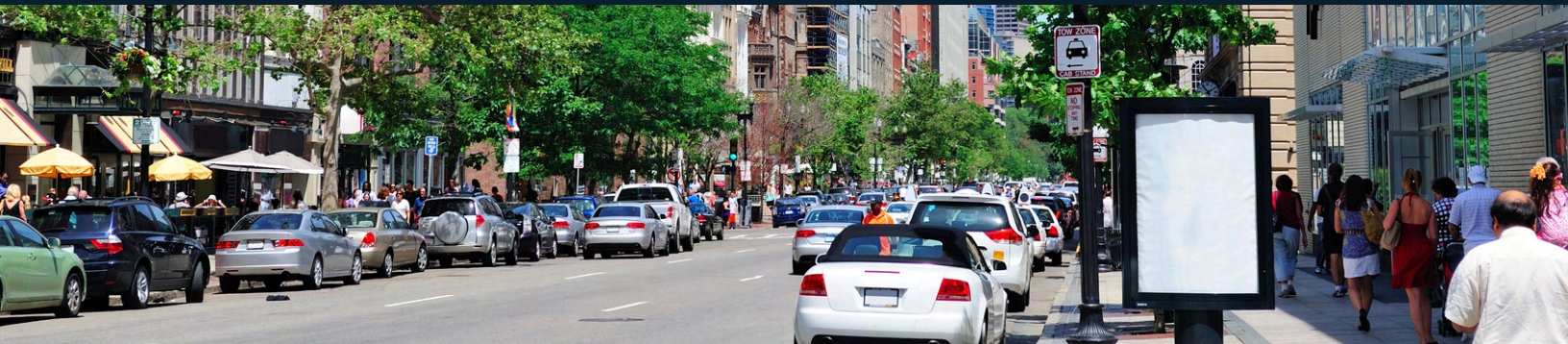
- In 2025, Back Bay had larger Asian or Pacific Islander and White populations relative to Boston citywide.

EDUCATION

- 88.1%** of Back Bay residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 22.9%** of Back Bay residents were enrolled in college or university.
- 1,323** Back Bay students lived in dorms in 2020.

HOUSEHOLDS

- Of Back Bay's **10,166** households:
 - 30.7%** family households
 - 54.6%** one-person households
 - 14.7%** non-family households with 2+ people



ECONOMY

PLACE

JOBS

- In 2023, Back Bay had **66,965** payroll jobs, making up 9.3% of Boston's payroll jobs.
 - 21.1%** of payroll jobs were in the Professional, Scientific, and Technical Services industry.
 - 16.2%** were in the Finance and Insurance industry.

LABOR FORCE

- 1.8%** of Back Bay payroll workers live and work in Back Bay.
- 27.2%** of Back Bay resident workers report working primarily from home.

INCOME

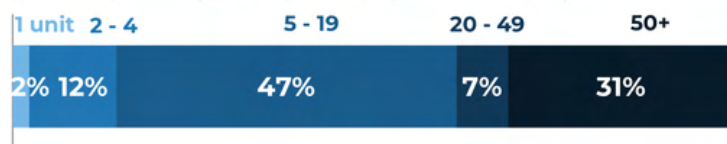
- In 2025, Back Bay's median household income was **\$128,365**, higher than Boston's of \$94,438.

SPENDING

- Back Bay's 2025 in-person consumer spending was **14.3%** below 2019 levels but **3.7%** above 2024 levels.
- Back Bay captured **56.3%** of all citywide apparel spending.

HOUSING UNITS BY STRUCTURE TYPE

Back Bay Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **11,712** housing units in Back Bay:



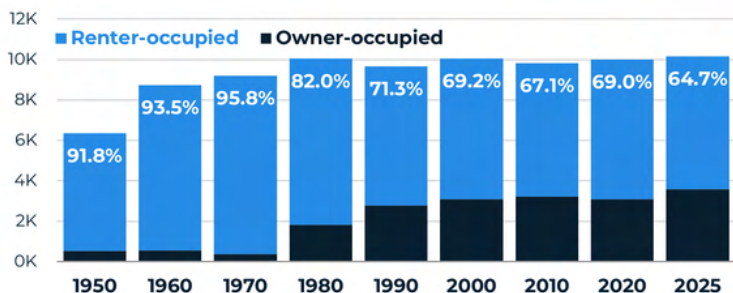
- 56.3%** 0-1 bedrooms
- 29.5%** 2 bedrooms
- 14.1%** 3+ bedrooms

RENTERS AND OWNERS

- 64.7%** 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 **\$4,800** in Back Bay and \$3,200 citywide.

BACK BAY OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



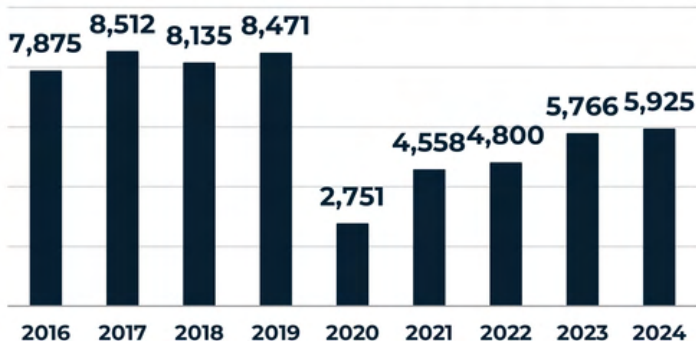
49.4% of Back Bay households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **34.5%** of Back Bay resident workers walked, **18.5%** drove or carpooled, **13.8%** took public transit, and **5.9%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Back Bay was **69.9%** of its level in Fall 2019.

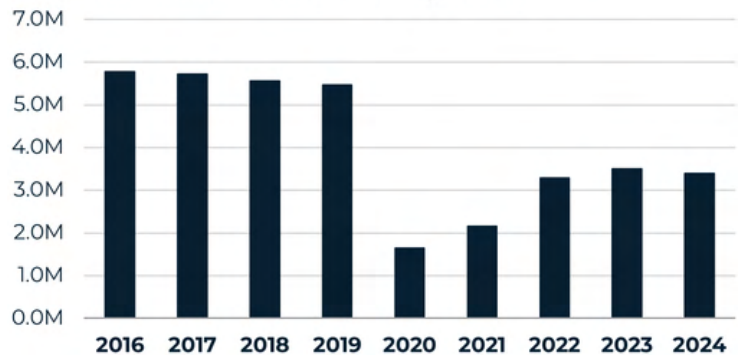
DAILY BUS BOARDINGS IN BACK BAY ON WEEKDAYS

Average Weekday Boardings at Back Bay Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN BACK BAY

Total Gated Station Validations, Back Bay 2016 - 2024



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

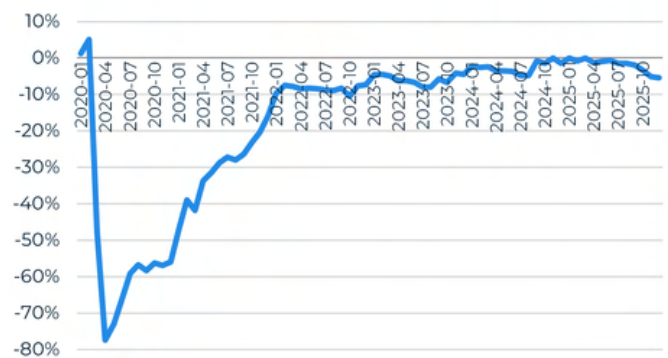
- In 2024, gated MBTA light rail validations were **62.1%** of their level in 2019.

VISITS

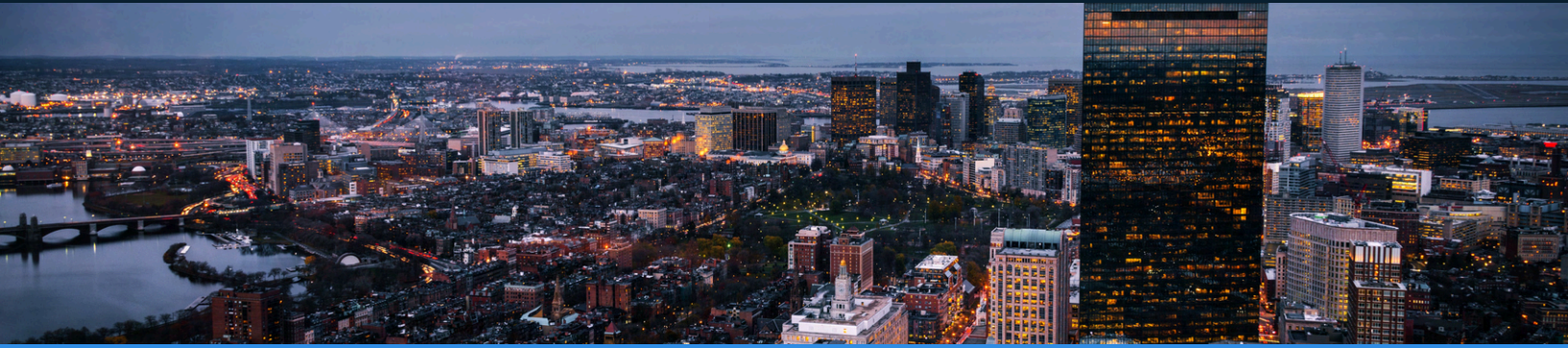
- In 2024, visits to Back Bay were down 2.7% from their level in 2019.
- Visits in 2025 were 1.9% lower than in 2019.

MONTHLY VISITS* TO BACK BAY COMPARED TO 2019

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



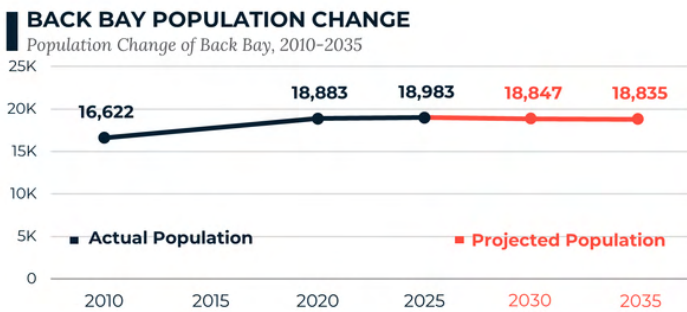
*Visits are defined as crossings from outside to inside Back Bay boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Back Bay's population grew by **0.9%** per year.
- The population is projected to decline **~0.1%** per year through 2035.

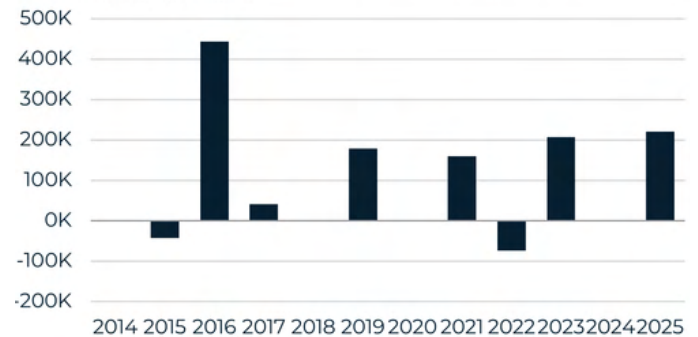


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **513,688** net new square feet of non-residential was completed.
 - **179** net new units of housing were completed.

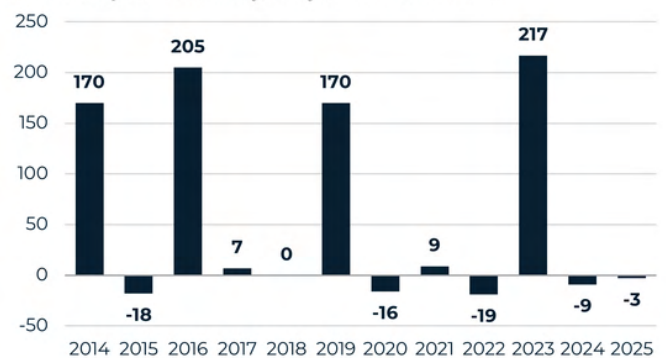
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Back Bay, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, Beacon Hill had **9,327** residents, representing **1.3%** of Boston's population.

AGE

- In 2025, nearly **half** of Beacon Hill residents were aged 18-34, compared to less than 42.2% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Beacon Hill Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Beacon Hill	7.1%	48.7%	24.8%	19.5%

DIVERSITY



12.8% of Beacon Hill residents were foreign born in 2025, compared to 27.3% citywide.



14.6% spoke a language other than English at home and French, Haitian, or Cajun and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Beacon Hill Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Beacon Hill	2.7%	6.8%	5.7%	80.7%	4.1%

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

- In 2025, Beacon Hill had a larger White population relative to Boston citywide.

EDUCATION

- 86.9%** of Beacon Hill residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 7.0%** of Beacon Hill residents were enrolled in college or university.

HOUSEHOLDS

- Of Beacon Hill's **5,504** households:
 - 26.9%** family households
 - 51.8%** one-person households
 - 21.3%** non-family households with 2+ people
- 7.8%** of households include children under 18.
- 25.1%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, Beacon Hill had **4,950** payroll jobs, making up 0.7% of Boston's payroll jobs.
 - 33.8%** of payroll jobs were in the Public Administration.
 - 16.3%** were in the Accommodation and Food Services.

LABOR FORCE

- 2.5%** of Beacon Hill payroll workers live and work in Beacon Hill.
- 28.4%** of Beacon Hill resident workers report working primarily from home.

INCOME

- In 2025, Beacon Hill median household income was **\$147,092**, higher than Boston's of \$94,438.

SPENDING

- Beacon Hill's 2025 in-person consumer spending was **12.5%** above 2019 levels and **4.1%** above 2024 levels.
- Beacon Hill's apparel spending was up **83.6%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Beacon Hill Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **6,068** housing units in Beacon Hill:

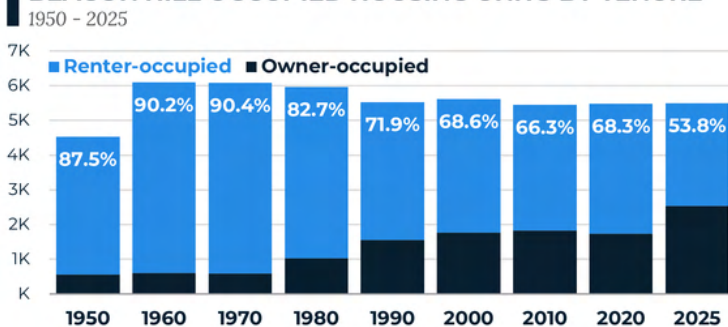


- 54.9%** 0-1 bedrooms
- 31.4%** 2 bedrooms
- 13.6%** 3+ bedrooms

RENTERS AND OWNERS

- 53.8%** 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 **\$3,650** in Beacon Hill and \$3,200 citywide.

BEACON HILL OCCUPIED HOUSING UNITS BY TENURE





MOBILITY

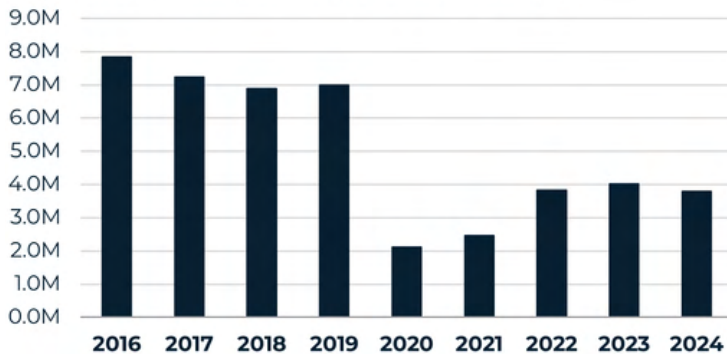
VEHICLES

 **55.9%** of Beacon Hill households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **41.1%** of Beacon Hill resident workers walked, **13.7%** drove or carpoled, **12.9%** took public transit, and **3.8%** took a bike, taxicab, motorcycle, or other means.
- In 2024, gated MBTA light rail validations were **54.3%** of their level in 2019.

RAPID TRANSIT* RIDERSHIP IN BEACON HILL
Total Gated Station Validations, Beacon Hill 2016 - 2024

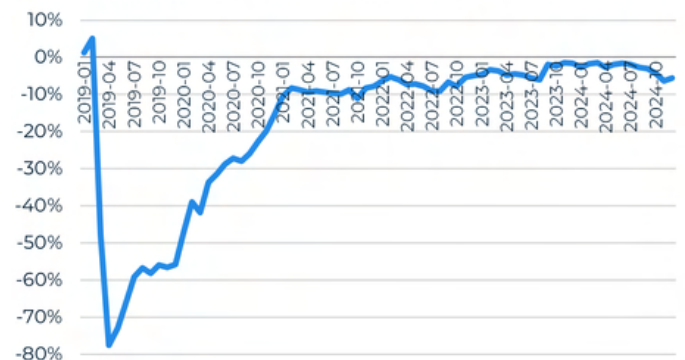


*Includes only light rail, commuter rail stations excluded due to data limitations.

VISITS

- Monthly visits to Beacon Hill saw a sharp pandemic-related drop in the spring months of 2020.
- In 2022, visits began to approach levels within 9% of pre-pandemic months.
- By 2024, visits to Beacon Hill were down 3.8% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

MONTHLY VISITS* TO BEACON HILL COMPARED TO 2019
Visits* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



Visits are defined as crossings from outside to inside Beacon Hill boundaries. Event-related visitation peaks are not included.



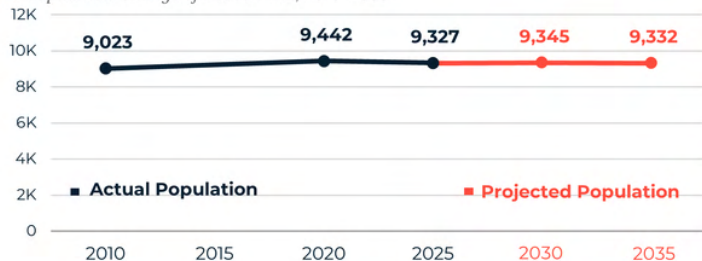
TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Beacon Hill's population grew by **0.2%** per year.
- Growth is projected to slow to **~0.0%** per year through 2035.

BEACON HILL POPULATION CHANGE

Population Change of Beacon Hill, 2010-2035



REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **0** net new square feet of non-residential was completed.
 - **22** net new units of housing were completed.

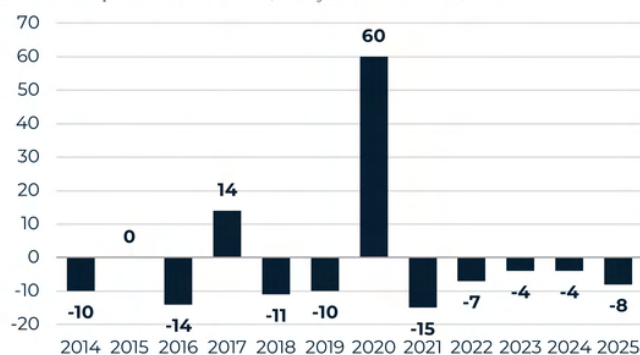
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Beacon Hill, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, Brighton had **55,869** residents, representing **7.8%** of Boston's population.

AGE

- In 2025, over **2 in 4** Brighton residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Brighton Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Brighton	7.3%	59.7%	18.5%	14.5%

DIVERSITY



26.5% of Brighton residents were foreign born in 2025, compared to 27.3% citywide.



32.8% spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Brighton Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Brighton	17.5%	4.9%	10.6%	61.4%	5.6%

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

- In 2025, Brighton had larger Asian/Pacific Islander and White populations relative to Boston citywide.

EDUCATION

- 73.0%** of Brighton residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 21.8%** of Brighton residents were enrolled in college or university.
- 3,443** Brighton students lived in dorms in 2020.

HOUSEHOLDS

- Of Brighton's **24,644** households:
 - 30.7%** family households
 - 41.6%** one-person households
 - 27.7%** non-family households with 2+ people



ECONOMY

JOBS

- In 2023, Brighton had **18,097** payroll jobs, making up 2.5% of Boston's payroll jobs.
 - 31.6%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 17.0%** were in the Administration & Support, Waste Management & Remediation industry

LABOR FORCE

- 6.8%** of Brighton payroll workers live and work in Brighton.
- 20.2%** of Brighton resident workers report working primarily from home.

INCOME

- In 2025, Brighton's median household income was **\$86,860**, lower than Boston's of \$94,438.

SPENDING

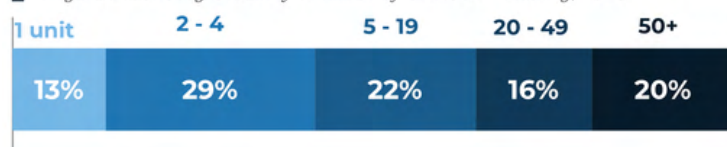
- Brighton's 2025 total in-person consumer spending was **16.6%** above 2019 levels but **3.8%** below 2024 levels.
- Brighton's restaurant spending was down **14.9%** from 2019.



PLACE

HOUSING UNITS BY STRUCTURE TYPE

Brighton Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **25,805** housing units in Brighton:



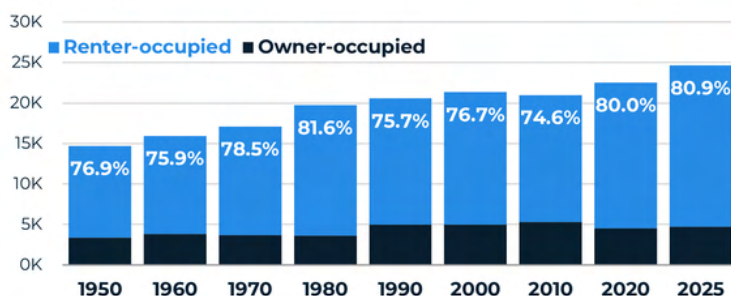
- 39.7%** 0-1 bedrooms
- 32.6%** 2 bedrooms
- 27.7%** 3+ bedrooms

RENTERS AND OWNERS

- 80.9%** 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 **\$2,895** in Brighton and \$3,200 citywide.

BRIGHTON OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



33.3% of Brighton households had 0 vehicles.

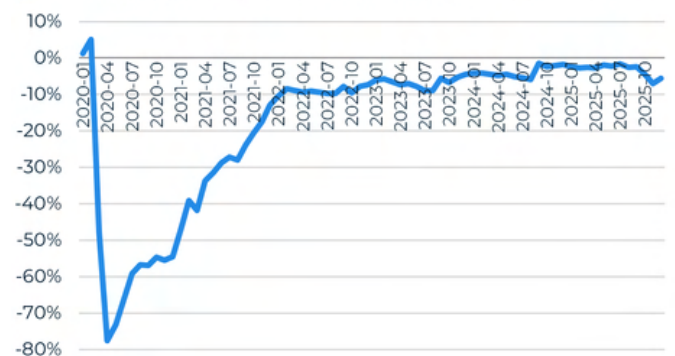
TRANSPORTATION

- In 2025, to get to work:
 - **42.0%** of Brighton resident workers drove or carpoled, **29.1%** took public transit, **5.9%** walked, and **3.0%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Brighton was **84.6%** of its level in Fall 2019.

VISITS

- Monthly visits to Brighton 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 Brighton were down 3.9% from their level in 2019.
- Visits in 2025 were 3.1% lower than in 2019.

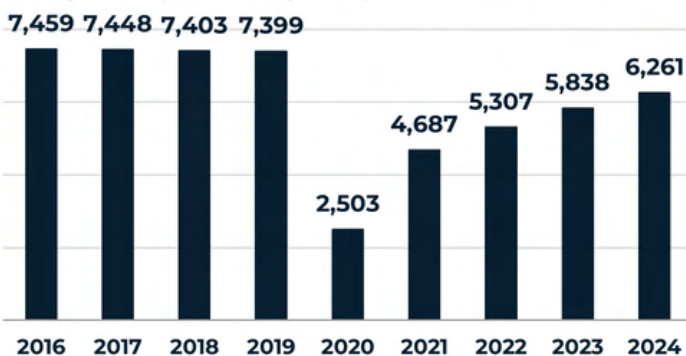
MONTHLY VISITS* TO BRIGHTON COMPARED TO 2019
Visits* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



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

DAILY BUS BOARDINGS IN BRIGHTON ON WEEKDAYS

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





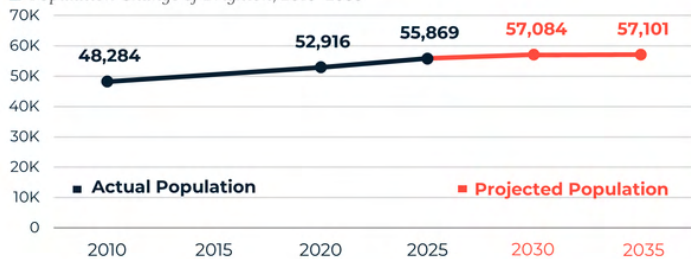
TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Brighton's population grew by **1.0%** per year.
- Growth is projected to slow to **~0.2%** per year through 2035.

BRIGHTON POPULATION CHANGE

Population Change of Brighton, 2010-2035

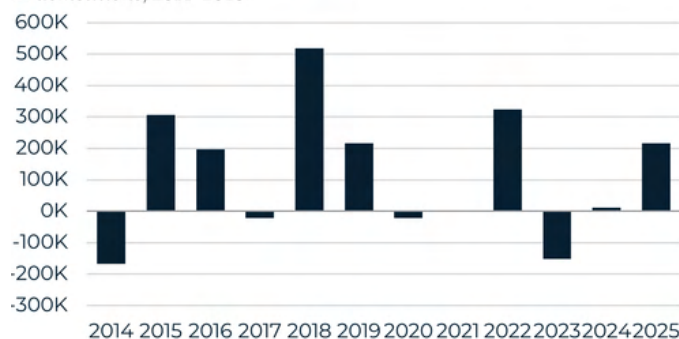


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **380,673** net new square feet of non-residential was completed.
 - **2,562** net new units of housing were completed.

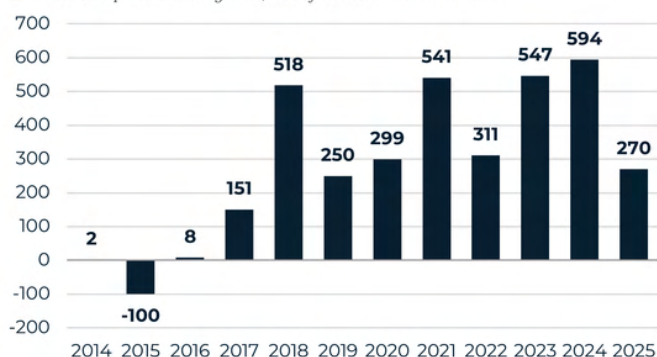
NON-RESIDENTIAL COMPLETIONS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Brighton, net of demolitions 2014-2025



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- www.bostonplans.org/research/exploring-neighborhood-change

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PEOPLE

POPULATION

- In 2025, Charlestown had **19,232** residents, representing **2.7%** of Boston's population.

AGE

- In 2025, **1 in 3** Charlestown residents were aged 35-59, compared to less than 27% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Charlestown Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Charlestown	16.6%	29.9%	34.4%	19.1%

DIVERSITY



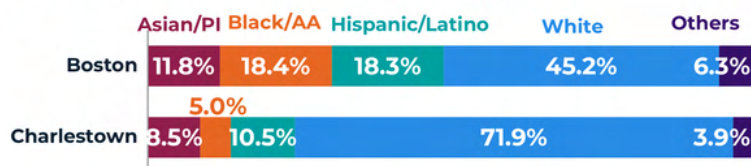
13.8% of Charlestown residents were foreign born in 2025, compared to 27.3% citywide.



18.5% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Charlestown Population by Race/Ethnicity, 2025



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

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

EDUCATION

- 70.6%** of Charlestown residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 4.4%** of Charlestown residents were enrolled in college or university.

HOUSEHOLDS

- Of Charlestown's **9,010** households:
 - 50.1%** family households
 - 38.3%** one-person households
 - 11.6%** non-family households with 2+ people
- 25.6%** of households include children under 18.
- 27.5%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, Charlestown had **11,563** payroll jobs, making up 1.6% of Boston's payroll jobs.
 - 26.6%** of payroll jobs were in the Professional, Scientific, and Technical Services industry.
 - 14.4%** were in the Educational Services industry.

LABOR FORCE

- 4.1%** of Charlestown payroll workers live and work in Charlestown.
- 24.1%** of Charlestown resident workers report working primarily from home.

INCOME

- In 2025, Charlestown's median household income was **\$159,178**, higher than Boston's of \$94,438.

SPENDING

- Charlestown's 2025 in-person consumer spending was **20.4%** above 2019 levels and **3.6%** above 2024 levels.
- Charlestown's restaurant spending was up **32.3%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Charlestown Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **9,657** housing units in Charlestown:



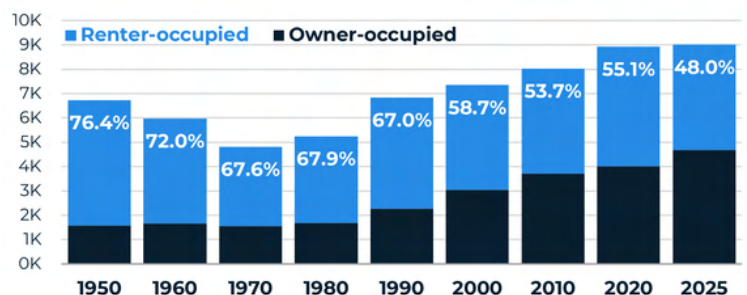
- 34.1%** 0-1 bedrooms
- 39.0%** 2 bedrooms
- 26.9%** 3+ bedrooms

RENTERS AND OWNERS

- 48.0%** 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 Charlestown and \$3,200 citywide.

CHARLESTOWN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



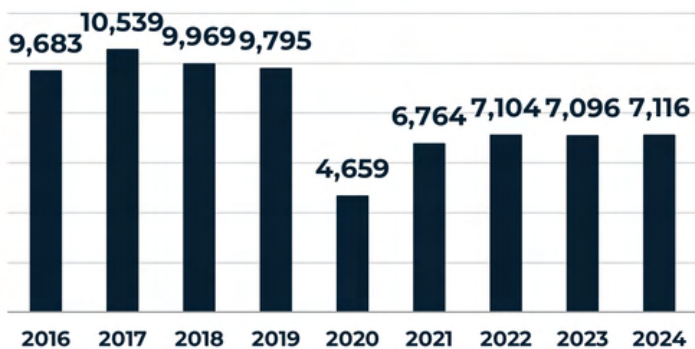
19.5% of Charlestown households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **35.5%** of Charlestown resident workers drove or carpoled, **18.8%** took public transit, **13.6%** walked, and **7.9%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Charlestown was **72.6%** of its level in Fall 2019.

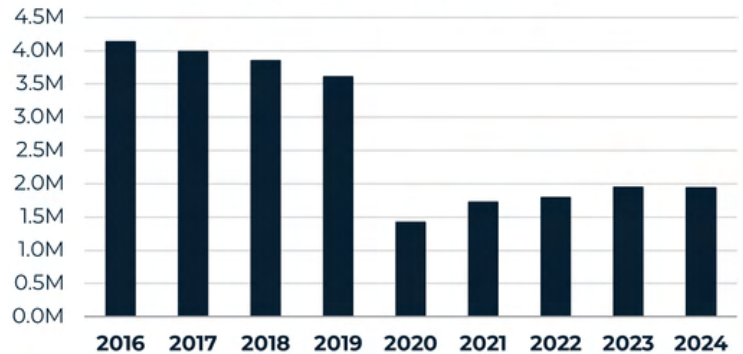
DAILY BUS BOARDINGS IN CHARLESTOWN ON WEEKDAYS

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



RAPID TRANSIT* RIDERSHIP IN CHARLESTOWN

Total Gated Station Validations, Charlestown 2016 - 2024



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

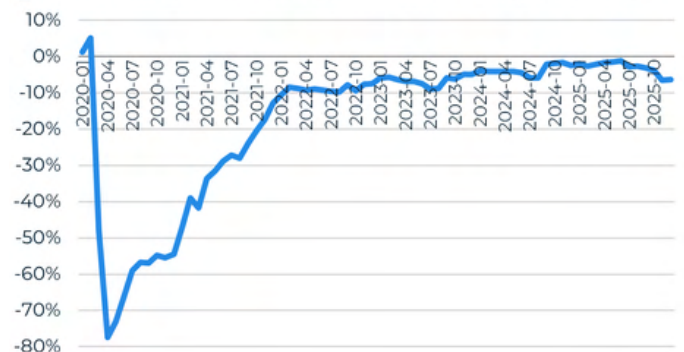
- In 2024, gated MBTA light rail validations were **53.7%** of their level in 2019.

VISITS

- In 2024, visits to Charlestown were down 3.8% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

MONTHLY VISITS* TO CHARLESTOWN COMPARED TO 2019

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



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



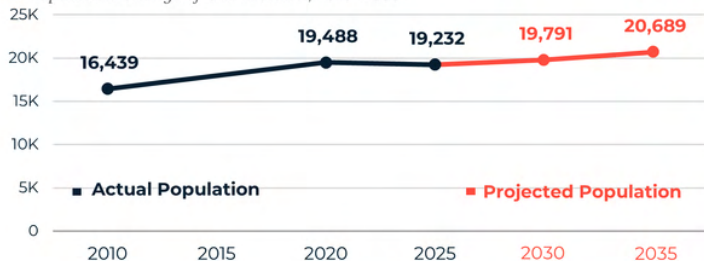
TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Charlestown's population grew by **1.1%** per year.
- Growth is projected to slow to **~0.7%** per year through 2035.

CHARLESTOWN POPULATION CHANGE

Population Change of Charlestown, 2010-2035

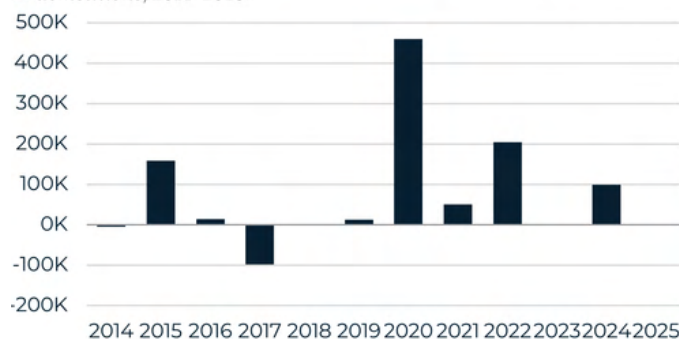


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **813,152** net new square feet of non-residential was completed.
 - **138** net new units of housing were completed.

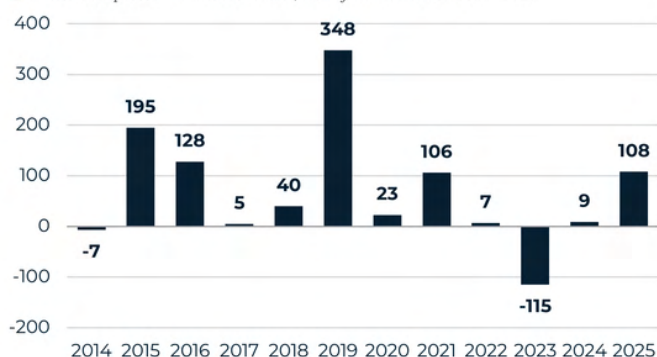
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Charlestown, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, Chinatown had **6,371** residents, representing **0.9%** of Boston's population.

AGE

- In 2025, nearly **5 in 10** Chinatown residents were aged 18-34, compared to 42.2% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Chinatown Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Chinatown	10.2%	49.1%	24.1%	16.7%

DIVERSITY



50.5% of Chinatown residents were foreign born in 2025, compared to 27.3% citywide.



65.2% spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Chinatown Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Chinatown		55.8%	4.1%	7.2%	29.9% 3.0%

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

- In 2025, Chinatown had a larger Asian or Pacific Islander population relative to Boston citywide.

EDUCATION

- 49.6%** of Chinatown residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 22.9%** of Chinatown residents were enrolled in college or university.

HOUSEHOLDS

- Of Chinatown's **3,063** households:
 - 37.6%** family households
 - 50.3%** one-person households
 - 12.1%** non-family households with 2+ people
- 14.4%** of households include children under 18.
- 22.5%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, Chinatown had **12,602** payroll jobs, making up 1.8% of Boston's payroll jobs.
 - 51.3%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 23.7%** were in the Educational Services industry.

LABOR FORCE

- 11.0%** of Chinatown payroll workers live and work in Chinatown.
- 28.1%** of Chinatown resident workers report working primarily from home.

INCOME

- In 2025, Chinatown's median household income was **\$49,019**, lower than Boston's of \$94,438.

BUSINESSES

- In 2023, **16.5%** of Chinatown business establishments located in zip code 02111 were in the Food, Hospitality, and Entertainment industry, compared to 14.6% of establishments citywide.

HOUSING UNITS BY STRUCTURE TYPE

Chinatown Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **3,449** housing units in Chinatown:



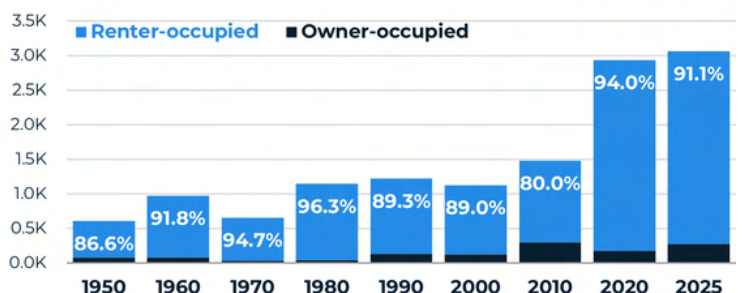
- 66.9%** 0-1 bedrooms
- 25.2%** 2 bedrooms
- 7.9%** 3+ bedrooms

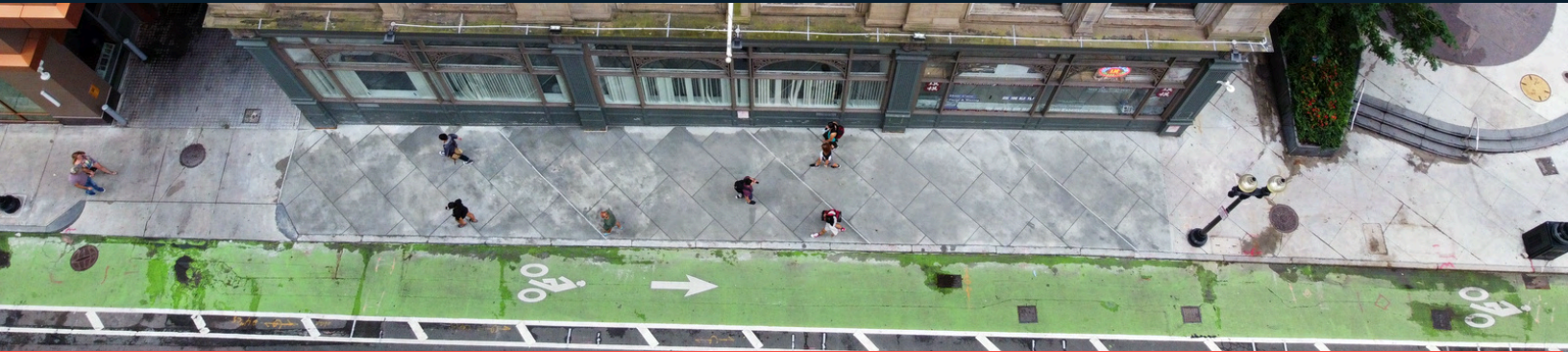
RENTERS AND OWNERS

- 91.1%** 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 **\$3,900** in Chinatown and \$3,200 citywide.

CHINATOWN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



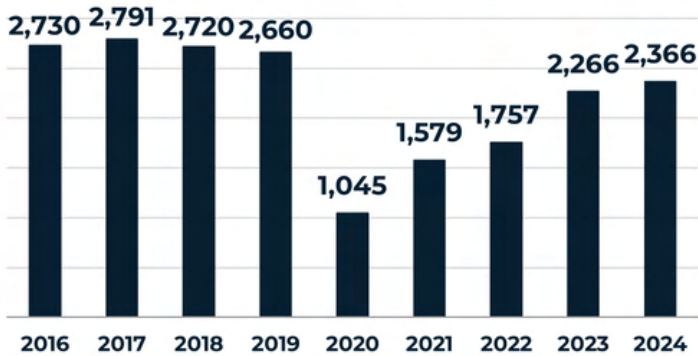
67.3% of Chinatown households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **39.9%** of Chinatown resident workers walked, **16.2%** took public transit, **14.6%** drove or carpooled, and **1.1%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Chinatown was **88.9%** of its level in Fall 2019.

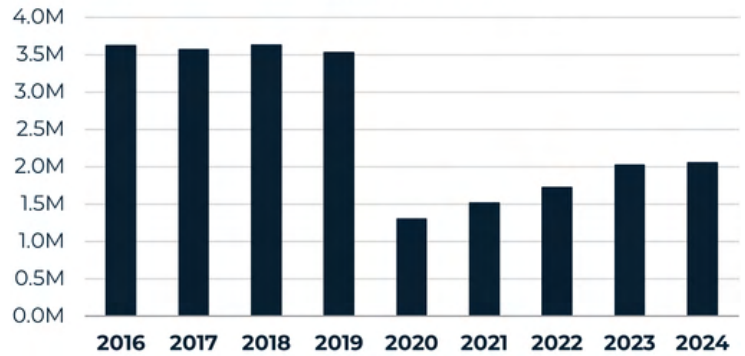
DAILY BUS BOARDINGS IN CHINATOWN ON WEEKDAYS

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



RAPID TRANSIT* RIDERSHIP IN CHINATOWN

Total Gated Station Validations, Chinatown 2016-2024



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

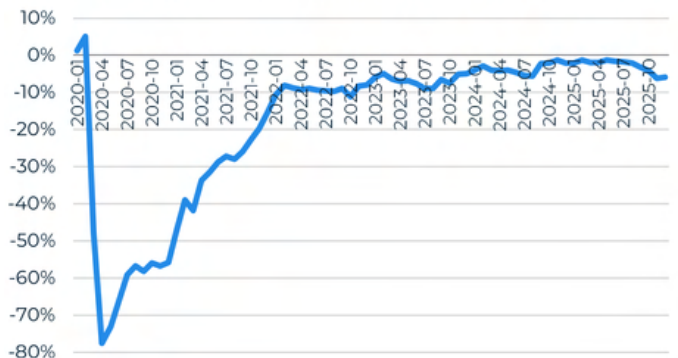
- In 2024, gated MBTA light rail validations were **58.1%** of their level in 2019.

VISITS

- In 2024, visits to Chinatown were down 3.6% from their level in 2019.
- Visits in 2025 were 2.8% lower than in 2019.

MONTHLY VISITS* TO CHINATOWN COMPARED TO 2019

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



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



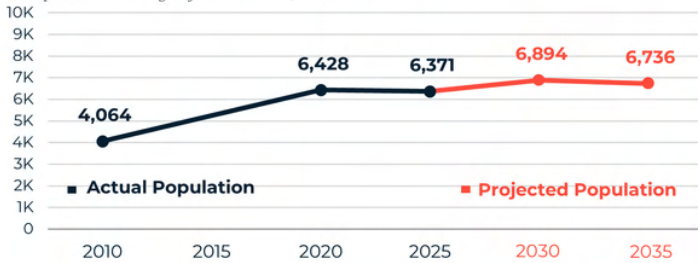
TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Chinatown's population grew by **3.0%** per year.
- Growth is projected to slow to **~0.6%** per year through 2035.

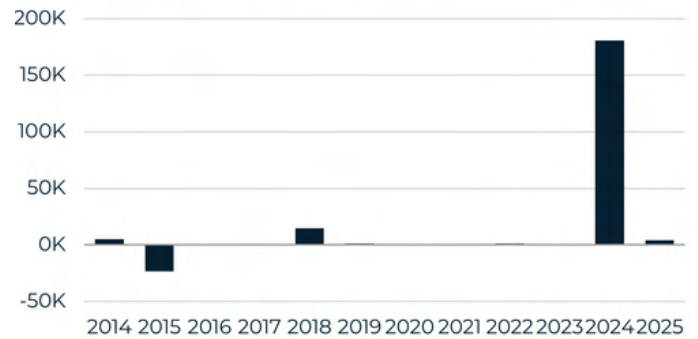
CHINATOWN POPULATION CHANGE

Population Change of Chinatown, 2010-2035



NON-RESIDENTIAL COMPLETION PERMITS

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

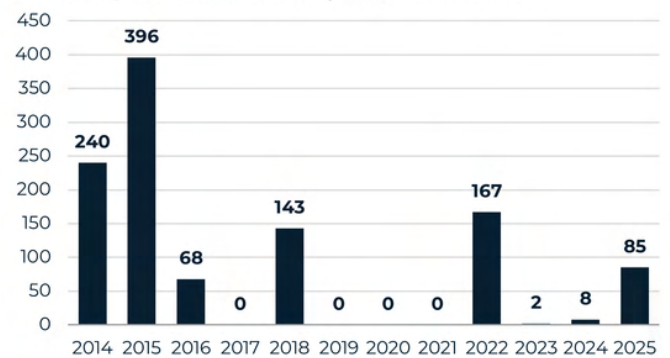


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **186,144** net new square feet of non-residential was completed.
 - **262** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Chinatown, net of demolitions 2014-2025



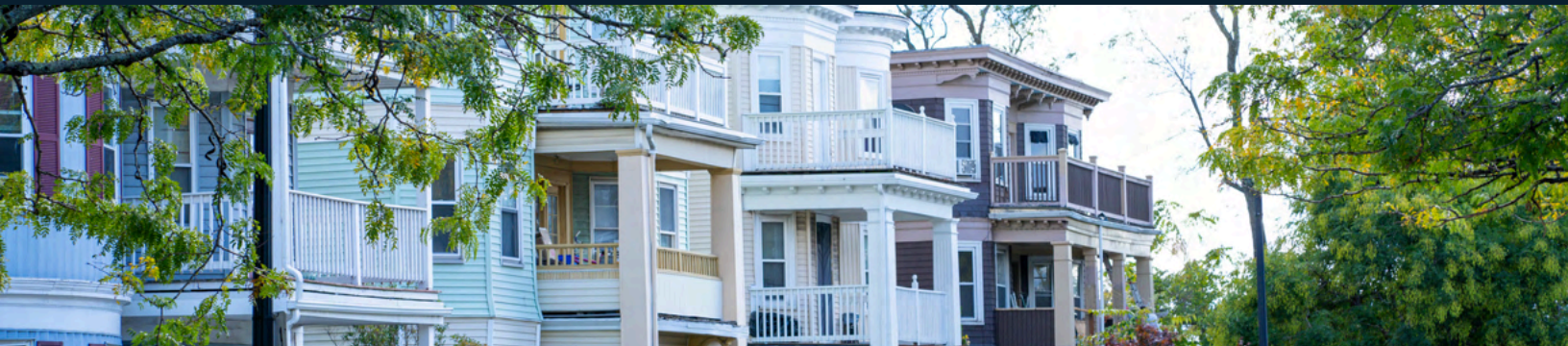
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PEOPLE

POPULATION

- In 2025, Dorchester had **123,056** residents, representing **17.2%** of Boston's population.

AGE


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


AGE GROUP DISTRIBUTION

Boston and Dorchester Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Dorchester	19.8%	30.5%	30.8%	18.9%

DIVERSITY

 **32.5%** of Dorchester residents were foreign born in 2025, compared to 27.3% citywide.

 **39.1%** spoke a language other than English at home and Spanish and Vietnamese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Dorchester Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Dorchester	11.4%	34.3%	20.3%	23.1%	10.9%

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

- In 2025, Dorchester had larger Black or African American and Hispanic or Latino populations relative to Boston citywide.

EDUCATION

- 34.1%** of Dorchester residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 8.0%** of Dorchester residents were enrolled in college or university.

HOUSEHOLDS

- Of Dorchester's **45,798** households:
 - 60.8%** family households
 - 27.7%** one-person households
 - 11.5%** non-family households with 2+ people
- 31.6%** of households include children under 18.
- 33.8%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, Dorchester had **34,971** payroll jobs, making up 4.9% of Boston's payroll jobs.
 - 23.1%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 17.0%** were in the Educational Services industry.

LABOR FORCE

- 13.4%** of Dorchester payroll workers live and work in Dorchester.
- 12.3%** of Dorchester resident workers report working primarily from home.

INCOME

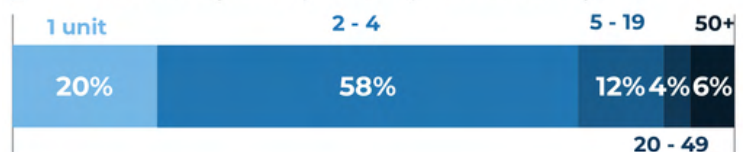
- In 2025, Dorchester's median household income was **\$73,476**, lower than Boston's of \$94,438.

SPENDING

- Dorchester's 2025 in-person consumer spending was **18.0%** above 2019 levels and **4.1%** above 2024 levels.
- Dorchester captured **21.3%** of citywide grocery spending.

HOUSING UNITS BY STRUCTURE TYPE

Dorchester Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **49,565** housing units in Dorchester:



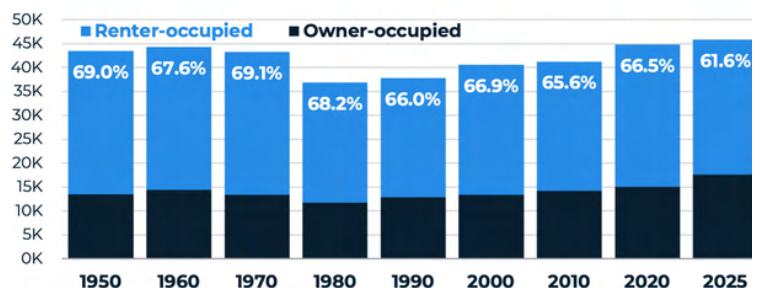
- 15.8%** 0-1 bedrooms
- 34.2%** 2 bedrooms
- 50.0%** 3+ bedrooms

RENTERS AND OWNERS

- 61.6%** 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 **\$2,800** in Dorchester and \$3,200 citywide.

DORCHESTER HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



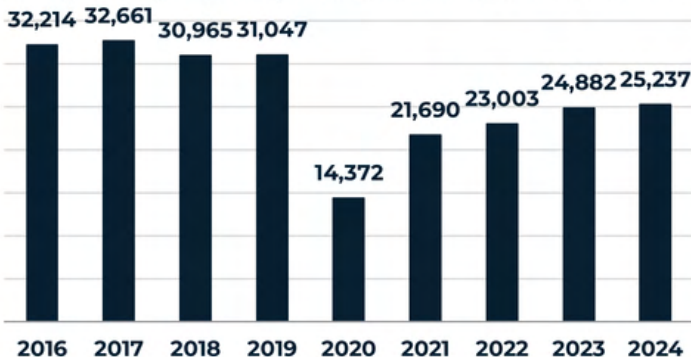
27.3% of Dorchester households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **51.4%** of Dorchester resident workers drove or carpoled, **27.0%** took public transit, **5.6%** walked, and **3.7%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Dorchester was **81.2%** of its level in Fall 2019.

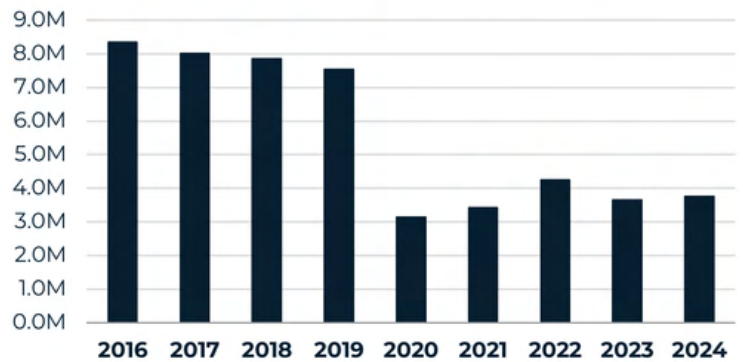
DAILY BUS BOARDINGS IN DORCHESTER ON WEEKDAYS

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



RAPID TRANSIT* RIDERSHIP IN DORCHESTER

Total Gated Station Validations, Dorchester 2016 -2024



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

- In 2024, gated MBTA light rail validations were **49.8%** of their level in 2019.

VISITS

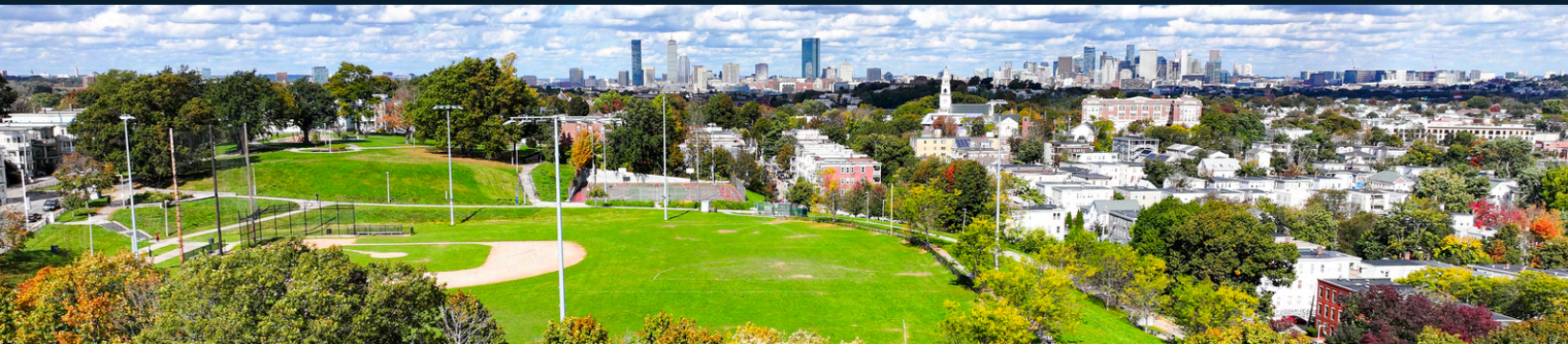
- In 2024, visits to Dorchester were down 3.7% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

MONTHLY VISITS* TO DORCHESTER RELATIVE TO 2019

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



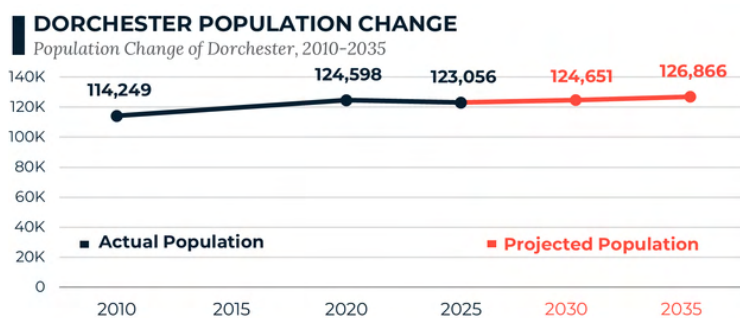
*Visits are defined as crossings from outside to inside Dorchester boundaries. Event-related visitation peaks are not included.



TRENDS

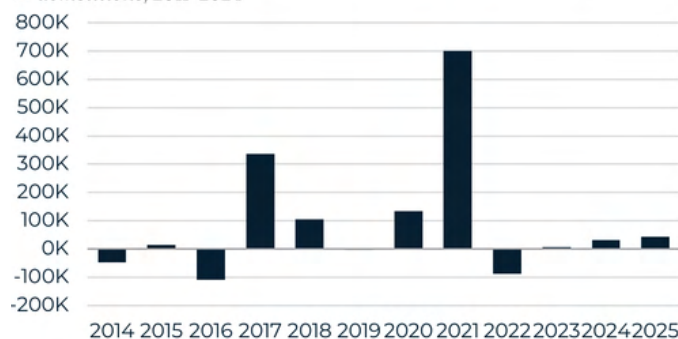
POPULATION GROWTH

- Between 2010 and 2025, Dorchester’s population grew by **0.5%** per year.
- Growth is projected to slow to **~0.3%** per year through 2035.



NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in Dorchester, net of demolitions, 2011-2024

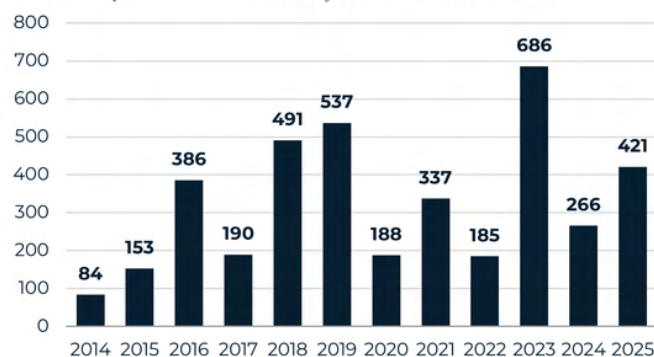


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **828,350** net new square feet of non-residential was completed.
 - **2,083** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Dorchester, net of demolitions 2014-2025



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- www.bostonplans.org/research/exploring-neighborhood-change

For more resources, including reports, interactive tools, and more, scan the QR Code!





PEOPLE

POPULATION

- In 2025, Downtown had **15,752** residents, representing **2.2%** of Boston's population.

AGE

- In 2025, nearly **half** of Downtown residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Downtown Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Downtown	5.4%	48.2%	22.8%	23.6%

DIVERSITY



27.7% of Downtown residents were foreign born in 2025, compared to 27.3% citywide.



33.1% spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Downtown Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Downtown	22.1%	4.0%	7.1%	63.0%	3.7%

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

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

EDUCATION

- 70.5%** of Downtown residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 36.2%** of Downtown residents were enrolled in college or university.
- 3,666** Downtown students lived in dorms in 2020.

HOUSEHOLDS

- Of Downtown's **6,152** households:
 - 40.5%** family households
 - 47.3%** one-person households
 - 12.2%** non-family households with 2+ people



ECONOMY

PLACE

JOBS

- In 2023, Downtown had **181,955** payroll jobs, making up 25.3% of Boston's payroll jobs.
 - 24.9%** of payroll jobs were in the Professional, Scientific, and Technical Services industry.
 - 22.9%** were in the Finance and Insurance industry.

LABOR FORCE

- 0.6%** of Downtown payroll workers live and work in Downtown.
- 21.9%** of Downtown resident workers report working primarily from home.

INCOME

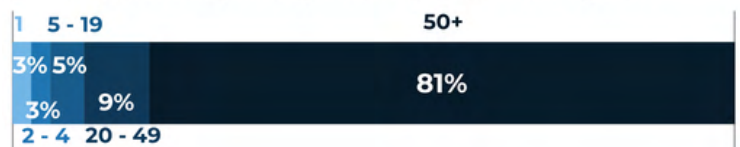
- In 2025, Downtown's median household income was **\$129,759**, higher than Boston's of \$94,438.

SPENDING

- Downtown's 2025 in-person consumer spending was **15.3%** below 2019 levels but **1.6%** above 2024 levels.
- Downtown restaurant spending was down **32.3%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Downtown Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **7,376** housing units in Downtown:



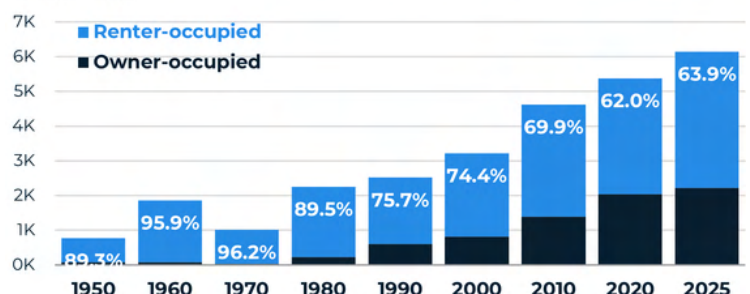
- 54.9%** 0-1 bedrooms
- 36.3%** 2 bedrooms
- 8.8%** 3+ bedrooms

RENTERS AND OWNERS

- 63.9%** 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 **\$4,100** in Downtown and \$3,200 citywide.

DOWNTOWN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



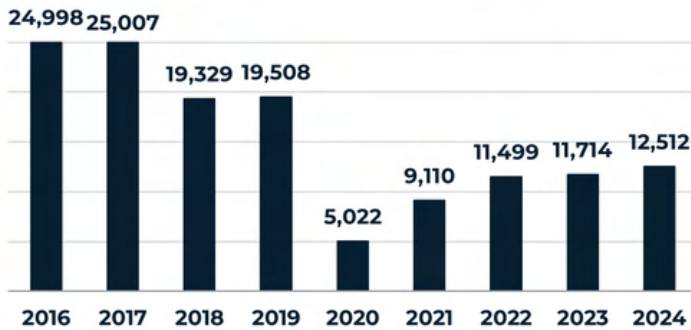
55.6% of Downtown households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **45.3%** of Downtown resident workers walked, **16.4%** took public transit, **14.7%** drove or carpooled, and **1.8%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Downtown was **64.2%** of its level in Fall 2019.

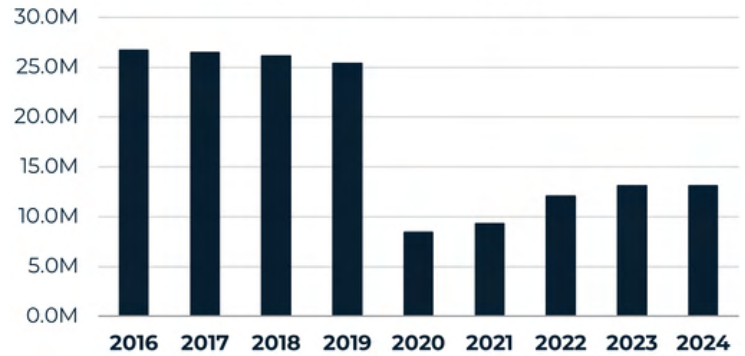
DAILY BUS BOARDINGS IN DOWNTOWN ON WEEKDAYS

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



RAPID TRANSIT* RIDERSHIP IN DOWNTOWN

Total Gated Station Validations, Downtown 2016 - 2024



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

- In 2024, gated MBTA light rail validations were **51.5%** of their level in 2019.

VISITS

- In 2024, visits to Downtown were down 8.4% from their level in 2019.
- Visits in 2025 were 7.6% lower than in 2019.

MONTHLY VISITS* TO DOWNTOWN COMPARED TO 2019

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



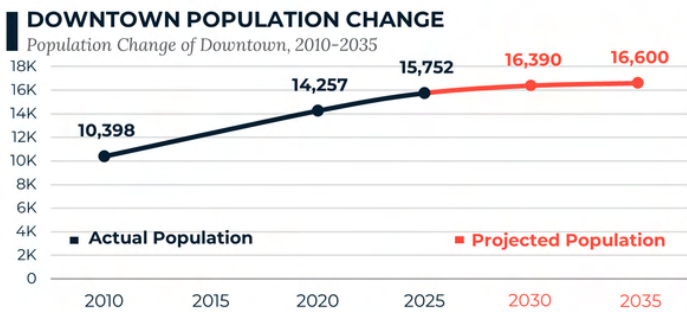
*Visits are defined as crossings from outside to inside Downtown boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Downtown's population grew by **2.8%** per year.
- Growth is projected to slow to **~0.5%** per year through 2035.

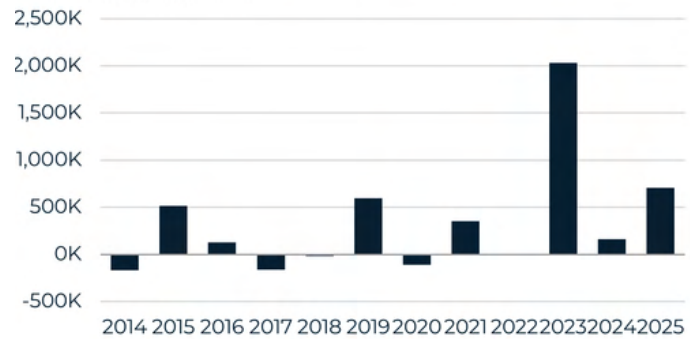


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **3,144,802** net new square feet of non-residential was completed.
 - **1,045** net new units of housing were completed.

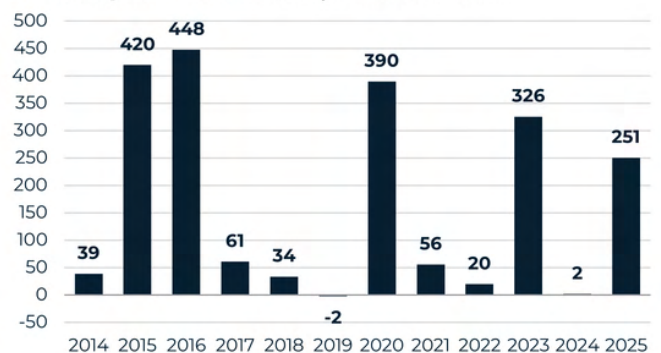
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Downtown, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, East Boston had **46,892** residents, representing **6.5%** of Boston's population.

AGE

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

AGE GROUP DISTRIBUTION

Boston and East Boston Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
East Boston	17.7%	36.0%	32.3%	14.0%

DIVERSITY



40.7% of East Boston residents were foreign born in 2025, compared to 27.3% citywide.



58.5% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and East 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%
East Boston	4.6%	3.4%	50.1%	36.7%	5.2%

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

- In 2025, East Boston had a larger Hispanic or Latino population relative to Boston citywide.

EDUCATION

- 39.5%** of East Boston residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 7.1%** of East Boston residents were enrolled in college or university.

HOUSEHOLDS

- Of East Boston's **18,266** households:
 - 47.6%** family households
 - 32.3%** one-person households
 - 20.0%** non-family households with 2+ people
- 23.2%** of households include children under 18.
- 26.3%** of households include older adults aged 60+.

NEIGHBORHOOD PROFILE

East Boston



ECONOMY

JOBS

- In 2023, East Boston had **23,849** payroll jobs, making up 3.3% of Boston's payroll jobs.
 - 49.9%** of payroll jobs were in the Transportation and Warehousing industry.
 - 16.9%** were in the Accommodation and Food Services industry.

LABOR FORCE

- 8.6%** of East Boston payroll workers live and work in East Boston.
- 17.9%** of East Boston resident workers report working primarily from home.

INCOME

- In 2025, East Boston's median household income was **\$90,943**, lower than Boston's of \$94,438.

SPENDING

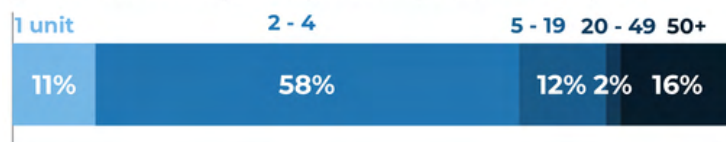
- East Boston's 2025 total in-person consumer spending was **59.8%** above 2019 levels and **9.7%** above 2024 levels.
- East Boston's restaurant spending was up **14.7%** from 2024.



PLACE

HOUSING UNITS BY STRUCTURE TYPE

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



HOUSING

- Of the **19,747** housing units in East Boston:



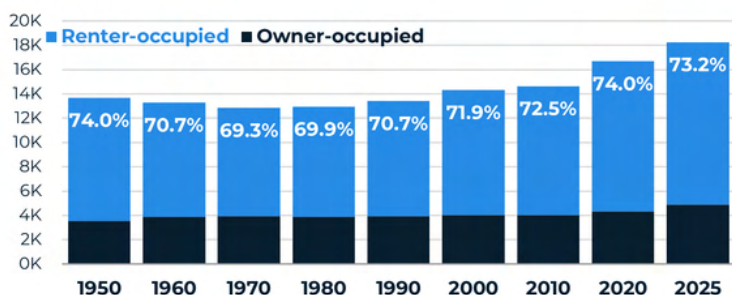
- 29.1%** 0-1 bedrooms
- 38.1%** 2 bedrooms
- 32.8%** 3+ bedrooms

RENTERS AND OWNERS

- 73.2%** 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 **\$3,000** in East Boston and \$3,200 citywide.

EAST BOSTON OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



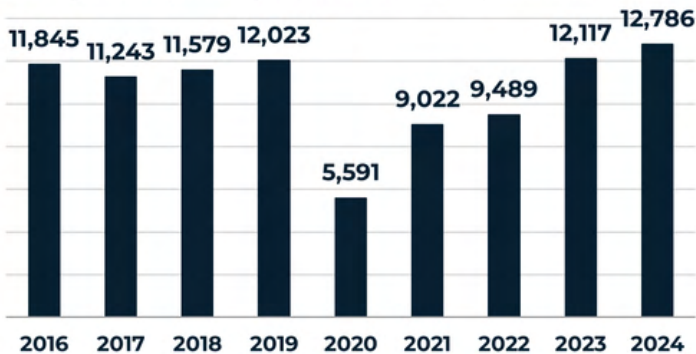
33.5% of East Boston households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **32.5%** of East Boston resident workers drove or carpoled, **42.7%** took public transit, **5.5%** walked, and **1.4%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in East Boston was **106.3%** of its level in Fall 2019.

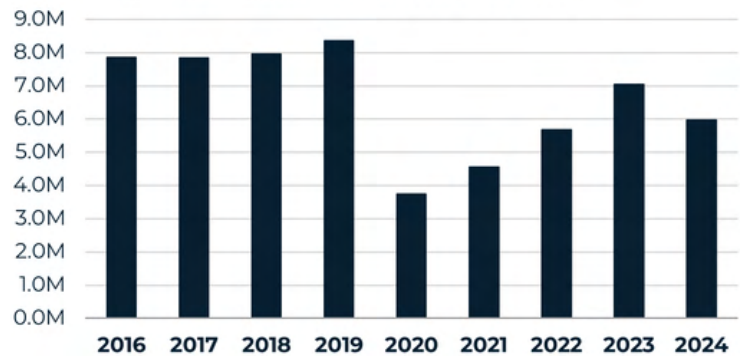
BUS BOARDINGS IN EAST BOSTON

Average Weekday Boardings in East Boston Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN EAST BOSTON

Total Gated Station Validations, East Boston 2016 - 2024



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

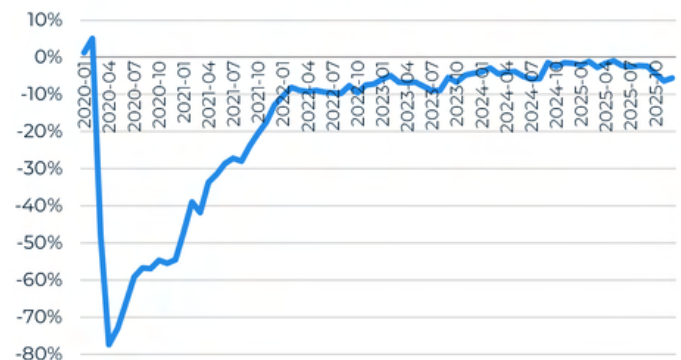
- In 2024, gated MBTA light rail validations were **71.4%** of their level in 2019.

VISITS

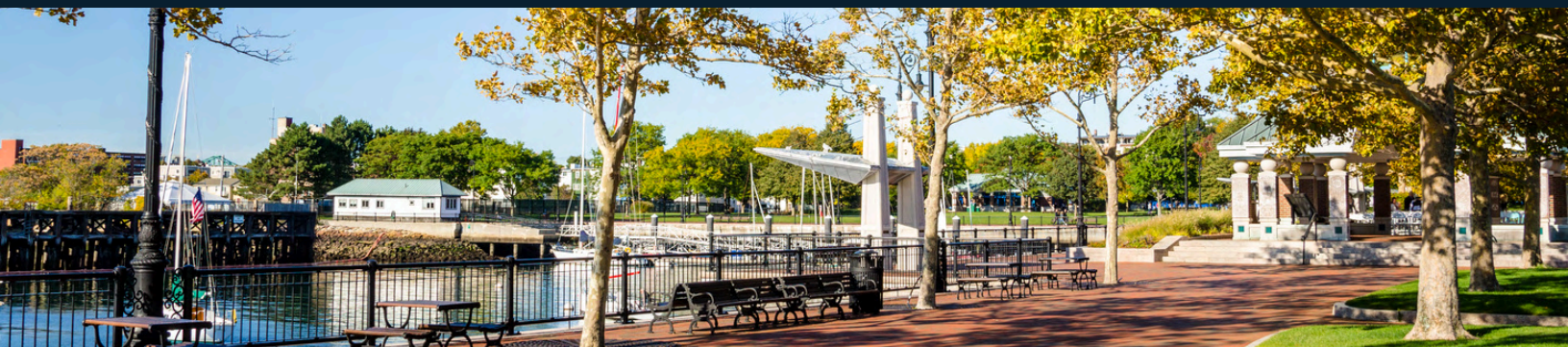
- In 2024, visits to East Boston were down 3.7% from their level in 2019.
- Visits in 2025 were 2.9% lower than in 2019.

MONTHLY VISITS* TO EAST 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 East Boston boundaries. Event-related visitation peaks are not included.



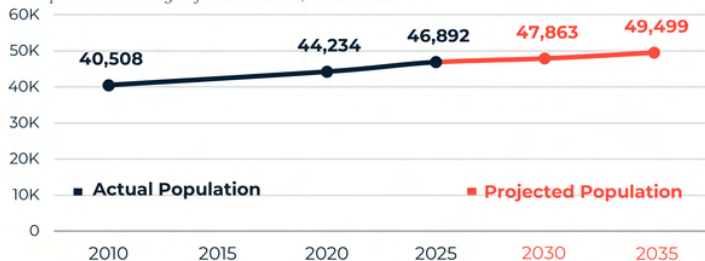
TRENDS

POPULATION GROWTH

- Between 2010 and 2025, East Boston's population grew by **1.0%** per year.
- Growth is projected to slow to **~0.5%** per year through 2035.

EAST BOSTON POPULATION CHANGE

Population Change of East Boston, 2010-2035

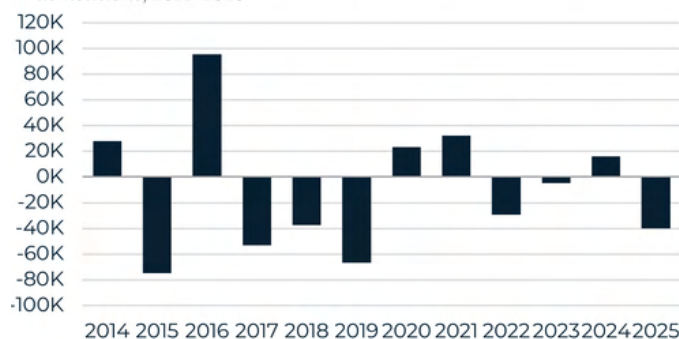


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **2,665** net square feet of non-residential was removed.
 - **1,999** net new units of housing were completed.

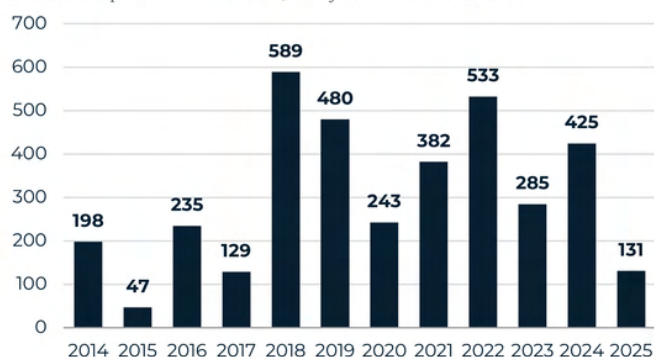
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in East Boston, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, Fenway had **42,351** residents, representing **5.9%** of Boston's population.

AGE

- In 2025, **4 in 5** Fenway residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Fenway Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Fenway	2.1%	80.4%	10.1%	7.4%

DIVERSITY



28.8% of Fenway residents were foreign born in 2025, compared to 27.3% citywide.



38.8% spoke a language other than English at home and Chinese and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Fenway Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Fenway	25.6%	6.0%	9.5%	53.6%	5.4%

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

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

EDUCATION

- 80.5%** of Fenway residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 61.2%** of Fenway residents were enrolled in college or university.
- 17,045** Fenway students lived in dorms in 2020.

HOUSEHOLDS

- Of Fenway's **14,674** households:
 - 17.7%** family households
 - 55.5%** one-person households
 - 26.7%** non-family households with 2+ people



ECONOMY

PLACE

JOBS

- In 2023, Fenway had **27,595** payroll jobs, making up 3.9% of Boston's payroll jobs.
 - 39.5%** of payroll jobs were in the Educational Services industry.
 - 18.8%** were in the Accommodation and Food Services industry.

LABOR FORCE

- 3.5%** of Fenway payroll workers live and work in Fenway.
- 17.7%** of Fenway resident workers report working primarily from home.

INCOME

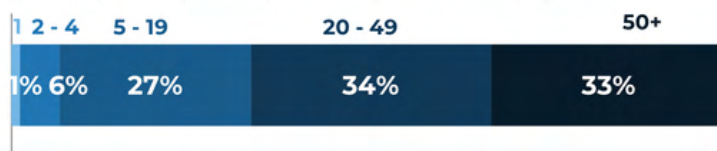
- In 2025, Fenway's median household income was **\$49,525**, lower than Boston's of \$94,438.

SPENDING

- Fenway's 2025 in-person consumer spending was **16.7%** below 2019 spending but **2.3%** above 2024 levels.
- Fenway captured **10.4%** of all restaurant spending in Boston.

HOUSING UNITS BY STRUCTURE TYPE

Fenway Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **15,795** housing units in Fenway:



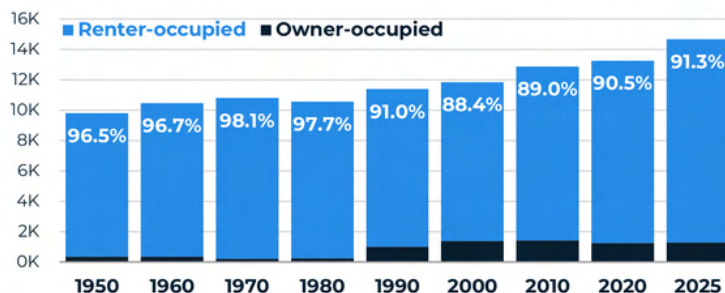
- 65.0%** 0-1 bedrooms
- 26.9%** 2 bedrooms
- 8.1%** 3+ bedrooms

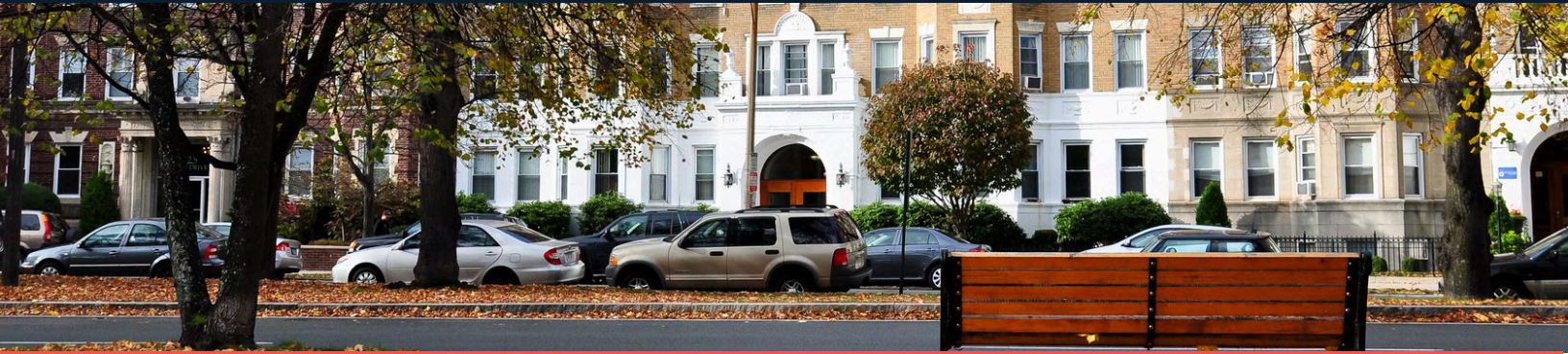
RENTERS AND OWNERS

- 91.3%** 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 **\$3,695** in Fenway and \$3,200 citywide.

FENWAY OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



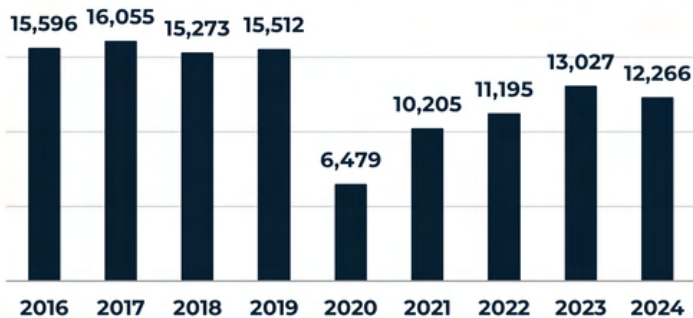
62.0% of Fenway households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **42.8%** of Fenway resident workers walked, **22.6%** took public transit, **10.8%** drove or carpoled, and **6.0%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Fenway was **79.1%** of its level in Fall 2019.

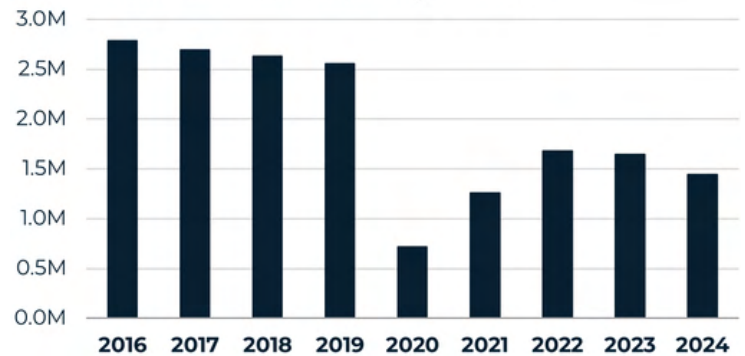
BUS BOARDINGS IN FENWAY

Average Weekday Boardings in Fenway Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN FENWAY

Total Gated Station Validations, Fenway 2016 - 2024



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

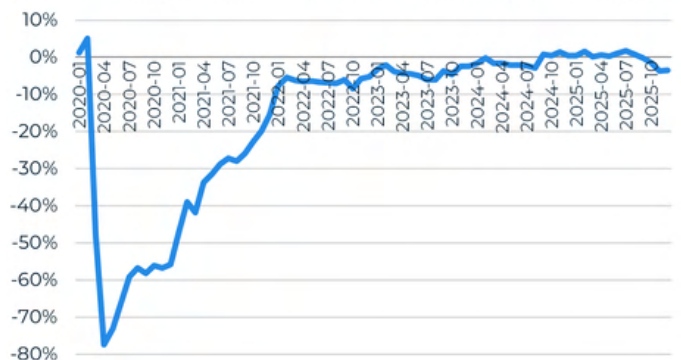
- In 2024, gated MBTA light rail validations were **56.5%** of their level in 2019.

VISITS

- In 2024, visits to Fenway were down 0.9% from their level in 2019.
- Visits in 2025 were 0.2% lower than in 2019.

MONTHLY VISITS* TO FENWAY COMPARED TO 2019

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



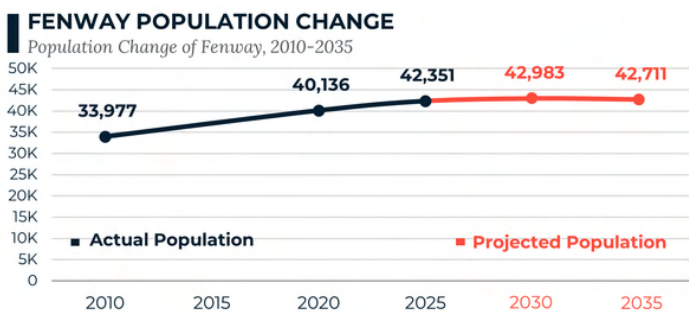
*Visits are defined as crossings from outside to inside Fenway boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Fenway's population grew by **1.5%** per year.
- Growth is projected to slow to **~0.1%** per year through 2035.

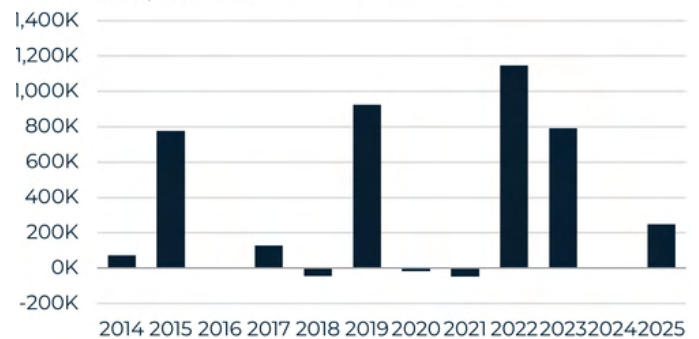


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **2,129,798** net new square feet of non-residential was completed.
 - **1,219** net new units of housing were completed.

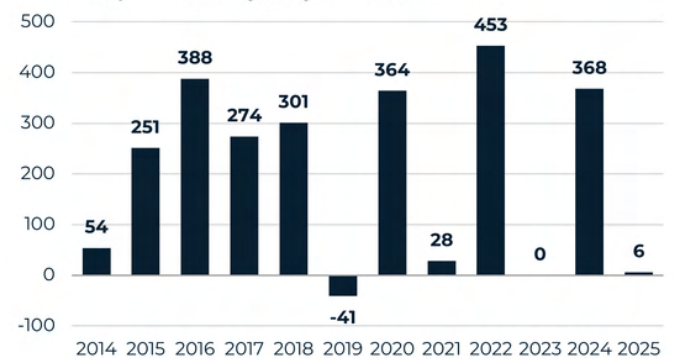
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Fenway, net of demolitions 2014-2025



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PEOPLE

POPULATION

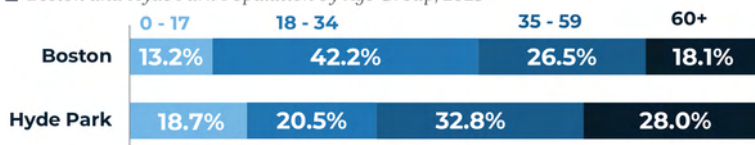
- In 2025, Hyde Park had **33,469** residents, representing **4.7%** of Boston's population.

AGE

- In 2025, nearly **1 in 3** Hyde Park residents were aged 35-59, compared to less than 27% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Hyde Park Population by Age Group, 2025



DIVERSITY



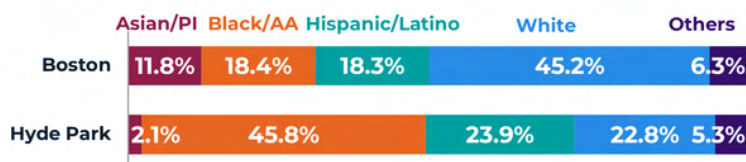
29.2% of Hyde Park residents were foreign born in 2025, compared to 27.3% citywide.



39.8% spoke a language other than English at home and Spanish and French, Haitian, or Cajun were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Hyde Park Population by Race/Ethnicity, 2025



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

- In 2025, Hyde Park had a larger Black or African American and Hispanic or Latino populations relative to Boston citywide.

EDUCATION

- 33.1%** of Hyde Park residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 6.6%** of Hyde Park residents were enrolled in college or university.

HOUSEHOLDS

- Of Hyde Park's **12,527** households:
 - 65.9%** family households
 - 26.3%** one-person households
 - 7.8%** non-family households with 2+ people
- 31.2%** of households include children under 18.
- 47.0%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, Hyde Park had **6,556** payroll jobs, making up 0.9% of Boston's payroll jobs.
 - 14.4%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 14.1%** were in the Retail Trade industry.

LABOR FORCE

- 8.8%** of Hyde Park payroll workers live and work in Hyde Park.
- 10.4%** of Hyde Park resident workers report working primarily from home.

INCOME

- In 2025, Hyde Park's median household income was **\$103,660**, higher than Boston's of \$94,438.

SPENDING

- Hyde Park's 2025 total in-person consumer spending was **34.5%** above 2019 levels and **11.9%** above 2024 levels.
- Hyde Park grocery spending is up **11.7%** from 2024.

HOUSING UNITS BY STRUCTURE TYPE

Hyde Park Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **13,228** housing units in Hyde Park:



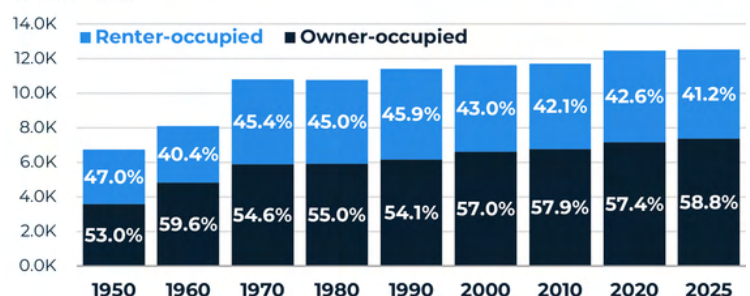
- 16.7%** 0-1 bedrooms
- 27.3%** 2 bedrooms
- 56.0%** 3+ bedrooms

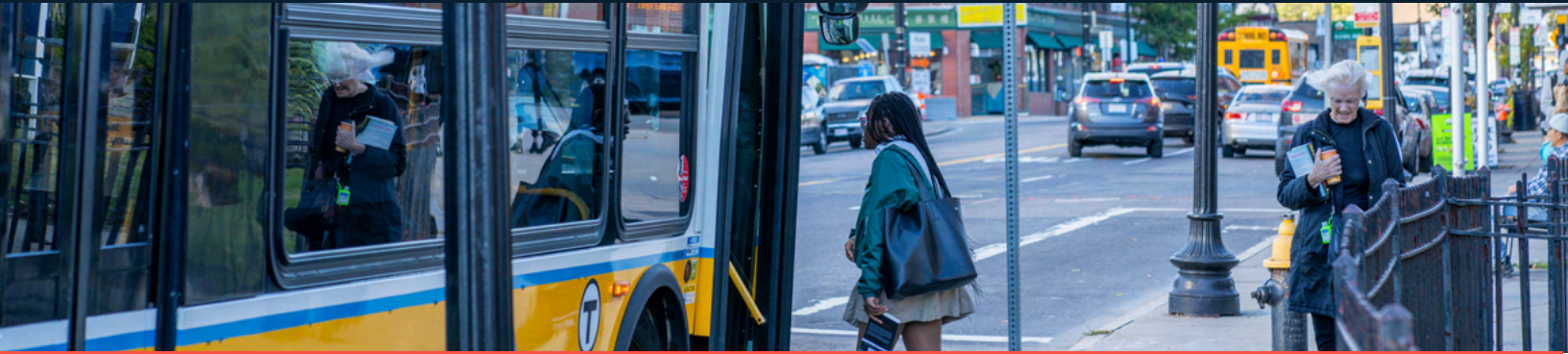
RENTERS AND OWNERS

- 41.2%** 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 **\$2,800** in Hyde Park and \$3,200 citywide.

HYDE PARK OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES

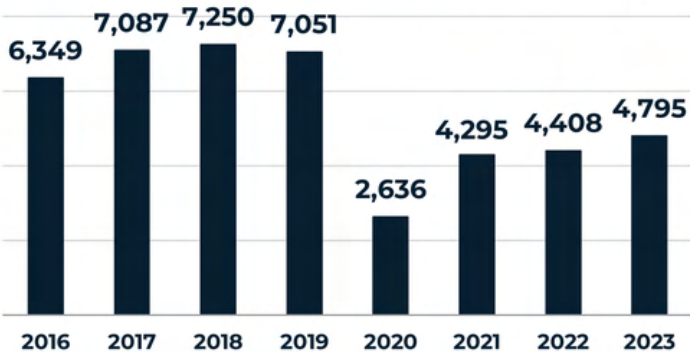
 **14.4%** of Hyde Park households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **68.7%** of Hyde Park resident workers drove or carpoled, **16.2%** took public transit, **3.0%** walked, and **1.8%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Hyde Park was **66.1%** of its level in Fall 2019.

DAILY BUS BOARDINGS IN HYDE PARK ON WEEKDAYS

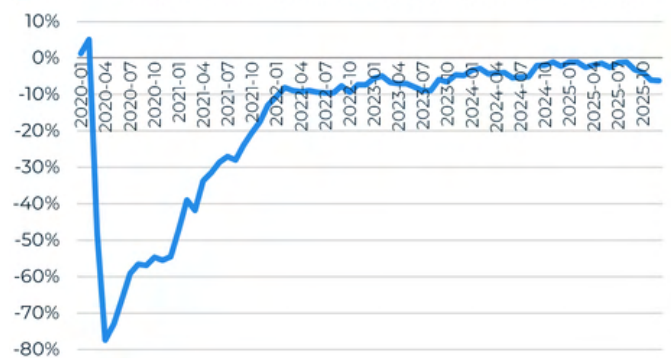
Average Weekday Boardings at Hyde Park Bus Stops, Fall 2016 – Fall 2024



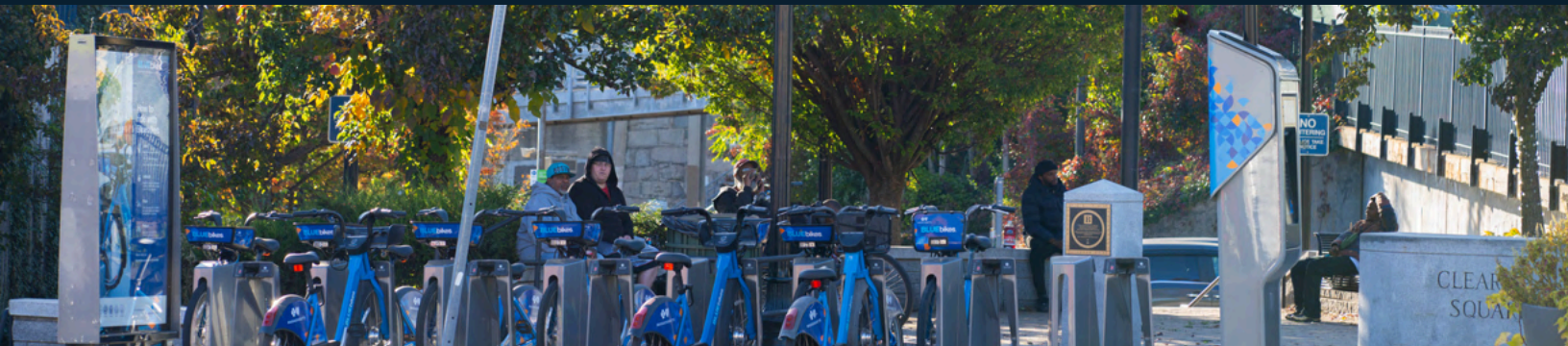
VISITS

- Monthly visits to Hyde Park 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 Hyde Park were down 3.6% from their level in 2019.
- Visits in 2025 were 2.7% lower than in 2019.

MONTHLY VISITS* TO HYDE PARK COMPARED TO 2019
Visits* Relative to the Same Month in 2019, Jan 2020 – Dec 2025



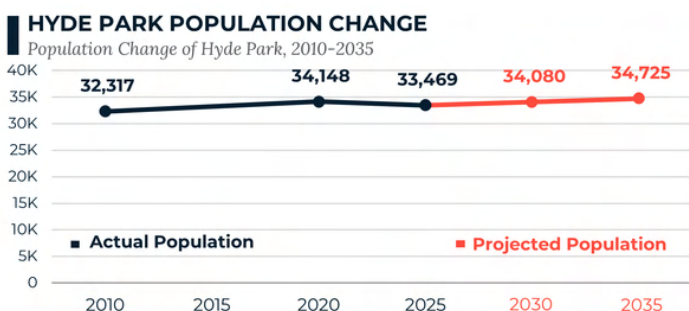
*Visits are defined as crossings from outside to inside Hyde Park boundaries. Event-related visitation peaks are not included.



TRENDS

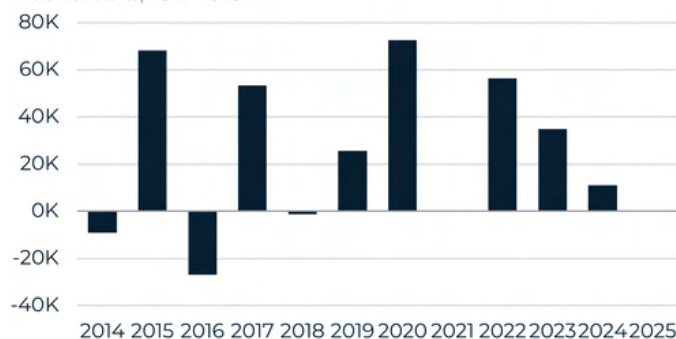
POPULATION GROWTH

- Between 2010 and 2025, Hyde Park's population grew by **0.2%** per year.
- Growth is projected to rise to **~0.4%** per year through 2035.



NON-RESIDENTIAL COMPLETION PERMITS

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

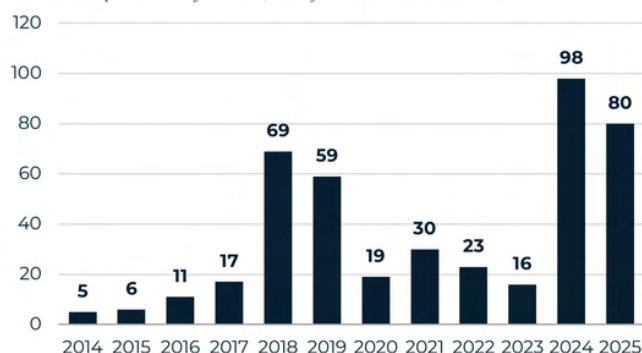


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **174,823** net new square feet of non-residential was completed.
 - **266** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Hyde Park, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, Jamaica Plain had **42,949** residents, representing **6.0%** of Boston's population.

AGE

- In 2025, nearly **3 in 10** Jamaica Plain residents were aged 35-59, compared to less than 27% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Jamaica Plain Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Jamaica Plain	13.1%	36.7%	29.5%	20.7%

DIVERSITY



21.7% of Jamaica Plain residents were foreign born in 2025, compared to 27.3% citywide.



32.4% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Jamaica Plain Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Jamaica Plain	7.7%	11.3%	21.6%	53.6%	5.7%

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

- In 2025, Jamaica Plain had a larger Hispanic or Latino and White population relative to Boston citywide.

EDUCATION

- 69.6%** of Jamaica Plain residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 9.2%** of Jamaica Plain residents were enrolled in college or university.

HOUSEHOLDS

- Of Jamaica Plain's **18,421** households:
 - 47.6%** family households
 - 32.5%** one-person households
 - 19.9%** non-family households with 2+ people
- 21.1%** of households include children under 18.
- 29.0%** of households include older adults aged 60+.



ECONOMY

JOBS

- In 2023, Jamaica Plain had **17,388** payroll jobs, making up 2.4% of Boston's payroll jobs.
 - 54.5%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 13.3%** were in the Educational Services industry.

LABOR FORCE

- 6.9%** of Jamaica Plain payroll workers live and work in Jamaica Plain.
- 23.8%** of Jamaica Plain resident workers report working primarily from home.

INCOME

- In 2025, Jamaica Plain's median household income was **\$123,690**, higher than Boston's of \$94,438.

SPENDING

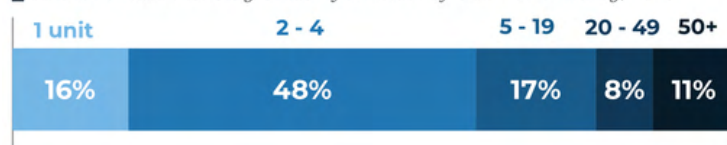
- Jamaica Plain's 2025 total in-person consumer spending was **42.5%** above 2019 levels but **1.1%** below 2024 levels.
- Jamaica Plain's restaurant spending was down **2.3%** from 2019.



PLACE

HOUSING UNITS BY STRUCTURE TYPE

Jamaica Plain Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **19,555** housing units in Jamaica Plain:



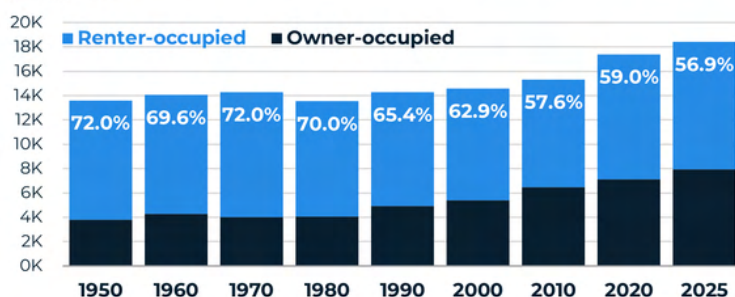
- 24.7%** 0-1 bedrooms
- 37.7%** 2 bedrooms
- 37.6%** 3+ bedrooms

RENTERS AND OWNERS

- 56.9%** 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 **\$3,000** in Jamaica Plain and \$3,200 citywide.

JAMAICA PLAIN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



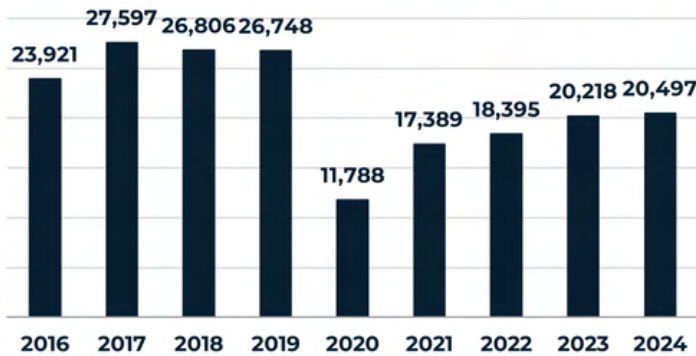
24.5% of Jamaica Plain households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **33.9%** of Jamaica Plain resident workers drove or carpooled, **28.7%** took public transit, **7.2%** walked, and **6.5%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Jamaica Plain was **76.6%** of its level in Fall 2019.

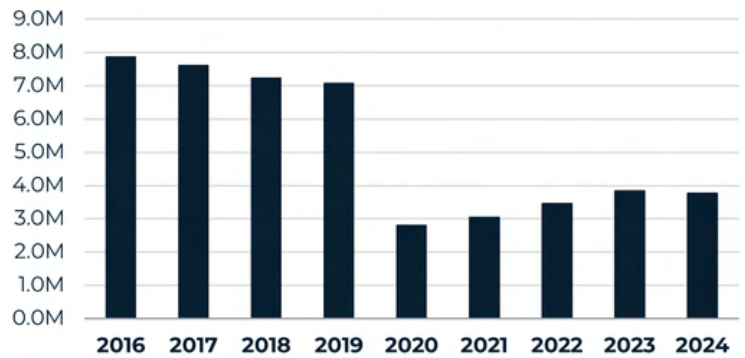
DAILY BUS BOARDINGS IN JAMAICA PLAIN ON WEEKDAYS

Average Weekday Boardings at Jamaica Plain Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN JAMAICA PLAIN

Total Gated Station Validations, Jamaica Plain 2016 - 2024



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

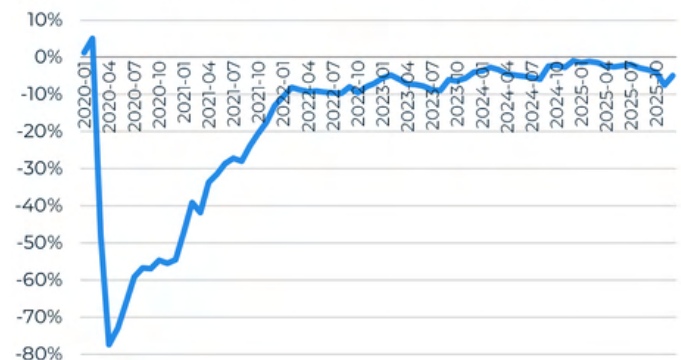
- In 2024, gated MBTA light rail validations were **53.3%** of their level in 2019.

VISITS

- In 2024, visits to Jamaica Plain were down 3.8% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

MONTHLY VISITS* TO JAMAICA PLAIN COMPARED TO 2019

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



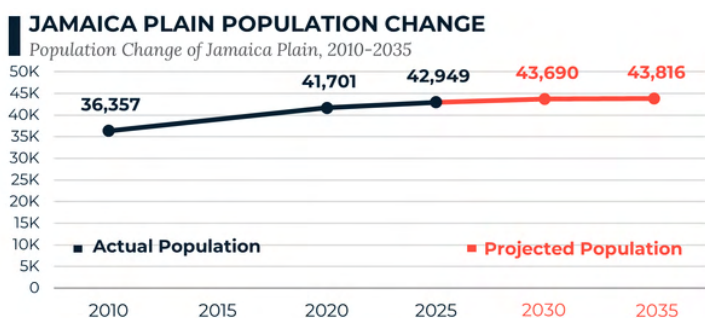
*Visits are defined as crossings from outside to inside Jamaica Plain boundaries. Event-related visitation peaks are not included.



TRENDS

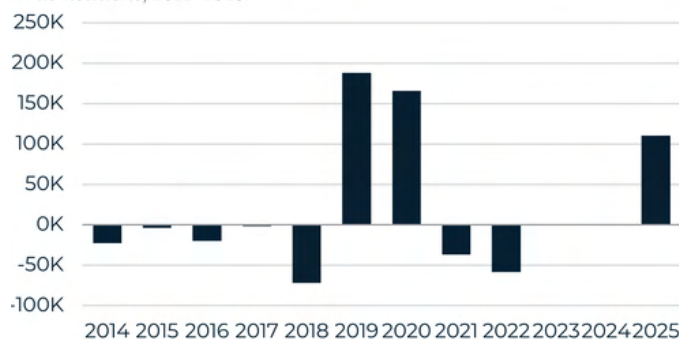
POPULATION GROWTH

- Between 2010 and 2025, Jamaica Plain's population grew by **1.1%** per year.
- Growth is projected to slow to **~0.2%** per year through 2035.



NON-RESIDENTIAL COMPLETION PERMITS

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

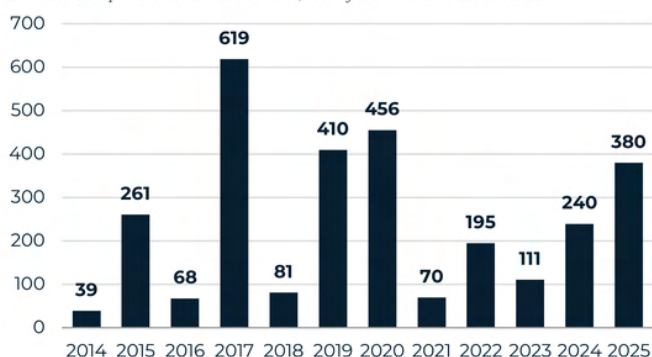


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **180,480** net new square feet of non-residential was completed.
 - **1,452** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Jamaica Plain, net of demolitions 2014-2025



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PEOPLE

POPULATION

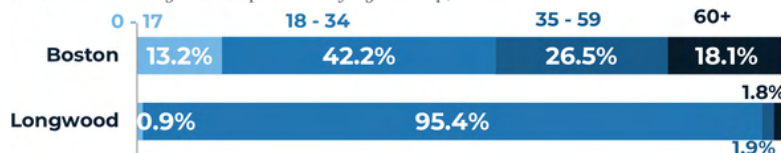
- In 2025, Longwood had **5,553** residents, representing **0.8%** of Boston's population.

AGE


- In 2025, over **9 in 10** Longwood residents were aged 18-34, compared to 42% of Boston residents citywide.


AGE GROUP DISTRIBUTION

Boston and Longwood Population by Age Group, 2025



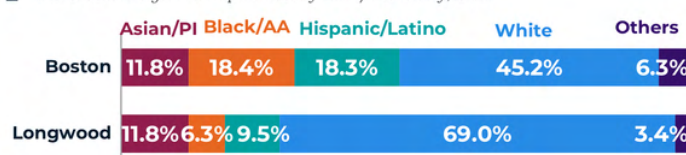
DIVERSITY

 **29.9%** of Longwood residents were foreign born in 2025, compared to 27.3% citywide.

 **26.4%** spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Longwood Population by Race/Ethnicity, 2025



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

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

EDUCATION

- 69.5%** of Longwood residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 92.9%** of Longwood residents were enrolled in college or university.
- 4,018** Longwood students lived in dorms in 2020.

HOUSEHOLDS

- Of Longwood's **332** households:
 - 28.3%** family households
 - 60.8%** one-person households
 - 11.1%** non-family households with 2+ people



ECONOMY



PLACE

JOBS

- In 2023, Longwood had **18,985** payroll jobs, making up 2.6% of Boston's payroll jobs.
 - 67.9%** of payroll jobs were in the Healthcare and Social Assistance industry.
 - 14.0%** were in the Educational Services industry.

LABOR FORCE

- 0.2%** of Longwood payroll workers live and work in Longwood.
- 11.0%** of Longwood resident workers report working primarily from home.

INCOME

- In 2025, Longwood's median household income was **\$70,499**, lower than Boston's of \$94,438.

SPENDING

- Longwood's 2025 total in-person consumer spending was **20.2%** below 2019 levels but **1.1%** above 2024 levels.
- Longwood's restaurant spending was down **20%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Longwood Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **366** housing units in Longwood:



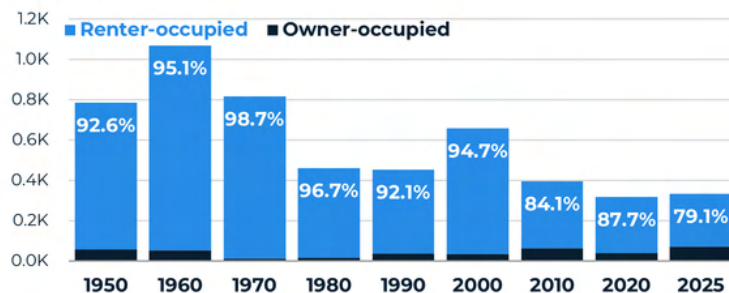
- 69.9%** 0-1 bedrooms
- 18.9%** 2 bedrooms
- 11.2%** 3+ bedrooms

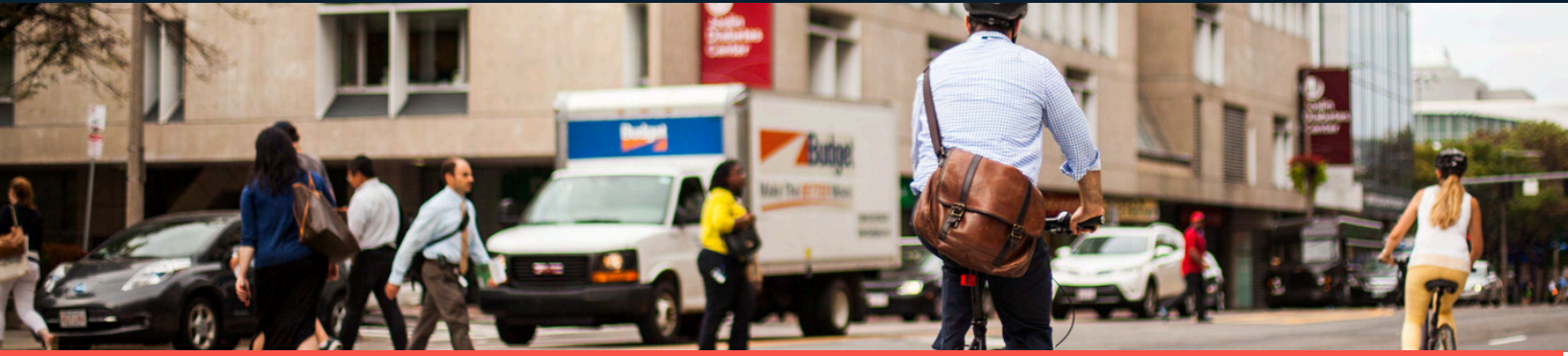
RENTERS AND OWNERS

- 79.1%** of housing units were renter-occupied, compared to 64.4% of units citywide.

LONGWOOD OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES

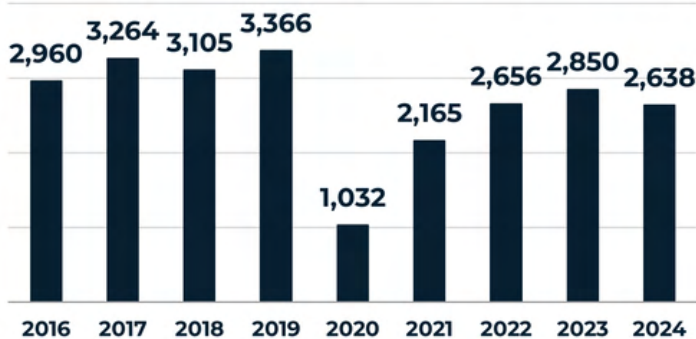
 **71.1%** of Longwood households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **63.1%** of Longwood resident workers walked, **13.1%** took public transit, **10.8%** drove or carpooled, and **2.0%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Longwood was **78.3%** of its level in Fall 2019.

DAILY BUS BOARDINGS IN LONGWOOD ON WEEKDAYS

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

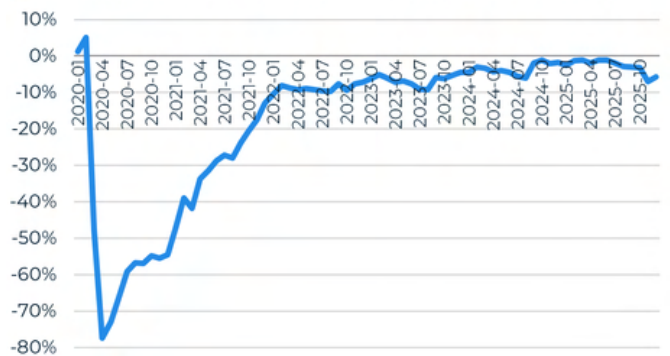


FOOT TRAFFIC

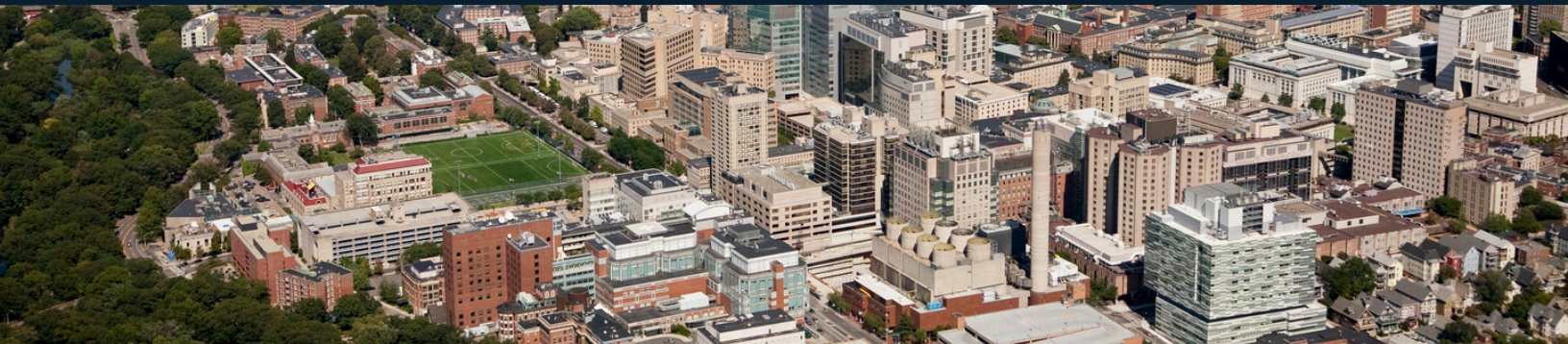
- Monthly visits to Longwood saw a sharp pandemic-related drop in the spring months of 2020.
- In 2022, visits began to approach levels within 10% of pre-pandemic months.
- By 2024, visits to Longwood were down 3.6% from their level in 2019.
- Visits in 2025 were 2.7% lower than in 2019.

MONTHLY VISITS* TO LONGWOOD COMPARED TO 2019

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



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



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Longwood's population grew by **0.9%** per year.
- Growth is project to slow to **~0.5%** per year through 2035.

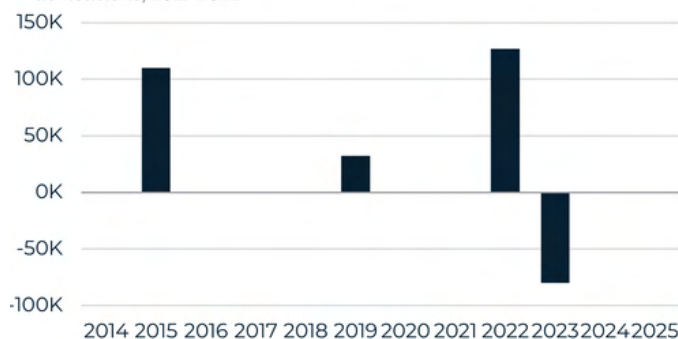
LONGWOOD POPULATION CHANGE

Population Change of Longwood, 2010-2035



NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in Longwood, net of demolitions, 2011-2024



REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **46,840** net new square feet of non-residential was completed.
 - **0** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Longwood, net of demolitions 2014-2025



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PEOPLE

POPULATION

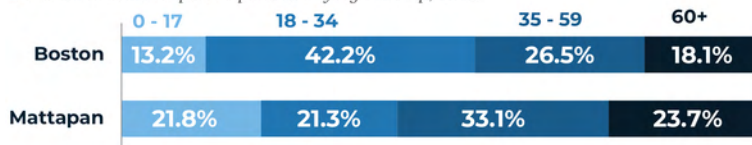
- In 2025, Mattapan had **24,424** residents, representing **3.4%** of Boston's population.

AGE

- In 2025, **1 in 3** Mattapan residents were aged 35-59, compared to less than 27% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Mattapan Population by Age Group, 2025



DIVERSITY



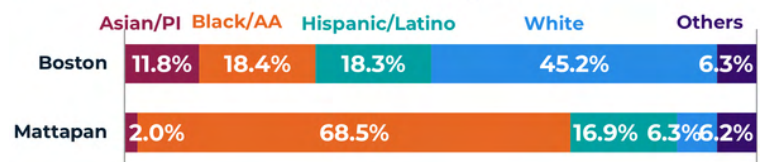
37.9% of Mattapan residents were foreign born in 2025, compared to 27.3% citywide.



36.4% spoke a language other than English at home and French, Haitian, or Cajun and Spanish were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Mattapan Population by Race/Ethnicity, 2025



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

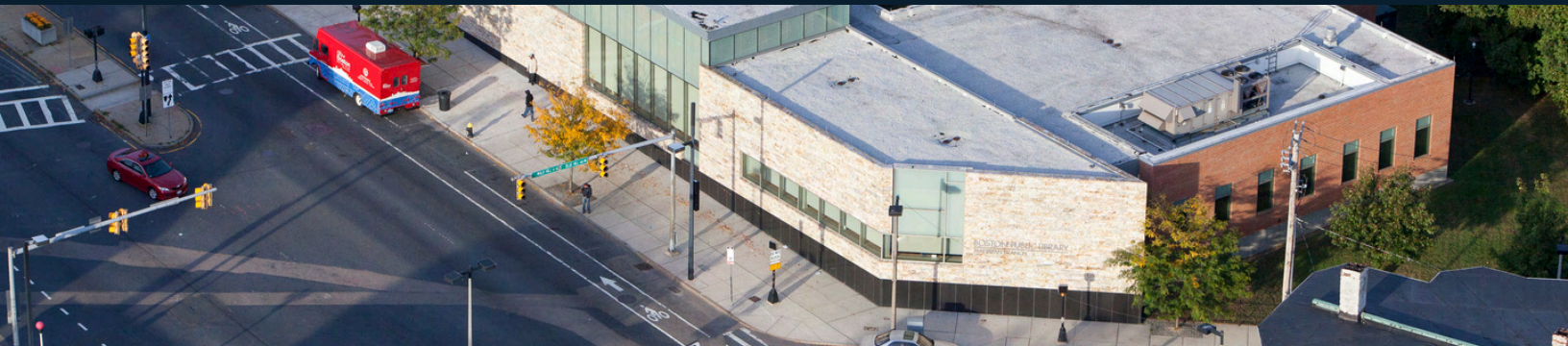
- In 2025, Mattapan had a larger Black or African American population relative to Boston citywide.

EDUCATION

- 25.4%** of Mattapan residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 7.2%** of Mattapan residents were enrolled in college or university.

HOUSEHOLDS

- Of Mattapan's **9,173** households:
 - 68.5%** family households
 - 24.5%** one-person households
 - 7.0%** non-family households with 2+ people
- 34.0%** of households include children under 18.
- 44.6%** of households include older adults aged 60+.



ECONOMY



PLACE

JOBS

- In 2023, Mattapan had **2,922** payroll jobs, making up 0.4% of Boston's payroll jobs.
 - 37.1%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 17.0%** were in the Retail Trade industry.

LABOR FORCE

- 10.3%** of Mattapan payroll workers live and work in Mattapan.
- 14.6%** of Mattapan resident workers report working primarily from home.

INCOME

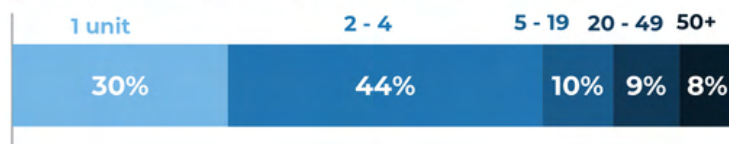
- In 2025, Mattapan's median household income was **\$72,449**, lower than Boston's of \$94,438.

SPENDING

- Mattapan's 2025 total in-person consumer spending was **17.4%** above 2019 levels and **3.7%** above 2024 levels.
- Mattapan's restaurant spending is up **55%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Mattapan Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **9,863** housing units in Mattapan:



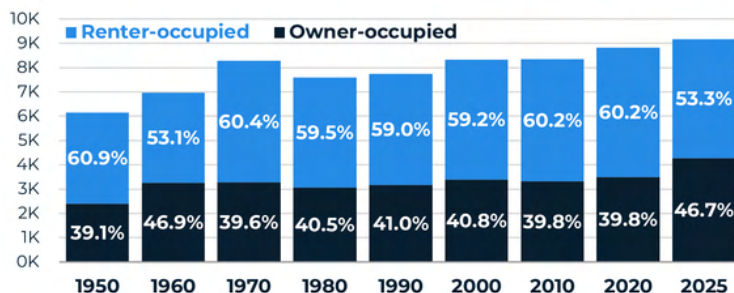
- 16.7%** 0-1 bedrooms
- 33.2%** 2 bedrooms
- 50.1%** 3+ bedrooms

RENTERS AND OWNERS

- 53.3%** 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 **\$2,775** in Mattapan and \$3,200 citywide.

MATTAPAN OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES

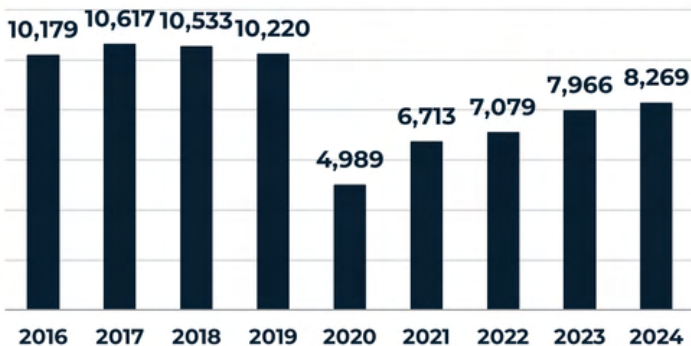
 **25.0%** of Mattapan households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - 56.6%** of Mattapan resident workers drove or carpoled, **23.6%** took public transit, **2.5%** walked, and **2.7%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Mattapan was **80.9%** of its level in Fall 2019.

DAILY BUS BOARDINGS IN MATTAPAN ON WEEKDAY

Total Bus Riderships in Mattapan Bus Stops, Fall 2016 - Fall 2024

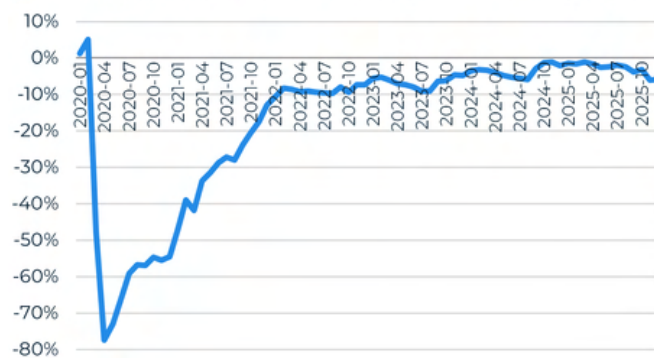


VISITS

- Monthly visits to Mattapan 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 Mattapan were down 3.7% from their level in 2019.
- Visits in 2025 were 2.9% lower than in 2019.

MONTHLY VISITS* TO MATTAPAN COMPARED TO 2019

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



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

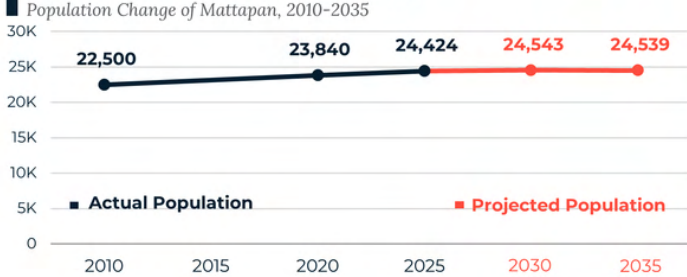


TRENDS

POPULATION GROWTH

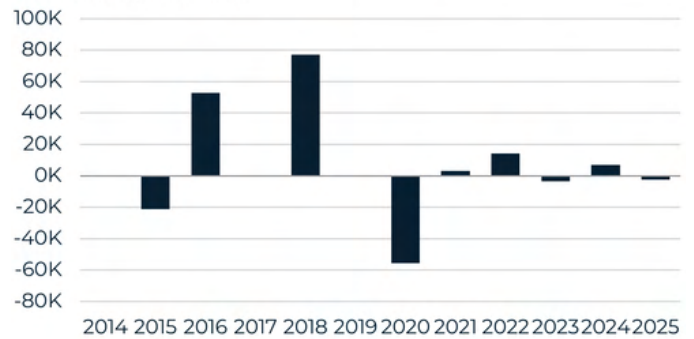
- Between 2010 and 2025, Mattapan's population grew by **0.5%** per year.
- Growth is projected to slow to **~0.0%** per year through 2035.

MATTAPAN POPULATION CHANGE



NON-RESIDENTIAL COMPLETION PERMITS

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

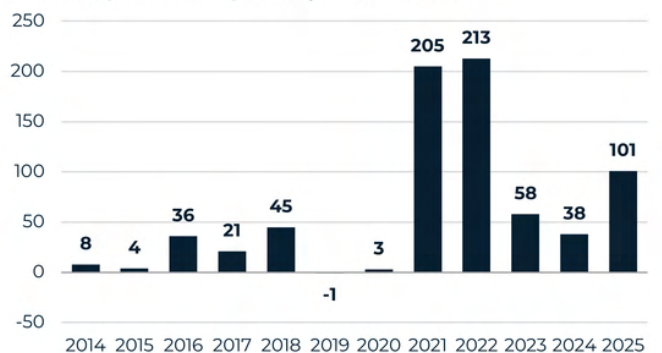


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **37,337** net new square feet of non-residential was removed.
 - **618** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Mattapan, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, Mission Hill had **19,000** residents, representing **2.7%** of Boston's population.

AGE

- In 2025, **6 in 10** Mission Hill residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Mission Hill Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Mission Hill	8.2%	61.7%	15.8%	14.3%

DIVERSITY



30.1% of Mission Hill residents were foreign born in 2025, compared to 27.3% citywide.



42.9% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Mission Hill Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Mission Hill	24.8%	13.3%	18.3%	39.1%	4.5%

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

- In 2025, Mission Hill had a larger Asian or Pacific Islander population relative to Boston citywide.

EDUCATION

- 47.1%** of Mission Hill residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 33.5%** of Mission Hill residents were enrolled in college or university.
- 1,860** Mission Hill students lived in dorms in 2020.

HOUSEHOLDS

- Of Mission Hill's **6,914** households:
 - 31.2%** family households
 - 40.7%** one-person households
 - 28.1%** non-family households with 2+ people



ECONOMY

PLACE

JOBS

- In 2023, Mission Hill had **52,595** payroll jobs, making up 7.3% of Boston's payroll jobs.
 - 66.9%** of payroll jobs were in the Healthcare and Social Assistance industry.
 - 17.3%** were in the Educational Services industry.

LABOR FORCE

- 1.6%** of Mission Hill payroll workers live and work in Mission Hill.
- 13.3%** of Mission Hill resident workers report working primarily from home.

INCOME

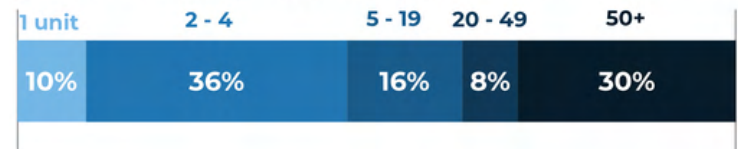
- In 2025, Mission Hill's median household income was **\$59,018**, lower than Boston's of \$94,438.

SPENDING

- Mission Hill's 2025 total in-person consumer spending was **3.8%** above 2019 levels but **15.1%** below 2024 levels.
- Mission Hill's restaurant spending was down **6.6%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Mission Hill Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **7,195** housing units in Mission Hill:
 - 43.6%** 0-1 bedrooms
 - 27.1%** 2 bedrooms
 - 29.3%** 3+ bedrooms

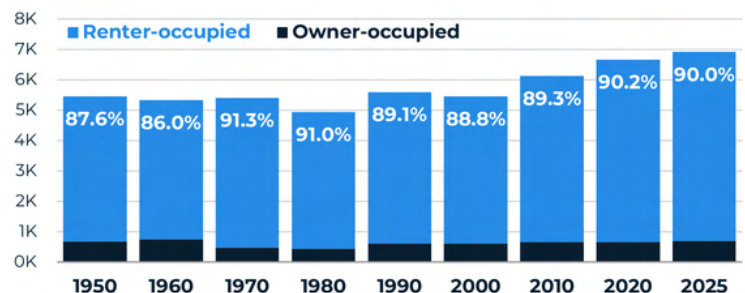


RENTERS AND OWNERS

- 90.0%** 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 **\$3,200** in Mission Hill and \$3,200 citywide.

MISSION HILL OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

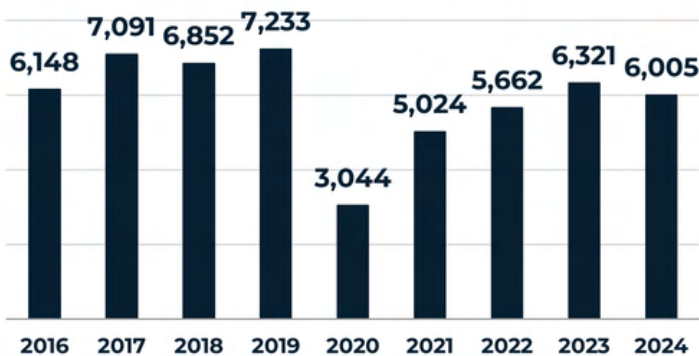
VEHICLES

 **53.0%** of Mission Hill households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **33.4%** of Mission Hill resident workers walked, **27.9%** took public transit, **19.8%** drove or carpooled, and **5.6%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Mission Hill was **83.0%** of its level in Fall 2019.

DAILY BUS BOARDINGS IN MISSION HILL ON WEEKDAYS
Average Weekday Boardings at Mission Hill Bus Stops, Fall 2016 - Fall 2024



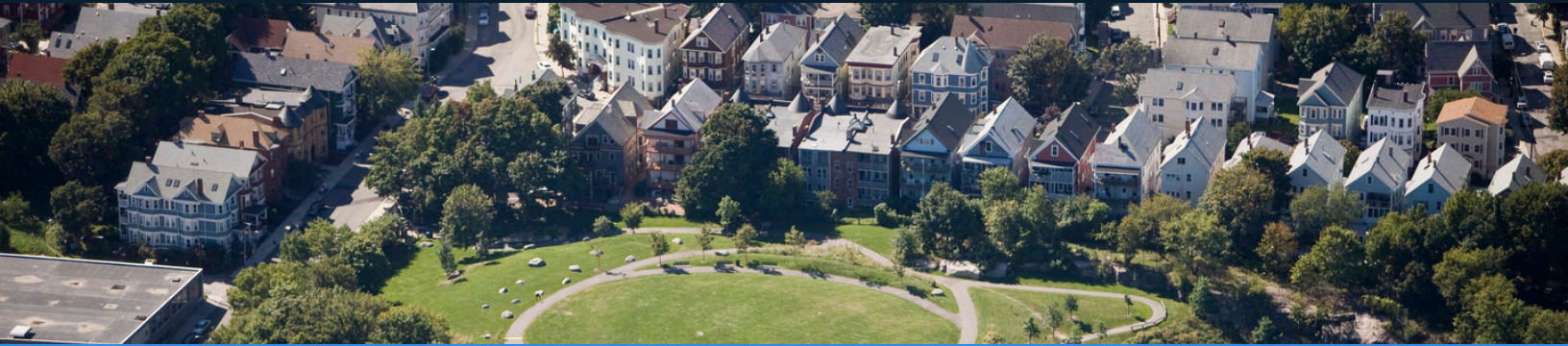
FOOT TRAFFIC

- Monthly visits to Mission Hill 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 Mission Hill were down 3.7% from their level in 2019.
- Visits in 2025 were 3.0% lower than in 2019.

MONTHLY VISITS* TO MISSION HILL COMPARED TO 2019
Visits* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



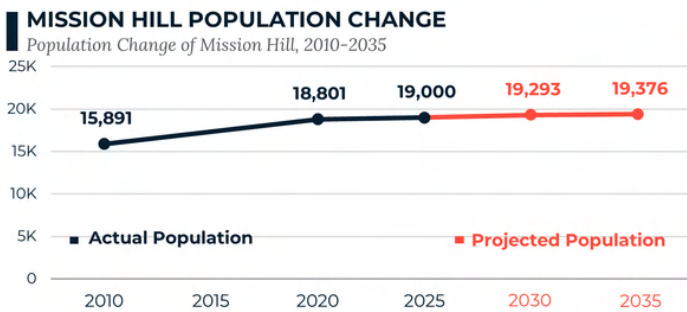
*Visits are defined as crossings from outside to inside Mission Hill boundaries. Event-related visitation peaks are not included.



TRENDS

POPULATION GROWTH

- Between 2010 and 2025, Mission Hill's population grew by **1.2%** per year.
- Growth is projected to slow to **~0.2%** per year through 2035.

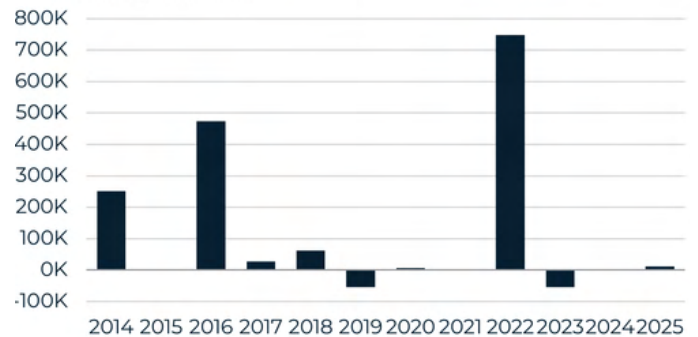


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **714,663** net new square feet of non-residential was completed.
 - **288** net new units of housing were completed.

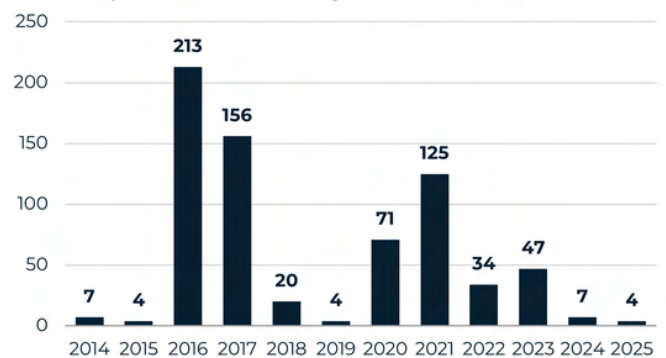
NON-RESIDENTIAL COMPLETION PERMITS

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



TOTAL HOUSING UNITS COMPLETED

Units completed in Mission Hill, net of demolitions 2014-2025



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PEOPLE

POPULATION

- In 2025, North End had **10,635** residents, representing **1.5%** of Boston's population.

AGE

- In 2025, over **half** of North End residents were aged 18-34, compared to less than 42.2% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and North End Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
North End	4.1%	56.0%	22.5%	17.4%

DIVERSITY



10.9% of North End residents were foreign born in 2025, compared to 27.3% citywide.



15.9% spoke a language other than English at home and Spanish and French, Haitian, or Cajun were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and North 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%
North End	1.3%	4.1%	4.8%	86.2%	3.5%

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

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

EDUCATION

- 80.4%** of North End residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 9.3%** of North End residents were enrolled in college or university.

HOUSEHOLDS

- Of North End's **6,286** households:
 - 19.4%** family households
 - 50.1%** one-person households
 - 30.5%** non-family households with 2+ people
- 4.6%** of households include children under 18.
- 19.1%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, North End had **4,513** payroll jobs, making up 0.6% of Boston's payroll jobs.
 - 43.8%** of payroll jobs were in the Accommodation and Food Services industry.
 - 10.3%** were in the Professional, Scientific, and Technical Services industry.

LABOR FORCE

- 6.9%** of North End payroll workers live and work in North End.
- 25.6%** of North End resident workers report working primarily from home.

INCOME

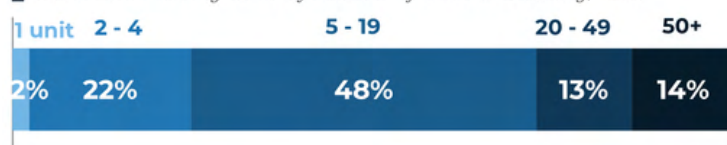
- In 2025, North End's median household income was **\$114,005**, higher than Boston's of \$94,438.

SPENDING

- North End's 2025 in-person consumer spending was **18.9%** above 2019 levels but **2.4%** below 2024 levels.
- The North End captured **7.5%** of 2025 citywide restaurant spending.

HOUSING UNITS BY STRUCTURE TYPE

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



HOUSING

- Of the **6,885** housing units in North End:



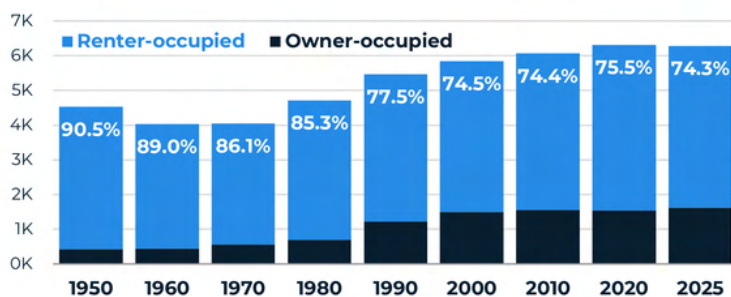
- 49.9%** 0-1 bedrooms
- 37.2%** 2 bedrooms
- 12.9%** 3+ bedrooms

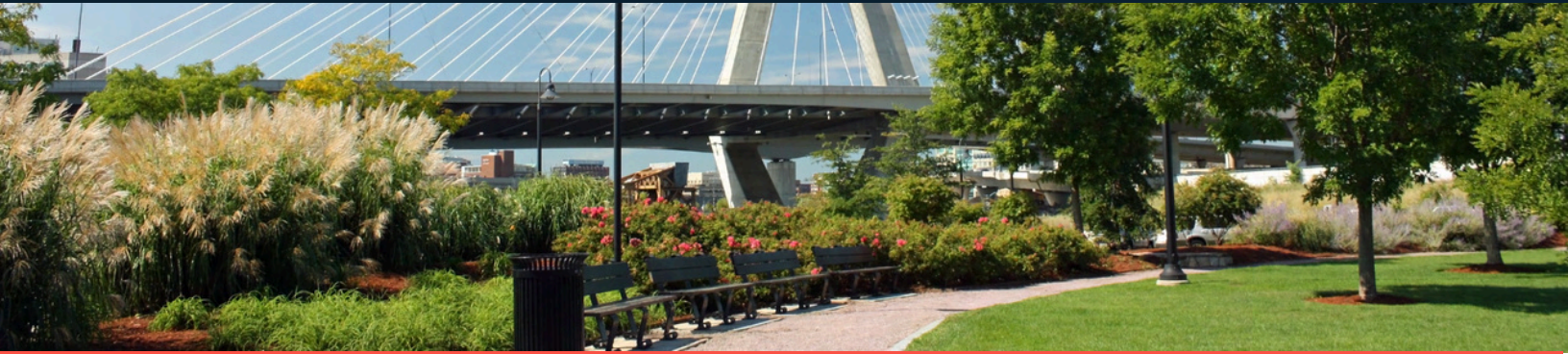
RENTERS AND OWNERS

- 74.3%** 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 **\$3,500** in North End and \$3,200 citywide.

NORTH END OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



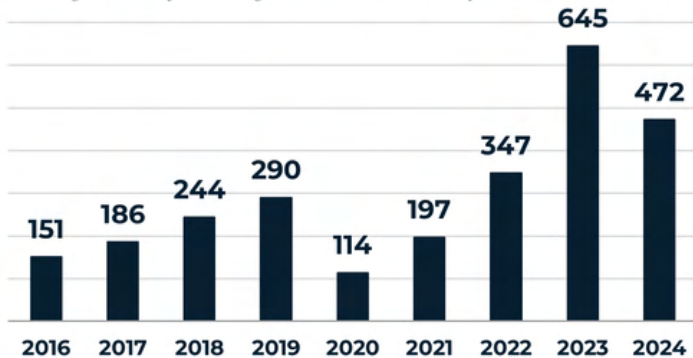
56.4% of North End households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **41.5%** of North End resident workers walked, **15.8%** took public transit, **13.2%** drove or carpooled, and **3.8%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in North End was **162.8%** of its level in Fall 2019.

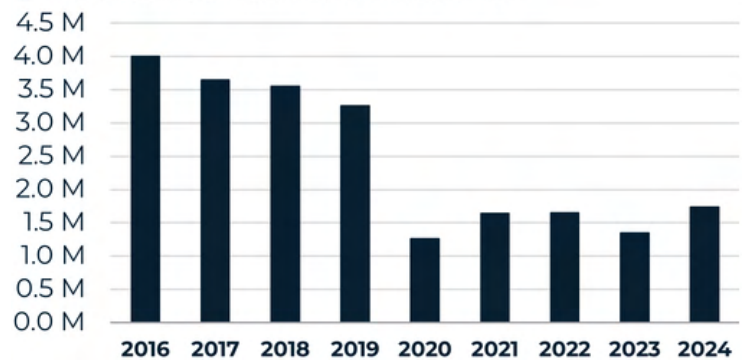
DAILY BUS BOARDINGS IN NORTH END ON WEEKDAYS

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



RAPID TRANSIT* RIDERSHIP IN NORTH END

Total Gated Station Validations, North End 2016-2024



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

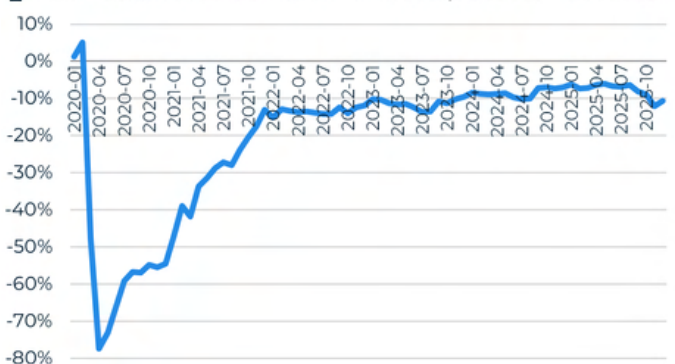
- In 2024, gated MBTA light rail validations were **53.2%** of their level in 2019.

VISITS

- In 2024, visits to North End were down 8.5% from their level in 2019.
- Visits in 2025 were 7.7% lower than in 2019.

MONTHLY VISITS* TO NORTH END COMPARED TO 2019

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



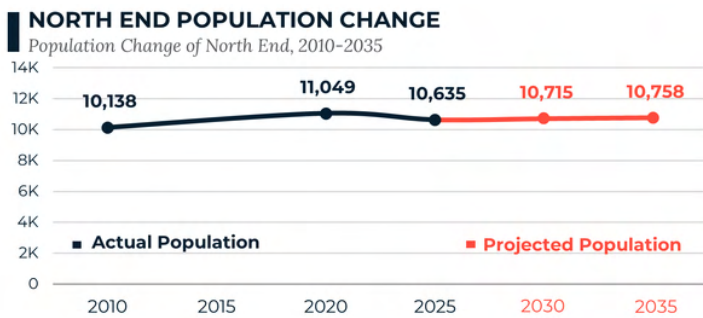
*Visits are defined as crossings from outside to inside North End boundaries. Event-related visitation peaks are not included.



TRENDS

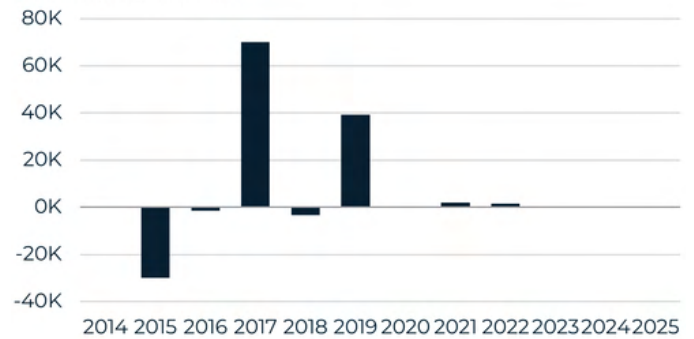
POPULATION GROWTH

- Between 2010 and 2025, North End's population grew by **0.3%** per year.
- Growth is projected to slow to **~0.1%** per year through 2035.



NON-RESIDENTIAL COMPLETION PERMITS

Non-residential square footage completed in the North End, net of demolitions, 2011-2024

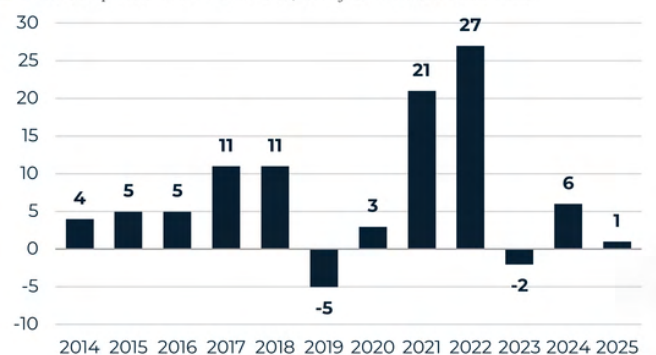


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **3,600** net new square feet of non-residential was completed.
 - **56** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in the North End, net of demolitions 2014-2025

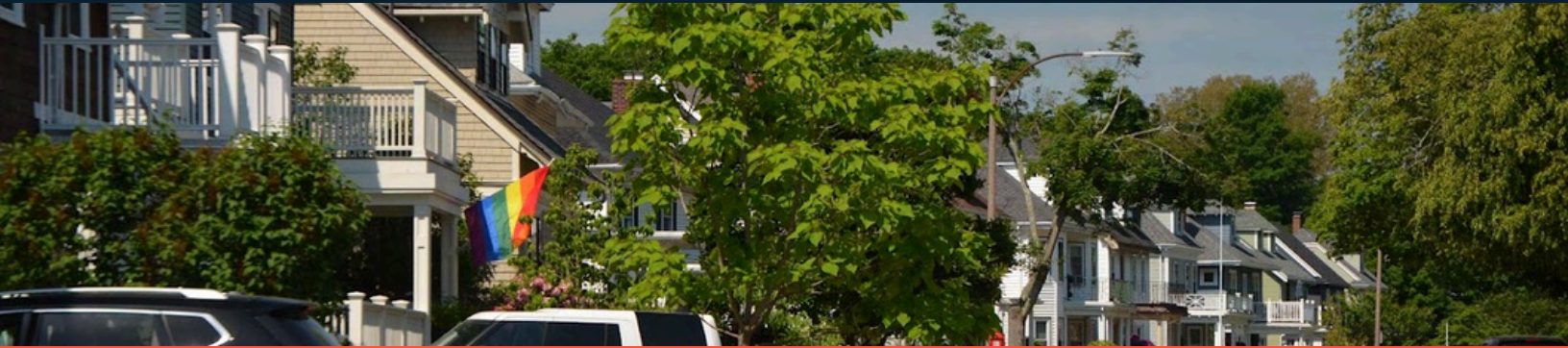


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PEOPLE

POPULATION

- In 2025, Roslindale had **29,378** residents, representing **4.1%** of Boston's population.

AGE

- In 2025, **1 in 3** Roslindale residents were aged 35-59, compared to less than 27% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Roslindale Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Roslindale	17.9%	23.4%	33.2%	25.6%

DIVERSITY



24.7% of Roslindale residents were foreign born in 2025, compared to 27.3% citywide.



31.7% spoke a language other than English at home and Spanish and French, Haitian, or Cajun were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Roslindale Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Roslindale	3.3%	19.6%	24.3%	47.7%	5.1%

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

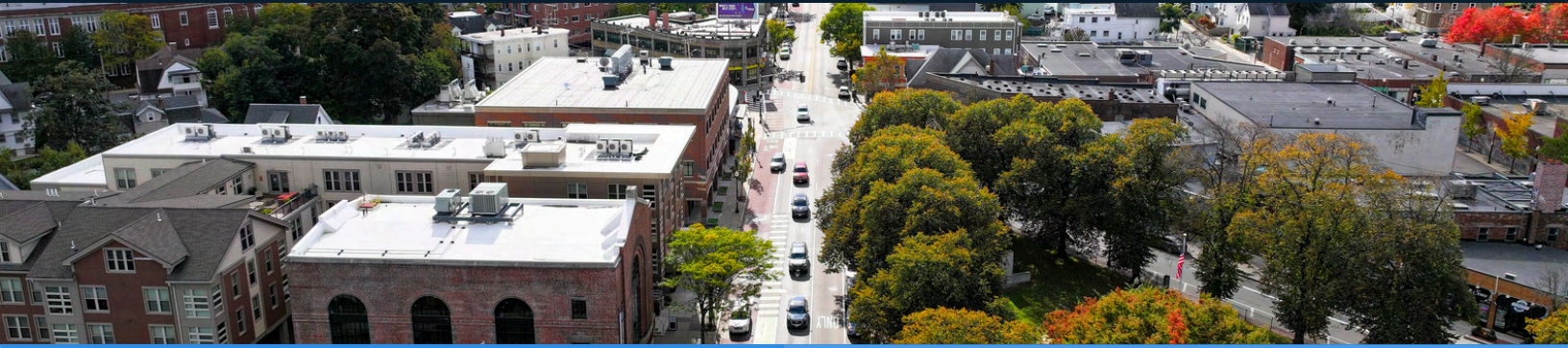
- In 2025, Roslindale had larger Black or African American, Hispanic or Latino, and White populations relative to Boston citywide.

EDUCATION

- 52.3%** of Roslindale residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 5.5%** of Roslindale residents were enrolled in college or university.

HOUSEHOLDS

- Of Roslindale's **11,869** households:
 - 62.5%** family households
 - 28.3%** one-person households
 - 9.2%** non-family households with 2+ people
- 29.6%** of households include children under 18.
- 36.5%** of households include older adults aged 60+.



ECONOMY

PLACE

JOBS

- In 2023, Roslindale had **5,815** payroll jobs, making up 0.8% of Boston's payroll jobs.
 - 40.0%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 14.9%** were in Professional, Scientific, and Technical Services.

LABOR FORCE

- 10.9%** of Roslindale payroll workers live and work in Roslindale.
- 19.8%** of Roslindale resident workers report working primarily from home.

INCOME

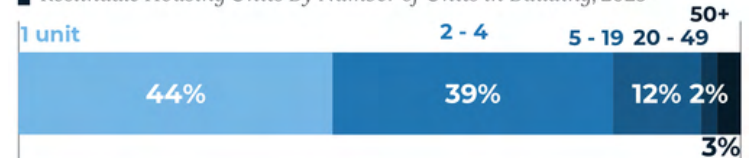
- In 2025, Roslindale's median household income was **\$113,267**, higher than Boston's of \$94,438.

SPENDING

- Roslindale's 2025 total in-person consumer spending was **24.3%** above 2019 levels but **0.6%** below 2024 levels.
- Roslindale grocery spending was up **71.1%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Roslindale Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **12,573** housing units in Roslindale:



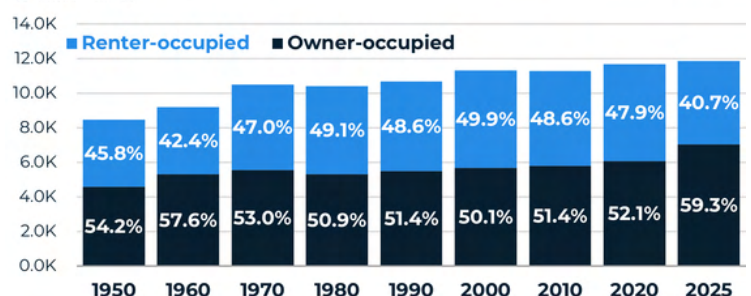
- 12.5%** 0-1 bedrooms
- 37.2%** 2 bedrooms
- 50.3%** 3+ bedrooms

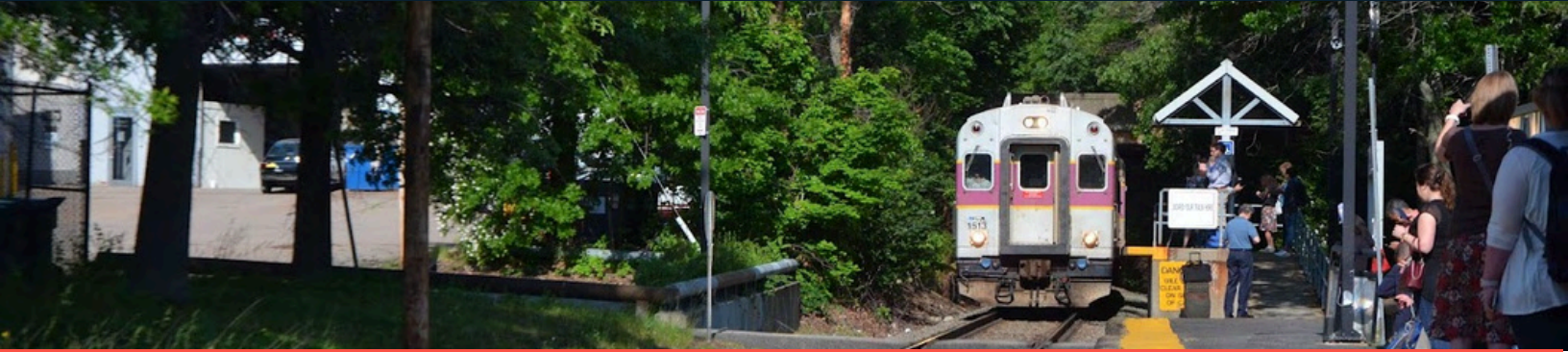
RENTERS AND OWNERS

- 40.7%** 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 **\$2,945** in Roslindale and \$3,200 citywide.

ROSLINDALE OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES

 **13.4%** of Roslindale households had 0 vehicles.

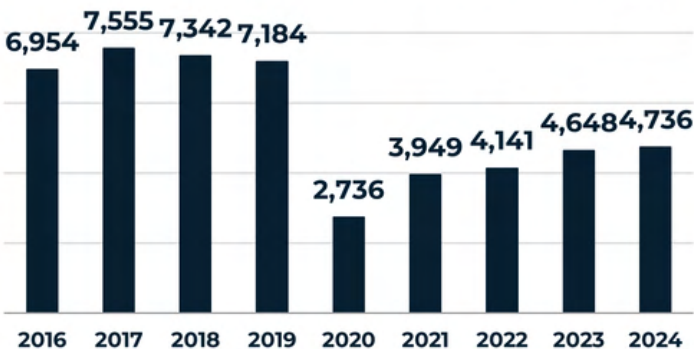
TRANSPORTATION

- In 2025, to get to work:
 - **54.7%** of Roslindale resident workers drove or carpoled, **18.8%** took public transit, **3.2%** walked, and **3.4%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Roslindale was **65.9%** of its level in Fall 2019.

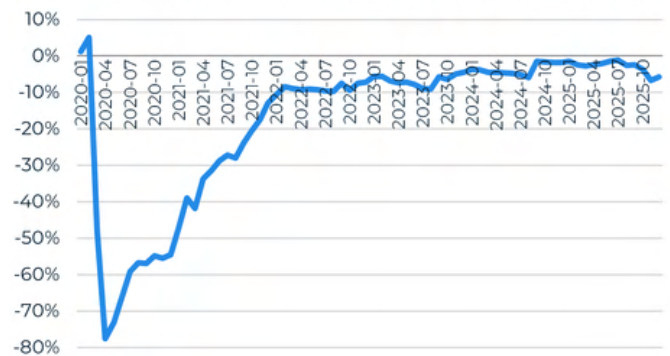
VISITS

- Monthly visits to Roslindale 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 Roslindale were down 3.7% from their level in 2019.
- Visits in 2025 were 2.8% lower than in 2019.

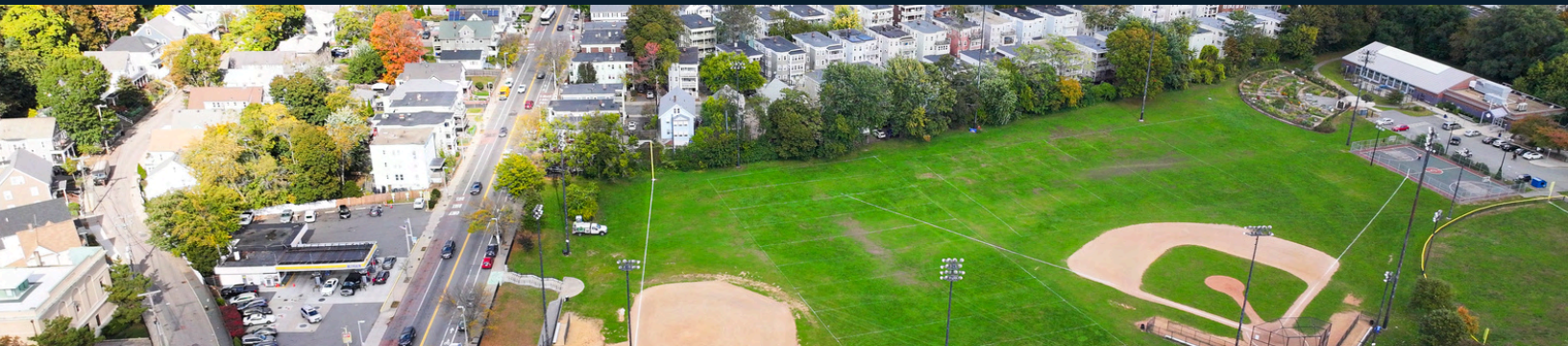
DAILY BUS BOARDINGS IN ROSLINDALE ON WEEKDAYS
Average Weekday Boardings at Roslindale Bus Stops, Fall 2016 - Fall 2024



MONTHLY VISITS* TO ROSLINDALE COMPARED TO 2019
Visits* Relative to the Same Month in 2019, Jan 2020 - Dec 2025



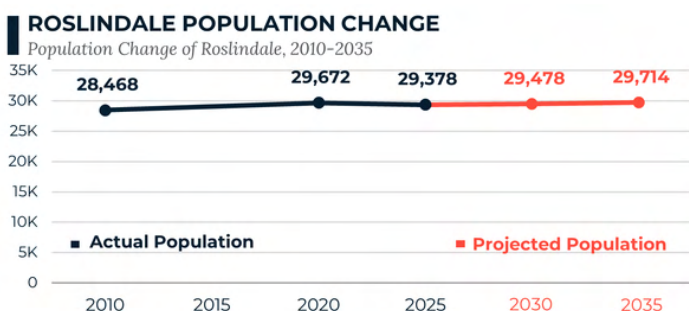
*Visits are defined as crossings from outside to inside Roslindale boundaries. Event-related visitation peaks are not included.



TRENDS

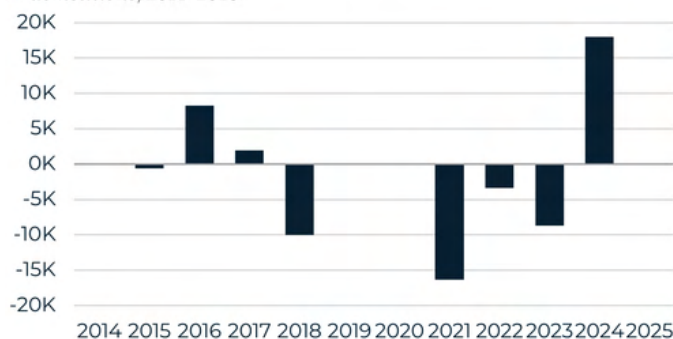
POPULATION GROWTH

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



NON-RESIDENTIAL COMPLETION PERMITS

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

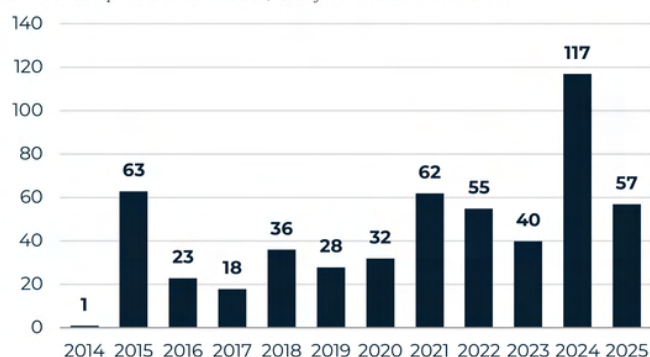


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **10,329** net new square feet of non-residential was removed.
 - **363** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Roslindale, net of demolitions 2014-2025



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- www.bostonplans.org/research/exploring-neighborhood-change

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PEOPLE

POPULATION

- In 2025, Roxbury had **56,800** residents, representing **7.9%** of Boston's population.

AGE

- In 2025, **36.1%** Roxbury residents were aged 18-34, compared to 42% of Boston residents citywide.

AGE GROUP DISTRIBUTION

Boston and Roxbury Population by Age Group, 2025

	0 - 17	18 - 34	35 - 59	60+
Boston	13.2%	42.2%	26.5%	18.1%
Roxbury	18.6%	36.1%	27.0%	18.3%

DIVERSITY



26.4% of Roxbury residents were foreign born in 2025, compared to 27.3% citywide.



41.9% spoke a language other than English at home and Spanish and French, Haitian, or Cajun were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and Roxbury Population by Race/Ethnicity, 2025

	Asian/PI	Black/AA	Hispanic/Latino	White	Others
Boston	11.8%	18.4%	18.3%	45.2%	6.3%
Roxbury	6.3%	41.1%	30.0%	13.6%	8.9%

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

- In 2025, Roxbury had larger Black/African American and Hispanic/Latino populations relative to Boston citywide.

EDUCATION

- 27.8%** of Roxbury residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 17.2%** of Roxbury residents were enrolled in college or university.
- 3,119** Roxbury students lived in dorms in 2020.

HOUSEHOLDS

- Of Roxbury's **20,747** households:
 - 49.1%** family households
 - 40.0%** one-person households
 - 10.9%** non-family households with 2+ people



ECONOMY

PLACE

JOBS

- In 2023, Roxbury had **39,806** payroll jobs, making up 5.5% of Boston's payroll jobs.
 - 34.5%** of payroll jobs were in the Educational Services industry.
 - 30.5%** were in the Health Care and Social Assistance industry.

LABOR FORCE

- 6.6%** of Roxbury payroll workers live and work in Roxbury.
- 8.9%** of Roxbury resident workers report working primarily from home.

INCOME

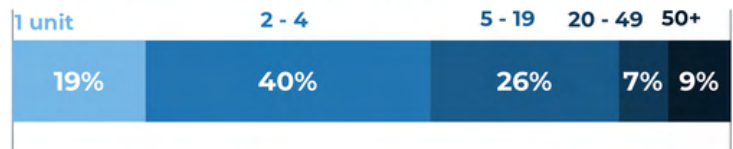
- In 2025, Roxbury's median household income was **\$41,966**, lower than Boston's of \$94,438.

SPENDING

- Roxbury's 2025 in-person consumer spending was **36.3%** above 2019 levels and **7.4%** above 2024 levels.
- Roxbury grocery spending is up **19.3%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

Roxbury Housing Units By Number of Units in Building, 2025



HOUSING

- Of the **22,502** housing units in Roxbury:



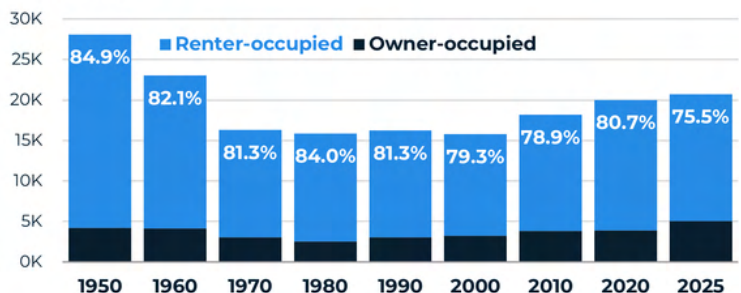
- 29.2%** 0-1 bedrooms
- 32.7%** 2 bedrooms
- 38.1%** 3+ bedrooms

RENTERS AND OWNERS

- 75.5%** 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 **\$3,300** in Roxbury and \$3,200 citywide.

ROXBURY OCCUPIED HOUSING UNITS BY TENURE

1950 - 2025





MOBILITY

VEHICLES



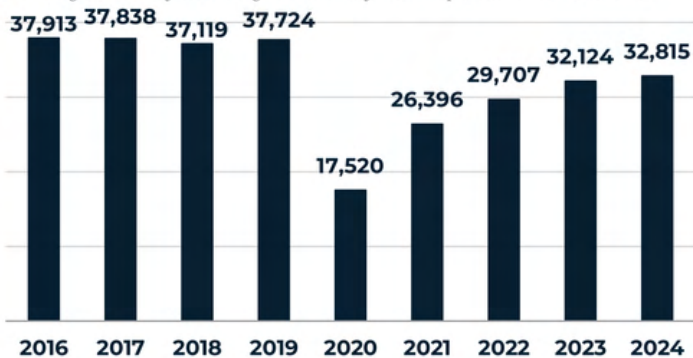
43.5% of Roxbury households had 0 vehicles.

TRANSPORTATION

- In 2025, to get to work:
 - **43.2%** of Roxbury resident workers drove or carpoled, **31.6%** took public transit, **10.1%** walked, and **6.1%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in Roxbury was **87.0%** of its level in Fall 2019.

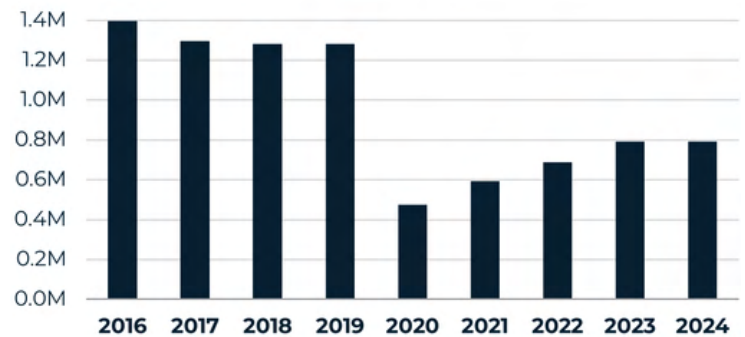
DAILY BUS BOARDINGS IN ROXBURY ON WEEKDAYS

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



RAPID TRANSIT* RIDERSHIP IN ROXBURY

Total Gated Station Validations, Roxbury 2016 - 2024



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

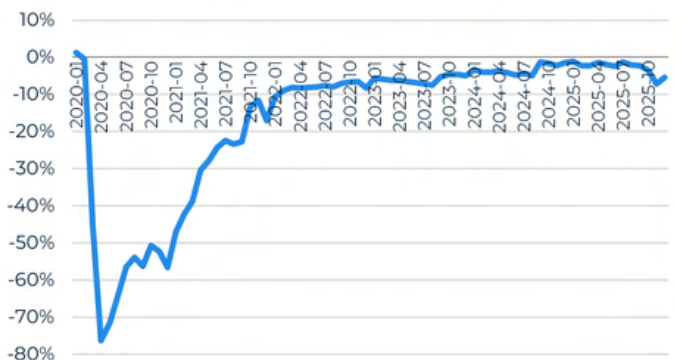
- In 2024, gated MBTA light rail validations were **61.7%** of their level in 2019.

VISITS

- In 2024, visits to Roxbury were down 3.3% from their level in 2019.
- Visits in 2025 were 2.7% lower than in 2019.

MONTHLY VISITS* TO ROXBURY COMPARED TO 2019

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



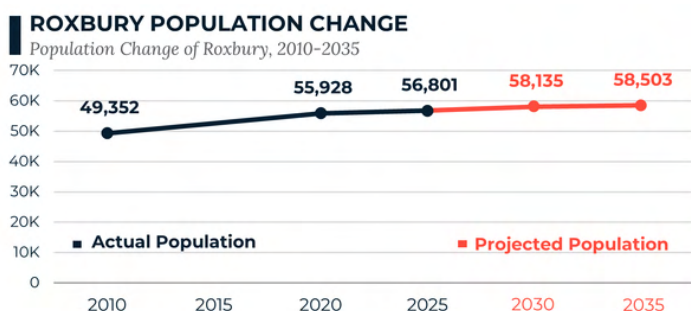
*Visits are defined as crossings from outside to inside Roxbury boundaries. Event-related visitation peaks are not included.



TRENDS

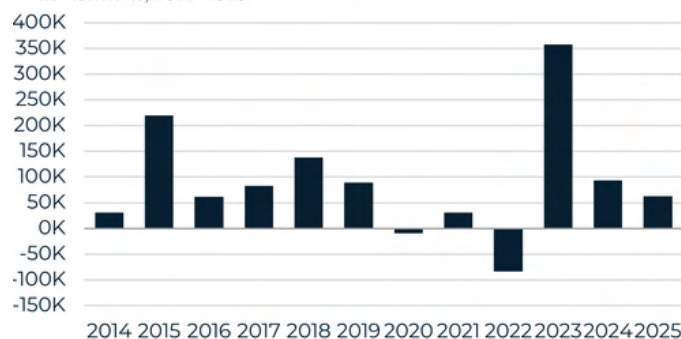
POPULATION GROWTH

- Between 2010 and 2025, Roxbury's population grew by **0.9%** per year.
- Growth is project to slow to **~0.3%** per year through 2035.



NON-RESIDENTIAL COMPLETION PERMITS

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

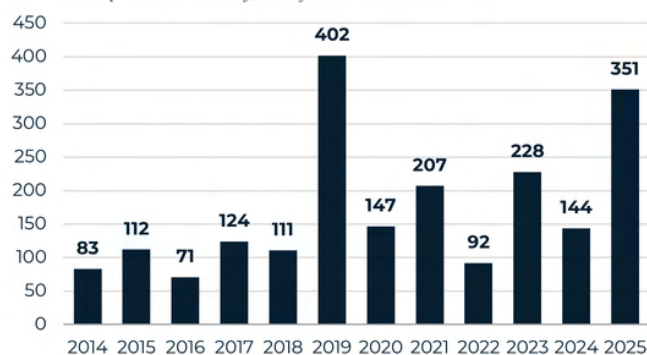


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **451,866** net new square feet of non-residential was completed.
 - **1,169** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in Roxbury, net of demolitions 2014-2025



LEARN MORE

Learn more about Boston's neighborhoods with the Research Division's interactive tools:

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- www.bostonplans.org/research/exploring-neighborhood-change

For more resources, including reports, interactive tools, and more, scan the QR Code!





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

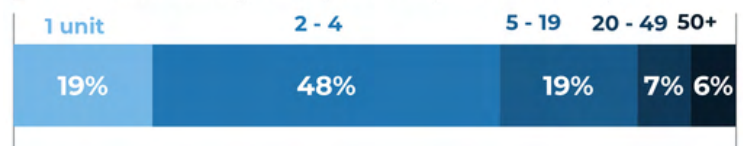
- In 2025, South Boston's median household income was **\$159,631**, higher than Boston's of \$94,438.

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:



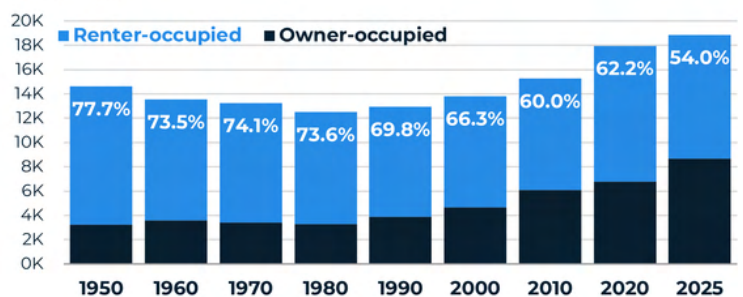
- 25.4%** 0-1 bedrooms
- 44.6%** 2 bedrooms
- 30.0%** 3+ bedrooms

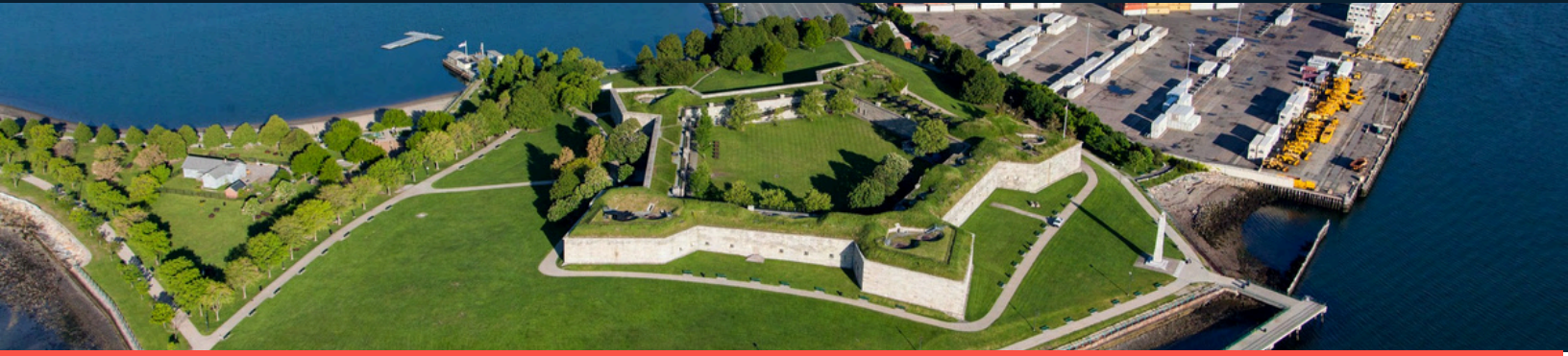
RENTERS AND OWNERS

- 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



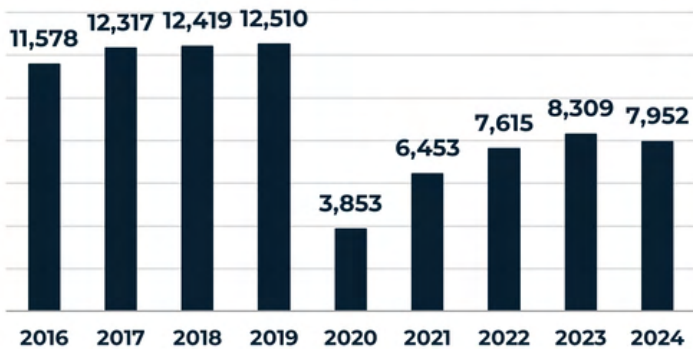
27.1% of South Boston households had 0 vehicles.

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.

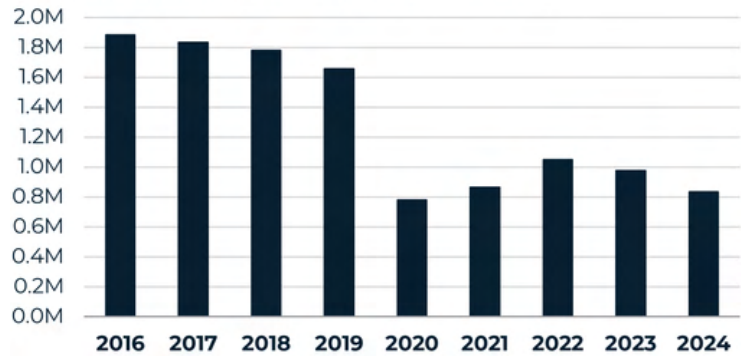
DAILY BUS BOARDINGS IN SOUTH BOSTON ON WEEKDAYS

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.

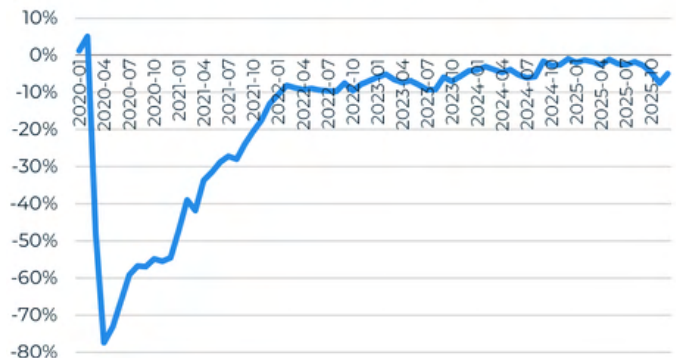
- In 2024, gated MBTA light rail validations were **50.3%** of their level in 2019.

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



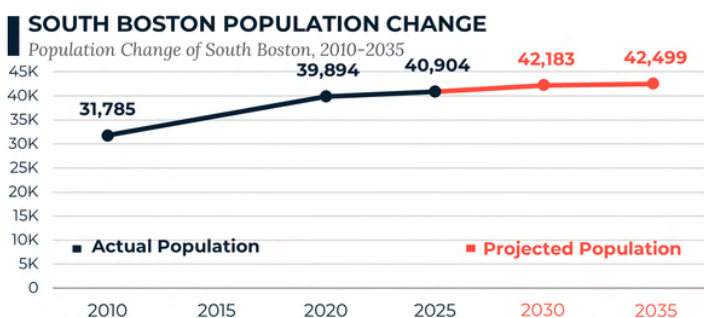
*Visits are defined as crossings from outside to inside South Boston boundaries. Event-related visitation peaks are not included.



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.

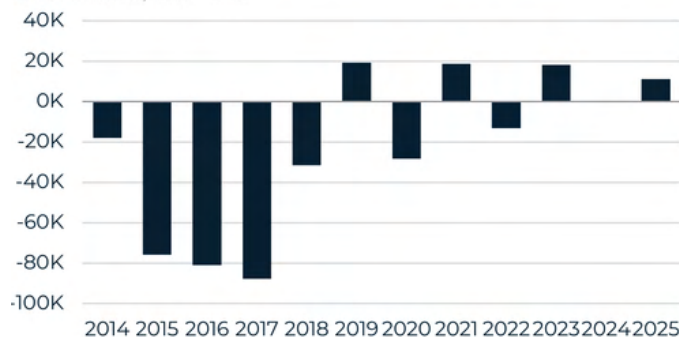


REAL ESTATE DEVELOPMENT

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

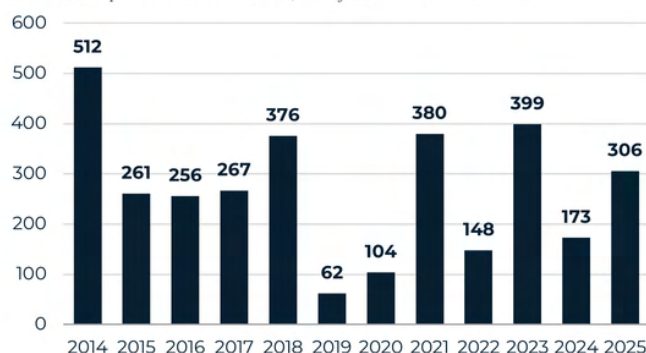
NON-RESIDENTIAL COMPLETION PERMITS

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

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- www.bostonplans.org/research/exploring-neighborhood-change

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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

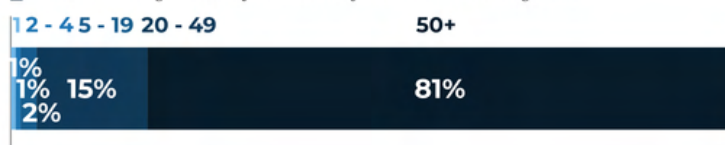
- In 2025, South Boston Waterfront's median household income was **\$190,028**, higher than Boston's of \$94,438.

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

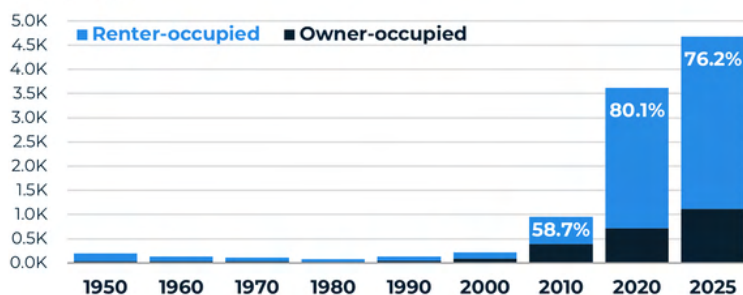


RENTERS AND OWNERS

- 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



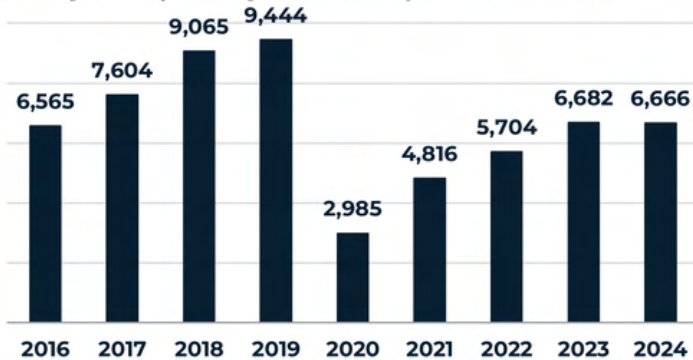
43.5% of South Boston Waterfront households had 0 vehicles.

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.

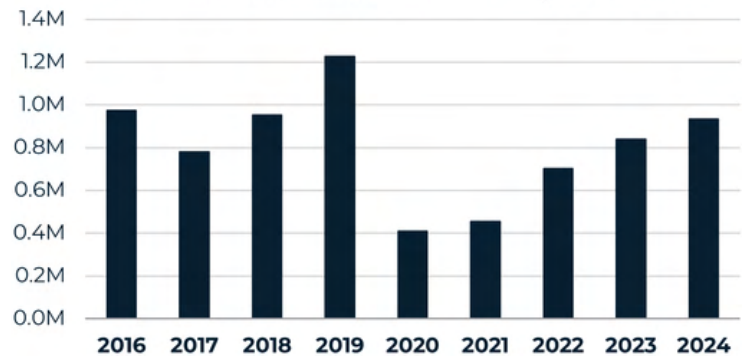
DAILY BUS BOARDINGS IN SBW ON WEEKDAYS

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.

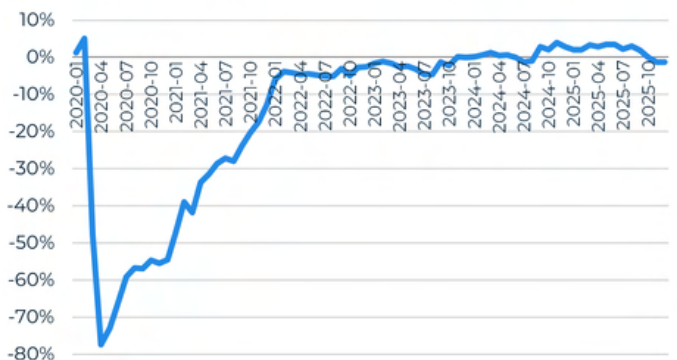
- In 2024, gated MBTA light rail validations were **24.0%** lower than their level in 2019.

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.



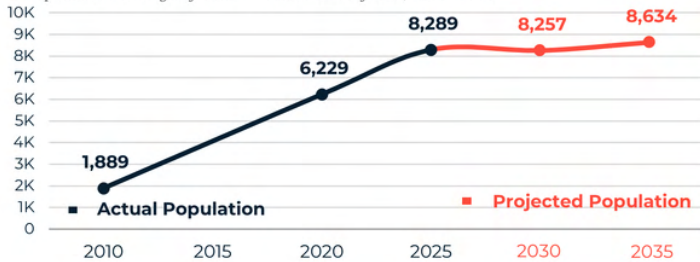
TRENDS

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.

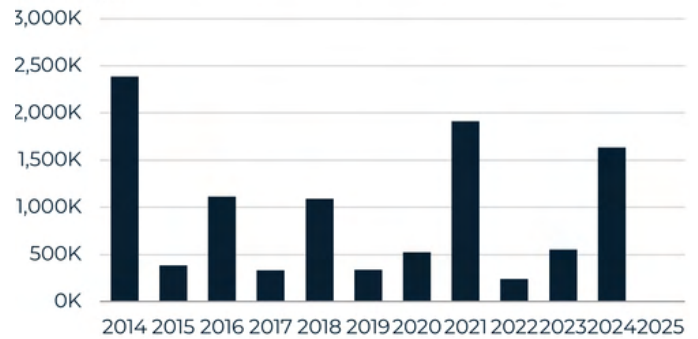
SOUTH BOSTON WATERFRONT POPULATION CHANGE

Population Change of South Boston Waterfront, 2010-2035



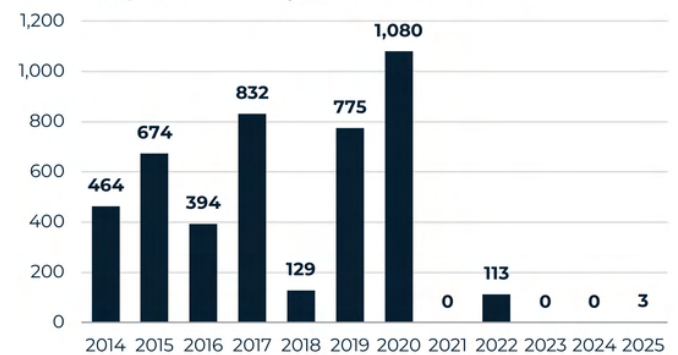
NON-RESIDENTIAL COMPLETION PERMITS

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



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.

LEARN MORE

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- www.bostonplans.org/research/exploring-neighborhood-change

For more resources, including reports, interactive tools, and more, scan the QR Code!





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

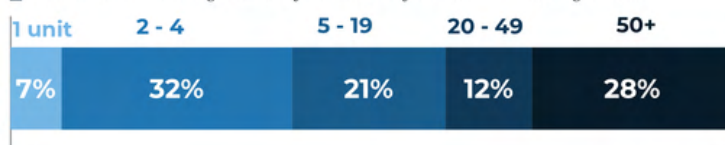
- South End's 2025 in-person consumer spending was **10.8%** below 2019 levels but **2.6%** above 2024 levels.
- South End restaurant spending was down **18.9%** from 2019.



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:



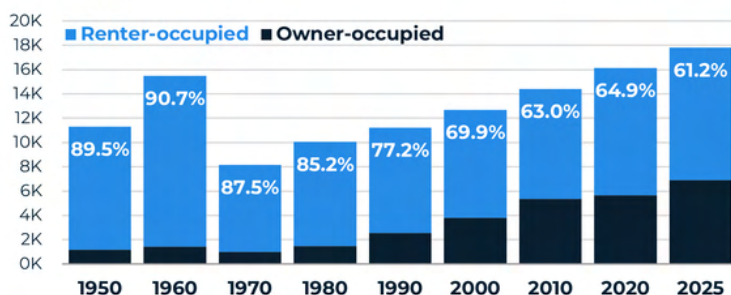
- 47.3%** 0-1 bedrooms
- 36.8%** 2 bedrooms
- 15.9%** 3+ bedrooms

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



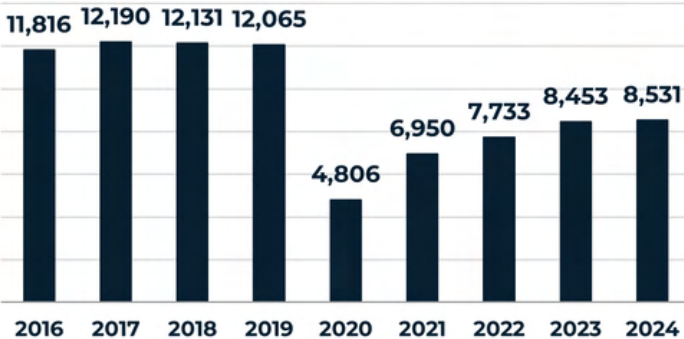
37.6% of South End households had 0 vehicles.

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.

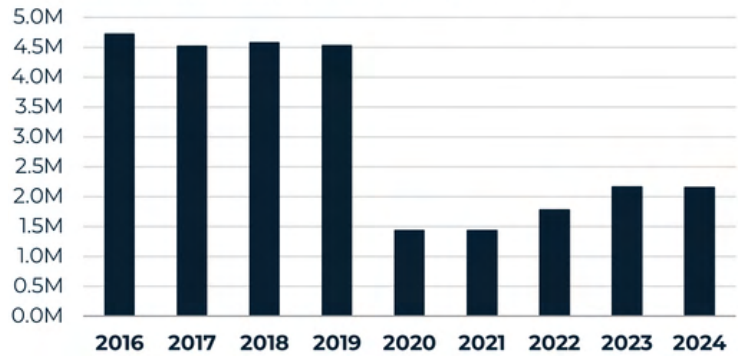
DAILY BUS BOARDINGS IN SOUTH END ON WEEKDAYS

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.

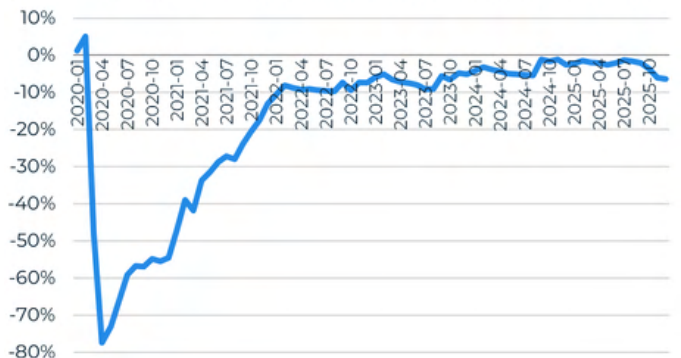
- In 2024, gated MBTA light rail validations were **47.6%** of their level in 2019.

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



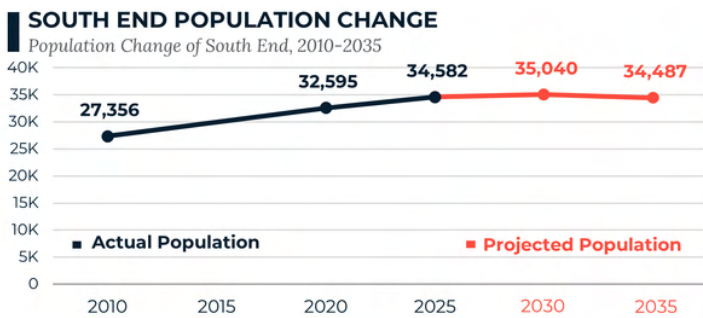
*Visits are defined as crossings from outside to inside South End boundaries. Event-related visitation peaks are not included.



TRENDS

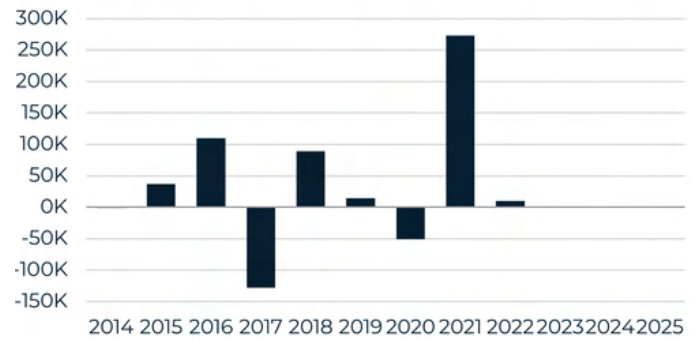
POPULATION GROWTH

- 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.



NON-RESIDENTIAL COMPLETION PERMITS

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

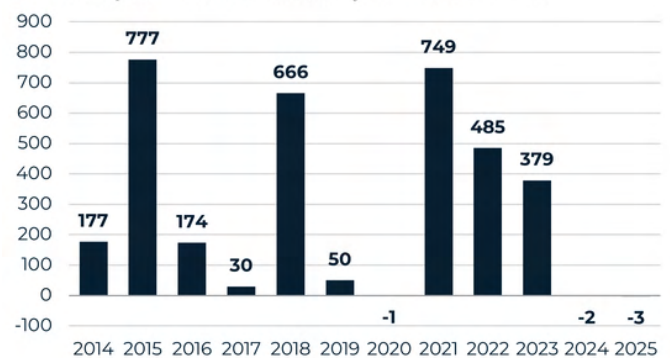


REAL ESTATE DEVELOPMENT

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

TOTAL HOUSING UNITS COMPLETED

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



LEARN MORE

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PEOPLE

POPULATION

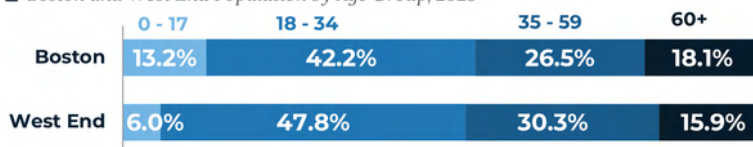
- In 2025, West End had **9,306** residents, representing **1.3%** of Boston's population.

AGE

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

AGE GROUP DISTRIBUTION

Boston and West End Population by Age Group, 2025



DIVERSITY



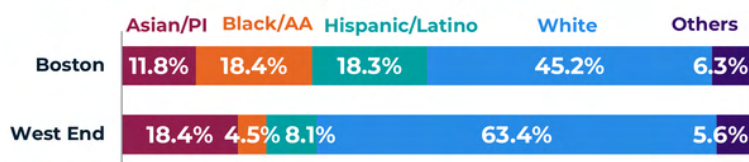
26.0% of West End residents were foreign born in 2025, compared to 27.3% citywide.



32.2% spoke a language other than English at home and Spanish and Chinese were the languages most commonly spoken.

RACE/ETHNICITY DISTRIBUTION

Boston and West End Population by Race/Ethnicity, 2025



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

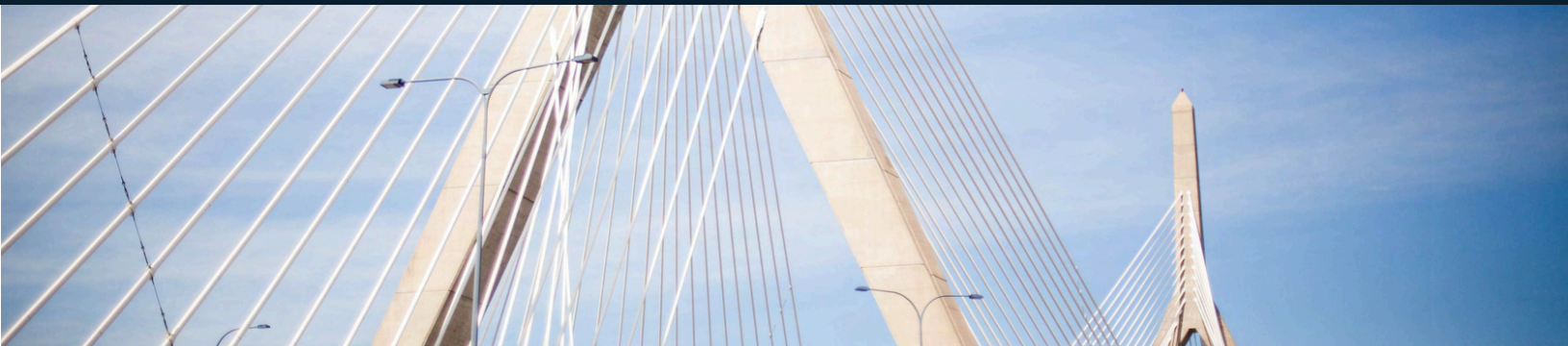
- In 2025, West End had larger Asian or Pacific Islander and White populations relative to Boston citywide.

EDUCATION

- 82.7%** of West End residents aged 25+ had a bachelor's degree or higher, compared to 55.7% citywide.
- 11.0%** of West End residents were enrolled in college or university.

HOUSEHOLDS

- Of West End's **5,014** households:
 - 33.7%** family households
 - 45.3%** one-person households
 - 21.0%** non-family households with 2+ people
- 10.4%** of households include children under 18.
- 23.4%** of households include older adults aged 60+.



ECONOMY



PLACE

JOBS

- In 2023, West End had **47,369** payroll jobs, making up 6.6% of Boston's payroll jobs.
 - 66.7%** of payroll jobs were in the Health Care and Social Assistance industry.
 - 6.8%** were in the Accommodation and Food Services industry.

LABOR FORCE

- 1.2%** of West End payroll workers live and work in West End.
- 31.6%** of West End resident workers report working primarily from home.

INCOME

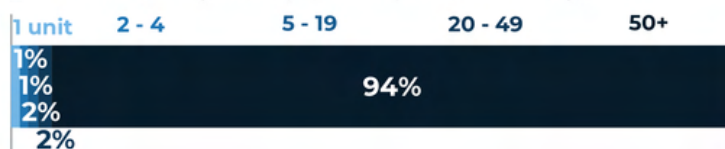
- In 2025, West End's median household income was **\$151,285**, higher than Boston's of \$94,438.

SPENDING

- West End's 2025 total in-person consumer spending was **15.2%** above 2019 levels but **18.9%** below 2024 levels.
- West End grocery spending was up **58.2%** from 2019.

HOUSING UNITS BY STRUCTURE TYPE

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



HOUSING

- Of the **5,711** housing units in West End:

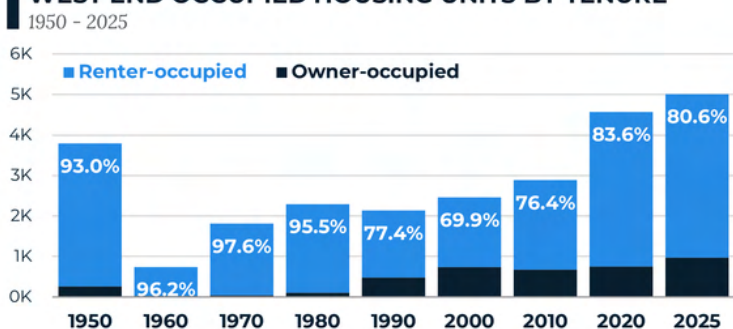


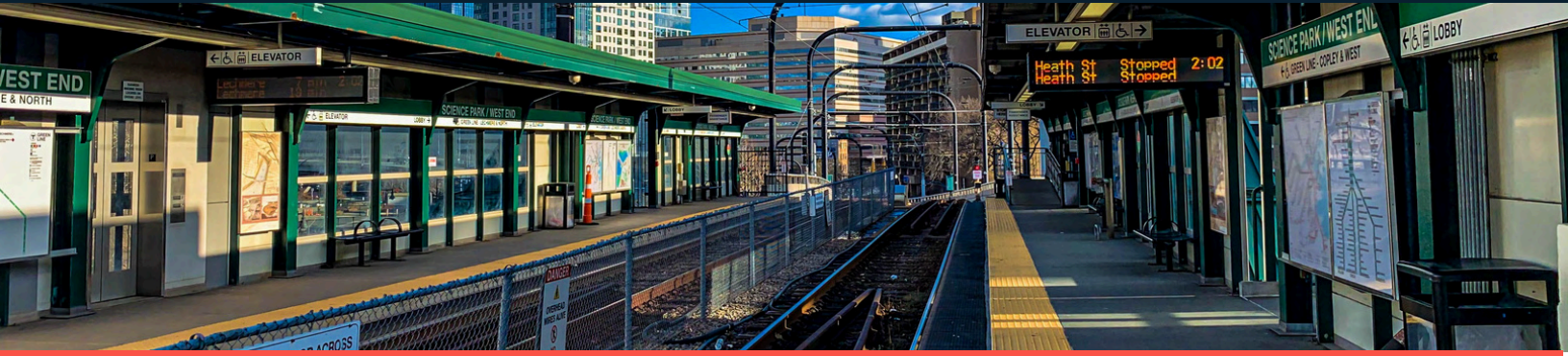
- 69.0%** 0-1 bedrooms
- 25.9%** 2 bedrooms
- 5.1%** 3+ bedrooms

RENTERS AND OWNERS

- 80.6%** 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 **\$3,200** in West End and \$3,200 citywide.

WEST END OCCUPIED HOUSING UNITS BY TENURE





MOBILITY

VEHICLES

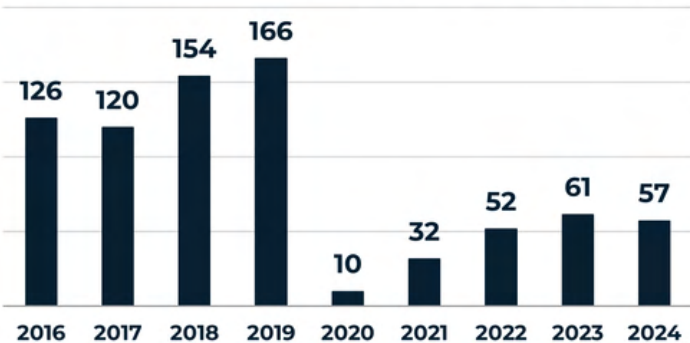


64.2% of West End households had 0 vehicles.

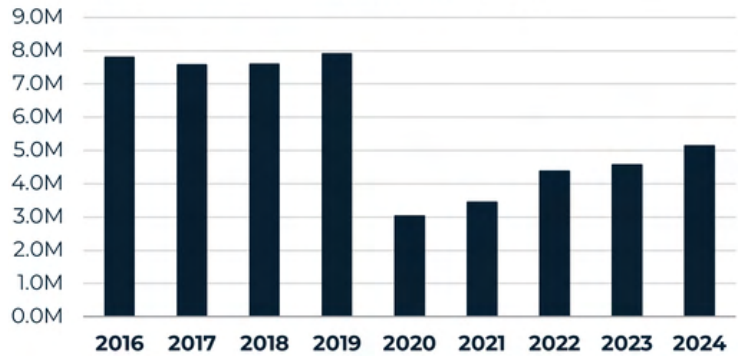
TRANSPORTATION

- In 2025, to get to work:
 - 36.9%** of West End resident workers walked, **18.4%** took public transit, **8.9%** drove or carpooled, and **4.3%** took a bike, taxicab, motorcycle, or other means.
- In 2024, Fall bus ridership for an average weekday in West End was **34.5%** of its level in Fall 2019.

DAILY BUS BOARDINGS IN WEST END ON WEEKDAYS
Average Weekday Boardings at West End Bus Stops, Fall 2016 - Fall 2024



RAPID TRANSIT* RIDERSHIP IN WEST END
Total Gated Station Validations, West End 2016 - 2024



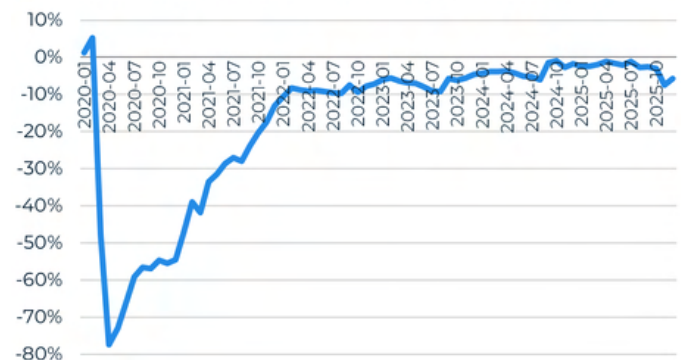
*Includes only light rail, commuter rail stations excluded due to data limitations.

- In 2024, gated MBTA light rail validations were **65.0%** of their level in 2019.

VISITS

- In 2024, visits to West End were down 3.6% from their level in 2019.
- Visits in 2025 were 2.8% lower than in 2019.

MONTHLY VISITS* TO WEST 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 West End boundaries. Event-related visitation peaks are not included.



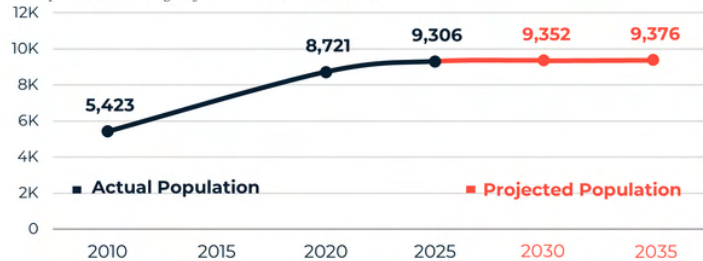
TRENDS

POPULATION GROWTH

- Between 2010 and 2025, West End's population grew by **3.7%** per year.
- Growth is projected to slow to **~0.1%** per year through 2035.

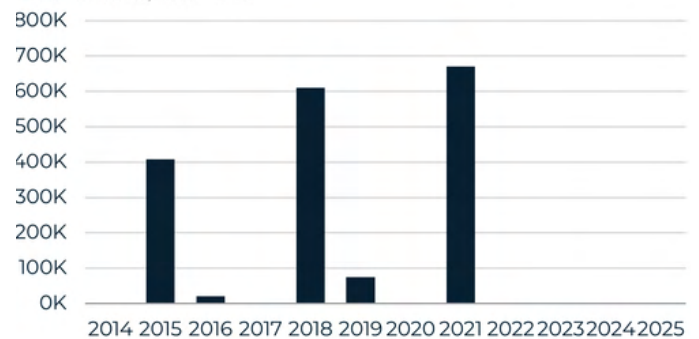
WEST END POPULATION CHANGE

Population Change of West End, 2010-2035



NON-RESIDENTIAL COMPLETION PERMITS

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

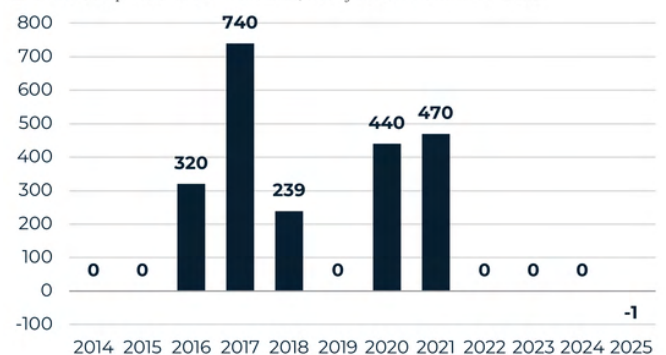


REAL ESTATE DEVELOPMENT

- From 2020 to 2025:
 - **670,300** net new square feet of non-residential was completed.
 - **909** net new units of housing were completed.

TOTAL HOUSING UNITS COMPLETED

Units completed in the West End, net of demolitions 2014-2025



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PEOPLE

POPULATION

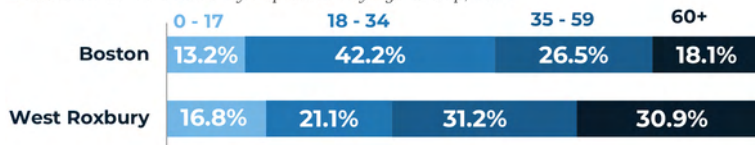
- In 2025, West Roxbury had **31,381** residents, representing **4.4%** of Boston's population.

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



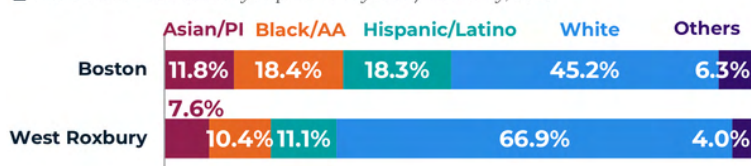
23.1% of West Roxbury residents were foreign born in 2025, compared to 27.3% citywide.



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

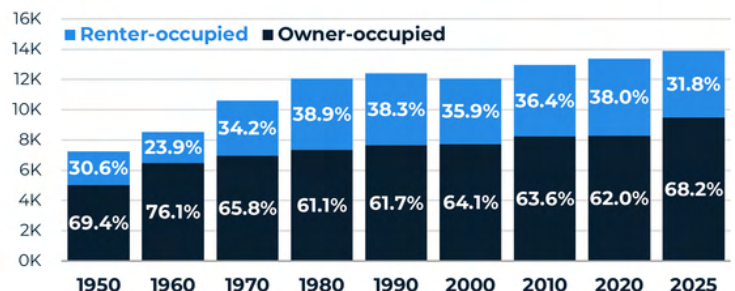


RENTERS AND OWNERS

- 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

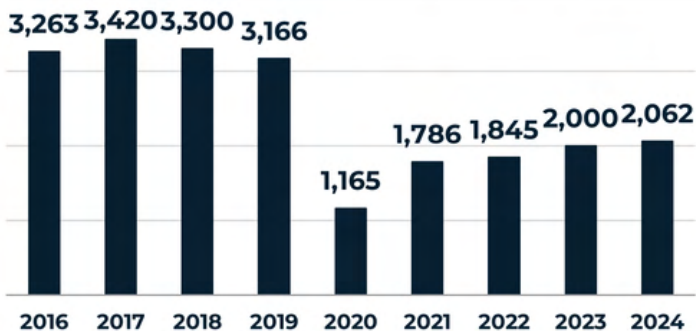
 **10.7%** of West Roxbury households had 0 vehicles.

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.

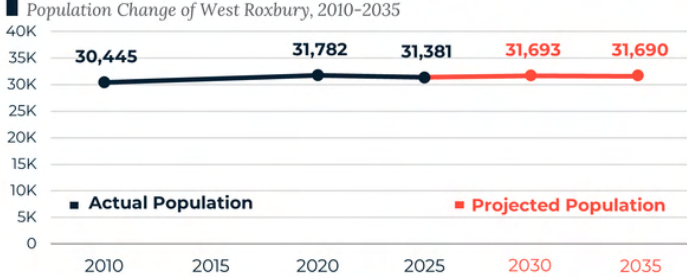


TRENDS

POPULATION GROWTH

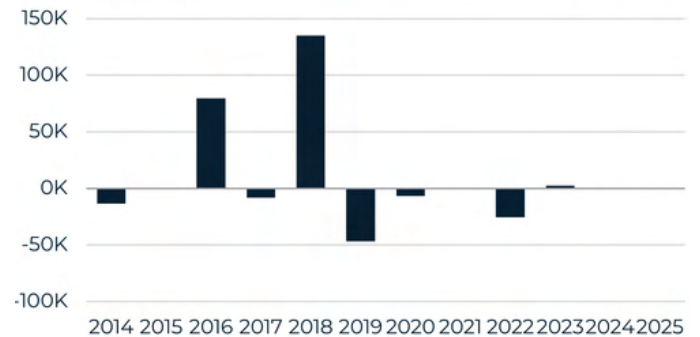
- Between 2010 and 2025, West Roxbury's population grew by **0.2%** per year.
- Growth is projected to slow to **~0.1%** per year through 2035.

WEST ROXBURY POPULATION CHANGE



NON-RESIDENTIAL COMPLETION PERMITS

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

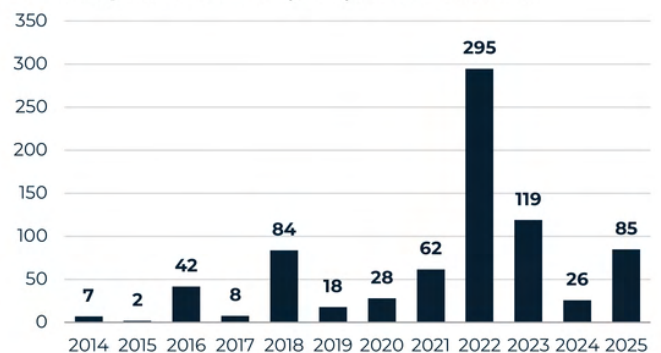


REAL ESTATE DEVELOPMENT

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

TOTAL HOUSING UNITS COMPLETED

Units completed in West Roxbury, net of demolitions 2014-2025



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