

Trends

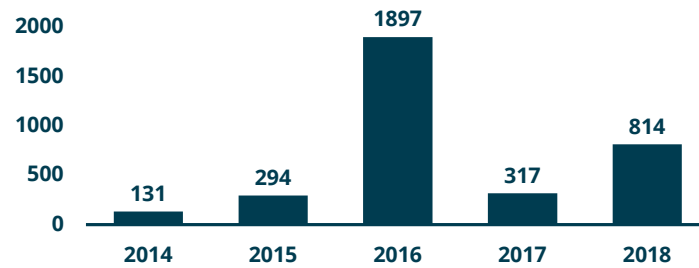
Historical Trends in Dorchester

- From 2011 to 2015, payroll jobs increased by 17% throughout Dorchester.
- The owner-occupancy rate has remained at roughly 33% since 1990.
- The share of Dorchester households with vehicles has increased from 66% in 2000 to about 69% in 2017.
- The foreign-born share of the population has increased from 31% in 2000 to 34% in 2017.
- The share of adult residents with at least a Bachelor's degree increased from 18% in 2000 to 26% in 2017.

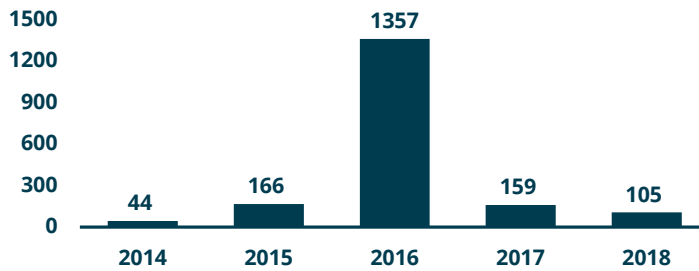
The Future for Dorchester

- Dorchester's growth is poised to continue, with 1,831 housing units approved for construction between 2014 and 2018.
- 1,114 new housing units were built in Dorchester between 2011 and 2018.⁴

BPDA Board-Approved Development (In Thousands of Feet²)
2014-2018



BPDA Board-Approved Housing Units
2014-2018



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

Information

For more information about Boston's demographics or economy, please visit bostonplans.org/research-publications.

Please contact us at bostonplans.org/research-inquiries with additional questions.

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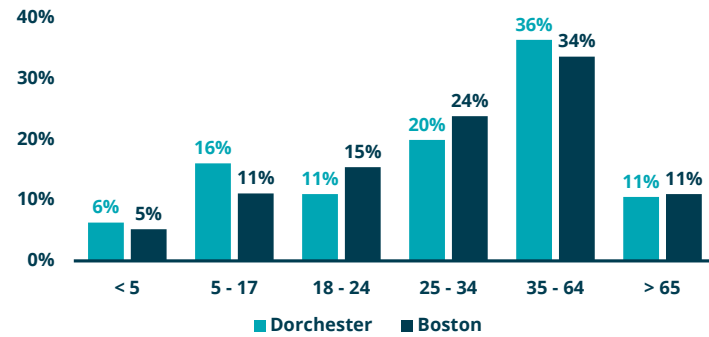
Population

- According to the 2013-2017 American Community Survey, Dorchester had 125,947 residents, 19% of Boston's population.¹

Age Distribution

- In 2017, 16% of Dorchester's residents were school-age children (5-17), compared to 11% of Boston's residents.
- Dorchester has a higher share of adults (35-64) than Boston as a whole.

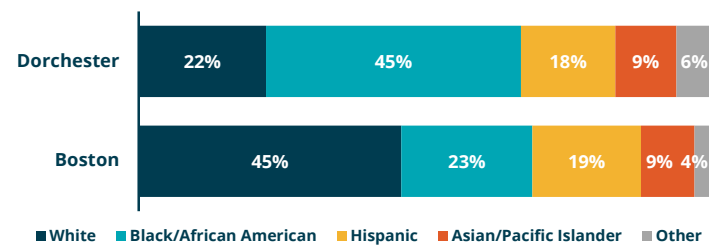
Dorchester & Boston Residents by Age
2017



Diversity

- In 2017, 34% of Dorchester's residents were foreign-born, compared to 28% of Boston's residents.
- 45% of Dorchester's residents identified as Black, higher than 23% of Boston's residents.

Dorchester & Boston Residents by Race
2017



Economy

Jobs

- In 2015, Dorchester had 32,681 payroll jobs, 25% of which were in Healthcare and Social Assistance.²
- Dorchester had 0.47 payroll jobs for every resident worker, 5% of the payroll jobs in Boston.

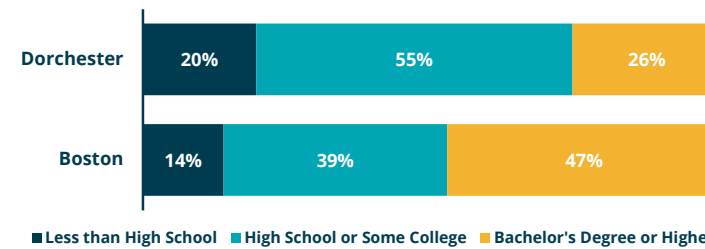
Labor Force

- In 2017, Dorchester's resident labor force had 69,353 people, 18% of Boston's resident labor force.
- 70% of Dorchester residents participated in the labor force, about the same as Boston's participation rate.
- The top occupations for residents in 2017: Office and Administrative Support, Sales, and Management.

Education

- In 2017, 8% of Dorchester's residents were enrolled in college or university, lower than 16% of Boston's residents.
- 26% of Dorchester's residents had at least a Bachelor's degree, compared to 47% of Boston's adult residents.

Educational Attainment (Age 25+)
2017



Income

- In 2017, the median household income in Dorchester was \$49,662, lower than \$62,021 throughout Boston.

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

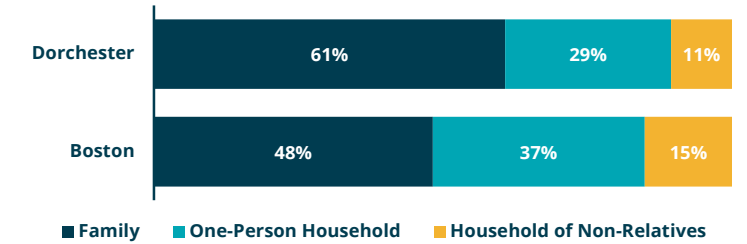
Sources: 1. U.S. Census Bureau, 1950-2010 Decennial Census and 2013-2017 American Community Survey; 2. U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2015; 3. City of Boston Assessing Data, FY2018; 4. BPDA Research Division Pipeline Database, 2018.

Place

Households

- 61% of Dorchester's households were families, compared to 48% of Boston's households.

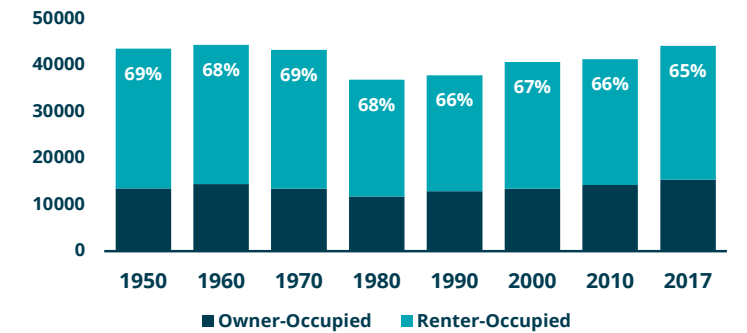
Household Type
2017



Renters and Owners

- In 2017, 65% of Dorchester's 44,086 housing units were renter-occupied.
- In FY2018, 65% of Dorchester's 4,506 condominiums were owner-occupied.³
- The median rent was \$1,298 throughout Dorchester, lower than \$1,445 throughout Boston.

Dorchester Occupied Housing Units
1950-2017



Vehicles

- In 2017, 69% of Dorchester's households had at least one vehicle, compared to 66% of Boston's households.
- The ratio of vehicles to households in Dorchester was 1.02, higher than Boston's ratio of 0.95.