



**American Community Survey**

2007-2011 Estimate

***Back Bay-Beacon***

***Planning District***

May 2013

## About the American Community Survey

The American Community Survey (ACS) is an annual survey conducted by the U.S. Census Bureau. The ACS asks a host of demographic, economic, and housing related questions that were historically associated with the now discontinued long-form of the Census.

The ACS is a sample of the total population. As a result, the data are subject to sampling error. All counts displayed in the ACS are **estimates** with a plus/minus factor for all counts and percentages. Additionally, because of the small sample sizes of the ACS, it is not possible to estimate characteristics for small geographies with the one-year data collections. In order to look at small areas within a city, such as neighborhoods, data users need to use the 5-year ACS estimates. It is important to note that the 2007-2011 ACS data are not Census counts, but rather estimates of population characteristics. As a result, counts estimated in this report will not match those corresponding population counts observed in the 2010 Census.

Please note that subcategory percentages in this report reflect the percentage within the category it is associated with and not the percentage within the total. Major categories are typically highlighted in purple in this report. Subcategories are distinguished by indented text. A glossary of select terms is included at the end of this report.

All analyses in this report were done by the BRA Research Division. The proper sourcing of this material is: *2007-2011 American Community Survey, BRA Research Division Analysis.*

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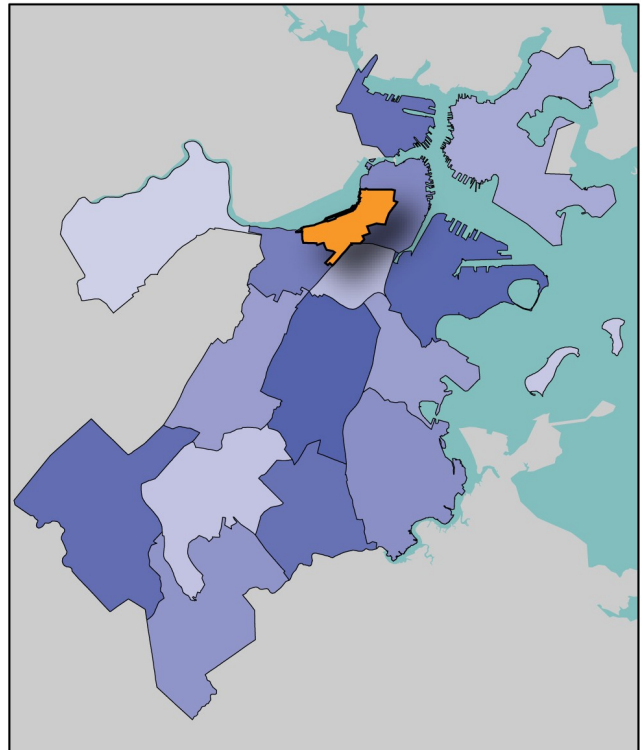
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CITY OF BOSTON  
Thomas M. Menino  
Mayor



Boston  
Redevelopment  
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# Table of Contents

<b>Demographic Characteristics</b>	<b>4</b>
Total Population	4
Race/Ethnicity	4
Age	4
Place of Birth by Citizenship Status	5
Citizenship Status by Year of Entry in the United States	5
Place of Birth for the Foreign-Born Population	6
Language Spoken at Home	6
Linguistic Isolation by Household Language	7
Marital Status by Sex	7
Presence and Age of Related Children by Family Type	8
Educational Attainment by Sex	8
Veteran Status	8
<b>Economic Characteristics</b>	<b>9</b>
Employment Status	9
Work Status by Sex	9
Class of Worker	10
Industry for the Civilian Employed Population	10
Occupation for the Civilian Employed Population	11
Per Capita Income	11
Household Income	12
Family Income	12
Receipt of Food Stamps/SNAP by Poverty Status for Households	12
Poverty Status by Household	13
Poverty Status by Family	13
Gross Rent as a Percentage of Household Income	14
Household Income by Race	15
<b>Housing Characteristics</b>	<b>16</b>
Occupancy Status	16
Vacancy Rates	16
Gross Rent	16
Housing Tenure	17
Household Type	17
<b>Glossary</b>	<b>18</b>

# Demographic Characteristics

## Total Population

Total Population	Estimate	%
Total population:	22,861	100.0%
Male	10,888	47.6%
Female	11,973	52.4%

## Race/Ethnicity

Race/Ethnicity*	Estimate	% <sup>†</sup>
Total population:	22,861	100.0%
Not Hispanic or Latino:	21,840	95.5%
White alone	19,660	86.0%
Black or African American alone	450	2.0%
Asian alone	1,403	6.1%
Two or more races	184	0.8%
Other	143	0.6%
Hispanic or Latino	1,021	4.5%

\*“Hispanic” is not considered a racial category by the Federal Office of Management and Budget. For this analysis, we removed people of Hispanic origin from each racial group and created a separate category of “Hispanic or Latino”.

<sup>†</sup>All percentages in this table are of the total population.

## Age

Age	Estimate	%	Estimate	%	
Total population:	22,861	100.0%	40 to 44 years	1,218	5.3%
Under 5 years	753	3.3%	45 to 49 years	1,084	4.7%
5 to 9 years	616	2.7%	50 to 54 years	996	4.4%
10 to 14 years	466	2.0%	55 to 59 years	1,125	4.9%
15 to 17 years	85	0.4%	60 to 64 years	1,370	6.0%
18 and 19 years	735	3.2%	65 to 69 years	839	3.7%
20 to 24 years	2,551	11.2%	70 to 74 years	682	3.0%
25 to 29 years	4,466	19.5%	75 to 79 years	601	2.6%
30 to 34 years	3,120	13.6%	80 to 84 years	223	1.0%
35 to 39 years	1,622	7.1%	85 years and over	309	1.4%

## Place of Birth by Citizenship Status

Place of Birth by Citizenship Status	Estimate	%
Total population:	22,861	100.0%
Native:	19,625	85.8%
<b>Born in Massachusetts</b>	<b>7,991</b>	<b>40.7%</b>
<b>Born in other state in the United States:</b>	<b>11,203</b>	<b>57.1%</b>
Northeast	5,997	
Midwest	1,992	
South	1,864	
West	1,350	
<b>Born outside the United States:</b>	<b>431</b>	<b>2.2%</b>
Puerto Rico	31	
U.S. Island Areas	0	
Born abroad of American parent(s)	400	
Foreign born:	3,236	14.2%
Naturalized U.S. citizen	1,338	41.3%
Not a U.S. citizen	1,898	58.7%

## Citizenship Status by Year of Entry in the United States

Citizenship Status by Year of Entry in the U.S.	Estimate	%
Total population born outside the United States:	3,667	100.0%
Entered 2000 or later:	1,580	43.1%
<b>Native*</b>	<b>98</b>	<b>6.2%</b>
<b>Foreign born:</b>	<b>1,482</b>	<b>93.8%</b>
Naturalized U.S. citizen	158	
Not a U.S. citizen	1,324	
Entered 1990 to 1999:	790	21.5%
<b>Native*</b>	<b>77</b>	<b>9.7%</b>
<b>Foreign born:</b>	<b>713</b>	<b>90.3%</b>
Naturalized U.S. citizen	328	
Not a U.S. citizen	385	
Entered 1980 to 1989:	517	14.1%
<b>Native*</b>	<b>67</b>	<b>13.0%</b>
<b>Foreign born:</b>	<b>450</b>	<b>87.0%</b>
Naturalized U.S. citizen	345	
Not a U.S. citizen	105	
Entered before 1980:	780	21.3%
<b>Native*</b>	<b>189</b>	<b>24.2%</b>
<b>Foreign born:</b>	<b>591</b>	<b>75.8%</b>
Naturalized U.S. citizen	507	
Not a U.S. citizen	84	

\* Born in Puerto Rico, the U.S. Island Areas, or born abroad of American parent(s)

## Place of Birth for the Foreign-Born Population

Place of Birth for the Foreign-Born Population (Top 10 Countries)	Estimate	%
Total population born outside the United States:	3,236	100.0%
Canada	271	8.4%
United Kingdom (Inc. Crown Dependencies)	255	7.9%
France	225	7.0%
India	194	6.0%
China	159	4.9%
Korea	114	3.5%
Lebanon	114	3.5%
Singapore	108	3.3%
Colombia	99	3.1%
Iran	84	2.6%

## Language Spoken at Home

Language Spoken at Home by Age for the Population 5 Years and Over	Estimate	%
Total population:	22,108	100.0%
5 to 17 years:	1,167	5.3%
Speak only English	970	83.1%
Speak Spanish	32	2.7%
Speak other Indo-European languages	165	14.1%
Speak Asian and Pacific Island languages	0	0.0%
Speak other languages	0	0.0%
18 to 64 years:	18,287	82.7%
Speak only English	15,010	82.1%
Speak Spanish	981	5.4%
Speak other Indo-European languages	1,261	6.9%
Speak Asian and Pacific Island languages	767	4.2%
Speak other languages	268	1.5%
65 years and over:	2,654	12.0%
Speak only English	2,361	89.0%
Speak Spanish	2	0.1%
Speak other Indo-European languages	253	9.5%
Speak Asian and Pacific Island languages	38	1.4%
Speak other languages	0	0.0%

## Linguistic Isolation by Household Language

Linguistic Isolation by Household Language	Estimate	%
Total households:	13,342	100.0%
English only	10,722	80.4%
Spanish:	711	5.3%
Linguistically isolated	22	3.1%
Not linguistically isolated	689	96.9%
Other Indo-European languages:	1,214	9.1%
Linguistically isolated	158	13.0%
Not linguistically isolated	1,056	87.0%
Asian and Pacific Island languages:	504	3.8%
Linguistically isolated	133	26.4%
Not linguistically isolated	371	73.6%
Other languages:	191	1.4%
Linguistically isolated	0	0.0%
Not linguistically isolated	191	100.0%

## Marital Status by Sex

Marital Status by Sex for the Population 15 Years and Over	Estimate	%
Total population:	21,026	100.0%
Male:	9,942	47.3%
<b>Never married</b>	<b>5,258</b>	<b>52.9%</b>
<b>Married:</b>	<b>3,998</b>	<b>40.2%</b>
Married, spouse present	3,620	
Married, spouse absent:	378	
Separated	64	
Other	314	
<b>Widowed</b>	<b>106</b>	<b>1.1%</b>
<b>Divorced</b>	<b>580</b>	<b>5.8%</b>
Female:	11,084	52.7%
<b>Never married</b>	<b>5,945</b>	<b>53.6%</b>
<b>Married:</b>	<b>3,773</b>	<b>34.0%</b>
Married, spouse present	3,492	
Married, spouse absent:	281	
Separated	47	
Other	234	
<b>Widowed</b>	<b>488</b>	<b>4.4%</b>
<b>Divorced</b>	<b>878</b>	<b>7.9%</b>

## Presence and Age of Related Children by Family Type

Presence and Age of Related Children by Family Type	Estimate	%
Total families:	3,910	100.0%
Married-couple family:	3,550	90.8%
<b>With related children under 18 years:</b>	<b>1,048</b>	<b>29.5%</b>
Under 6 years only	521	
Under 6 years and 6 to 17 years	157	
6 to 17 years only	370	
<b>No related children under 18 years</b>	<b>2,502</b>	<b>70.5%</b>
Other family:	360	9.2%
<b>Male householder, no wife present:</b>	<b>57</b>	<b>15.8%</b>
With related children under 18 years:	25	
Under 6 years only	13	
Under 6 years and 6 to 17 years	0	
6 to 17 years only	12	
No related children under 18 years	32	
<b>Female householder, no husband present:</b>	<b>303</b>	<b>84.2%</b>
With related children under 18 years:	177	
Under 6 years only	43	
Under 6 years and 6 to 17 years	0	
6 to 17 years only	134	
No related children under 18 years	126	

## Educational Attainment by Sex

Educational Attainment for Population 25 Years and Over	Total	%	Male	%	Female	%
Total population:	17,655	100.0%	8,696	100.0%	8,959	100.0%
Less than high school diploma	165	0.9%	99	1.1%	66	0.7%
High school graduate, GED, or alternative	647	3.7%	205	2.4%	442	4.9%
Some college	966	5.5%	440	5.1%	526	5.9%
Associate's degree	424	2.4%	199	2.3%	225	2.5%
Bachelor's degree or higher	15,453	87.5%	7,753	89.2%	7,700	85.9%

## Veteran Status

Veteran Status for the Population 18 Years and Over	Estimate	%
Total population:	20,941	100.0%
Veteran	1,057	5.0%
Non-veteran	19,867	94.9%
Active	17	0.1%



# Economic Characteristics

## Employment Status

Employment Status for the Population 16 Years and Over	Estimate	%	16 to 19 Years	%	20 to 24 Years	%	25 to 34 Years	%
Total population:	21,014	100.0%	808	100.0%	2,551	100.0%	7,586	100.0%
In labor force:	15,794	75.2%	311	38.5%	1,761	69.0%	6,736	88.8%
<b>In Armed Forces</b>	<b>17</b>	<b>0.1%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>17</b>	<b>0.3%</b>
<b>Civilian:</b>	<b>15,777</b>	<b>99.9%</b>	<b>311</b>	<b>100.0%</b>	<b>1,761</b>	<b>100.0%</b>	<b>6,719</b>	<b>99.7%</b>
Employed	15,245	96.6%	258	83.0%	1,702	96.6%	6,487	96.5%
Unemployed	532	3.4%	53	17.0%	59	3.4%	232	3.5%
Not in labor force	5,220	24.8%	497	61.5%	790	31.0%	850	11.2%

Employment Status for the Population 16 Years and Over	35 to 44 Years	%	45 to 54 Years	%	55 to 64 Years	%	65 Years and Over	%
Total population:	2,840	100.0%	2,080	100.0%	2,495	100.0%	2,654	100.0%
In labor force:	2,533	89.2%	1,781	85.6%	1,830	73.3%	842	31.7%
<b>In Armed Forces</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>
<b>Civilian:</b>	<b>2,533</b>	<b>100.0%</b>	<b>1,781</b>	<b>100.0%</b>	<b>1,830</b>	<b>100.0%</b>	<b>842</b>	<b>100.0%</b>
Employed	2,447	96.6%	1,718	96.5%	1,801	98.4%	832	98.8%
Unemployed	86	3.4%	63	3.5%	29	1.6%	10	1.2%
Not in labor force	307	10.8%	299	14.4%	665	26.7%	1,812	68.3%

## Work Status by Sex

Work Status in the Past 12 Months for Population 16-64 Years	Estimate	%
Total population:	18,360	100.0%
Male:	8,687	47.3%
Worked in the past 12 months	7,884	90.8%
Did not work in the past 12 months	803	9.2%
Female:	9,673	52.7%
Worked in the past 12 months	8,292	85.7%
Did not work in the past 12 months	1,381	14.3%

## Class of Worker

<b>Class of Worker for the Civilian Employed Population 16 Years and Over</b>	<b>Estimate</b>	<b>%</b>
Total population:	15,245	100.0%
Private for-profit wage and salary workers:	10,763	70.6%
Employee of private company workers	10,217	94.9%
Self-employed in own incorporated business workers	546	5.1%
Private not-for-profit wage and salary workers	2,584	16.9%
Local government workers	545	3.6%
State government workers	244	1.6%
Federal government workers	137	0.9%
Self-employed in own not incorporated business workers	914	6.0%
Unpaid family workers	58	0.4%

## Industry for the Civilian Employed Population

<b>Industry for the Civilian Employed Population 16 Years and Over</b>	<b>Estimate</b>	<b>%</b>
Total population:	15,245	100.0%
Agriculture, forestry, fishing and hunting, and mining	19	0.1%
Construction	140	0.9%
Manufacturing	690	4.5%
Wholesale trade	204	1.3%
Retail trade	713	4.7%
Transportation and warehousing, and utilities	130	0.9%
Information	505	3.3%
Finance and insurance, and real estate and rental and leasing	3,148	20.6%
Professional, scientific, and management, and administrative and waste management services	4,169	27.3%
Educational services, and health care and social assistance	3,864	25.3%
Arts, entertainment, and recreation, and accommodation and food services	1,099	7.2%
Other services, except public administration	335	2.2%
Public administration	229	1.5%

## Occupation for the Civilian Employed Population

Occupation for the Civilian Employed Population 16 Years and Over	Estimate	%
Total population:	15,245	100.0%
Management, business, science, and arts occupations:	11,398	74.8%
Management, business, and financial occupations	5,394	47.3%
Computer, engineering, and science occupations	1,705	15.0%
Education, legal, community service, arts, and media occupations	3,291	28.9%
Healthcare practitioner and technical occupations	1,008	8.8%
Service occupations:	1,107	7.3%
Healthcare support occupations	111	10.0%
Protective service occupations	29	2.6%
Food preparation and serving related occupations	582	52.6%
Building and grounds cleaning and maintenance occupations	100	9.0%
Personal care and service occupations	285	25.7%
Sales and office occupations:	2,558	16.8%
Sales and related occupations	1,662	65.0%
Office and administrative support occupations	896	35.0%
Natural resources, construction, and maintenance occupations:	50	0.3%
Farming, fishing, and forestry occupations	0	0.0%
Construction and extraction occupations	28	56.0%
Installation, maintenance, and repair occupations	22	44.0%
Production, transportation, and material moving occupations:	132	0.9%
Production occupations	0	0.0%
Transportation and material moving occupations	109	82.6%
Material moving occupations	23	17.4%

## Per Capita Income

Per Capita Income in the Past 12 Months*	Estimate
Per capita income	\$87,807

\* In 2011 inflation-adjusted dollars

## Household Income

Household Income in the Past 12 Months*	Estimate	%
Total households:	13,342	100.0%
Less than \$10,000	1,068	8.0%
\$10,000 to \$14,999	309	2.3%
\$15,000 to \$19,999	283	2.1%
\$20,000 to \$24,999	254	1.9%
\$25,000 to \$29,999	341	2.6%
\$30,000 to \$34,999	328	2.5%
\$35,000 to \$39,999	325	2.4%
\$40,000 to \$44,999	484	3.6%
\$45,000 to \$49,999	199	1.5%
\$50,000 to \$59,999	650	4.9%
\$60,000 to \$74,999	1,312	9.8%
\$75,000 to \$99,999	2,045	15.3%
\$100,000 to \$124,999	912	6.8%
\$125,000 to \$149,999	764	5.7%
\$150,000 to \$199,999	1,222	9.2%
\$200,000 or more	2,846	21.3%
Median Household Income	\$88,667	

## Family Income

Family Income in the Past 12 Months*	Estimate	%
Total families:	3,910	100.0%
Less than \$10,000	75	1.9%
\$10,000 to \$14,999	0	0.0%
\$15,000 to \$19,999	6	0.2%
\$20,000 to \$24,999	0	0.0%
\$25,000 to \$29,999	30	0.8%
\$30,000 to \$34,999	46	1.2%
\$35,000 to \$39,999	73	1.9%
\$40,000 to \$44,999	109	2.8%
\$45,000 to \$49,999	0	0.0%
\$50,000 to \$59,999	118	3.0%
\$60,000 to \$74,999	198	5.1%
\$75,000 to \$99,999	455	11.6%
\$100,000 to \$124,999	292	7.5%
\$125,000 to \$149,999	239	6.1%
\$150,000 to \$199,999	463	11.8%
\$200,000 or more	1,806	46.2%
Median Family Income	\$183,909	

\* In 2011 inflation-adjusted dollars

## Receipt of Food Stamps/SNAP by Poverty Status for Households

Receipt of Food Stamps/SNAP in the Past 12 Months by Poverty Status for Households	Estimate	%
Total households:	13,342	100.0%
Household received Food Stamps/SNAP in the past 12 months:	300	2.2%
Income in the past 12 months below poverty level	173	57.7%
Income in the past 12 months at or above poverty level	127	42.3%
Household did NOT receive Food Stamps/SNAP in the past 12 months:	13,042	97.8%
Income in the past 12 months below poverty level	1,204	9.2%
Income in the past 12 months at or above poverty level	11,838	90.8%

## Poverty Status by Household

Poverty Status in the Past 12 Months by Household Type	Total Estimate	%	Households in Poverty Estimate	% of Households in Poverty*	Poverty Rate <sup>†</sup>
Total households:	13,342	100.0%	1,377	100.0%	10.3%
Family households	3,910	29.3%	81	5.9%	2.1%
Non-family households:	9,432	70.7%	1,296	94.1%	13.7%
Male householder	4,395	46.6%	490	35.6%	11.1%
Female householder	5,037	53.4%	806	58.5%	16.0%

## Poverty Status by Family

Poverty Status by Family Type	Total Estimate	%	Families in Poverty Estimate	% of all Families in Poverty*	Poverty Rate <sup>†</sup>
Total families:	3,910	100.0%	81	100.0%	2.1%
Married-couple family:	3,550	90.8%	6	7.4%	0.2%
<b>With related children under 18 years:</b>	<b>1,048</b>	<b>29.5%</b>	<b>6</b>	<b>7.4%</b>	<b>0.6%</b>
Under 5 years only	499		0		0.0%
Under 5 years and 5 to 17 years	85		6		7.1%
5 to 17 years only	464		0		0.0%
<b>No related children under 18 years</b>	<b>2,502</b>	<b>70.5%</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>
Other family:	360	9.2%	75	92.6%	20.8%
<b>Male householder, no wife present:</b>	<b>57</b>	<b>15.8%</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>
With related children under 18 years:	25		0		0.0%
Under 5 years only	13		0		0.0%
Under 5 years and 5 to 17 years	0		0		-
5 to 17 years only	12		0		0.0%
No related children under 18 years	32		0		0.0%
<b>Female householder, no husband present:</b>	<b>303</b>	<b>84.2%</b>	<b>75</b>	<b>92.6%</b>	<b>24.8%</b>
With related children under 18 years:	177		49		27.7%
Under 5 years only	21		21		100.0%
Under 5 years and 5 to 17 years	0		0		-
5 to 17 years only	156		28		17.9%
No related children under 18 years	126		26		20.6%

\* Percentages represented are of all households/families in poverty.

† Poverty rate is the total number of households/families in poverty for a particular group divided by the total number of households/families for that group.

## Gross Rent as a Percentage of Household Income

Gross Rent as a Percentage of Household Income in the Past 12 Months			Gross Rent as a Percentage of Household Income in the Past 12 Months		
	Estimate	%		Estimate	%
Total households:	8,336	100.0%			
Less than \$10,000:	881	10.6%	\$50,000 to \$74,999:	1,423	17.1%
Less than 20.0 percent	0	0.0%	Less than 20.0 percent	90	6.3%
20.0 to 24.9 percent	0	0.0%	20.0 to 24.9 percent	275	19.3%
25.0 to 29.9 percent	38	4.3%	25.0 to 29.9 percent	513	36.1%
30.0 to 34.9 percent	39	4.4%	30.0 to 34.9 percent	91	6.4%
35.0 percent or more	484	54.9%	35.0 percent or more	454	31.9%
Not computed	320	36.3%	Not computed	0	0.0%
\$10,000 to \$19,999:	528	6.3%	\$75,000 to \$99,999:	1,391	16.7%
Less than 20.0 percent	0	0.0%	Less than 20.0 percent	235	16.9%
20.0 to 24.9 percent	22	4.2%	20.0 to 24.9 percent	516	37.1%
25.0 to 29.9 percent	49	9.3%	25.0 to 29.9 percent	245	17.6%
30.0 to 34.9 percent	0	0.0%	30.0 to 34.9 percent	106	7.6%
35.0 percent or more	404	76.5%	35.0 percent or more	289	20.8%
Not computed	53	10.0%	Not computed	0	0.0%
\$20,000 to \$34,999:	716	8.6%	\$100,000 or more:	2,627	31.5%
Less than 20.0 percent	68	9.5%	Less than 20.0 percent	1,765	67.2%
20.0 to 24.9 percent	16	2.2%	20.0 to 24.9 percent	558	21.2%
25.0 to 29.9 percent	0	0.0%	25.0 to 29.9 percent	118	4.5%
30.0 to 34.9 percent	16	2.2%	30.0 to 34.9 percent	49	1.9%
35.0 percent or more	559	78.1%	35.0 percent or more	30	1.1%
Not computed	57	8.0%	Not computed	107	4.1%
\$35,000 to \$49,999:	770	9.2%			
Less than 20.0 percent	10	1.3%			
20.0 to 24.9 percent	0	0.0%			
25.0 to 29.9 percent	124	16.1%			
30.0 to 34.9 percent	144	18.7%			
35.0 percent or more	464	60.3%			
Not computed	28	3.6%			

## Household Income by Race\*

Household Income in the Past 12 Months	White Alone, not Hispanic or Latino	%	Black or African American	%	Hispanic or Latino	%	Asian Alone	%	Other	%
Total households:	11,573	100.0%	265	100.0%	456	100.0%	859	100.0%	324	100.0%
Less than \$10,000	711	6.1%	106	40.0%	78	17.1%	120	14.0%	71	21.9%
\$10,000 to \$14,999	259	2.2%	0	0.0%	0	0.0%	42	4.9%	8	2.5%
\$15,000 to \$19,999	231	2.0%	11	4.2%	41	9.0%	0	0.0%	0	0.0%
\$20,000 to \$24,999	206	1.8%	0	0.0%	0	0.0%	0	0.0%	48	14.8%
\$25,000 to \$29,999	318	2.7%	14	5.3%	0	0.0%	9	1.0%	0	0.0%
\$30,000 to \$34,999	265	2.3%	0	0.0%	46	10.1%	17	2.0%	46	14.2%
\$35,000 to \$39,999	190	1.6%	61	23.0%	0	0.0%	62	7.2%	12	3.7%
\$40,000 to \$44,999	384	3.3%	30	11.3%	22	4.8%	37	4.3%	11	3.4%
\$45,000 to \$49,999	181	1.6%	18	6.8%	0	0.0%	0	0.0%	0	0.0%
\$50,000 to \$59,999	542	4.7%	16	6.0%	36	7.9%	56	6.5%	36	11.1%
\$60,000 to \$74,999	1,188	10.3%	9	3.4%	38	8.3%	77	9.0%	22	6.8%
\$75,000 to \$99,999	1,777	15.4%	0	0.0%	126	27.6%	129	15.0%	13	4.0%
\$100,000 to \$124,999	842	7.3%	0	0.0%	17	3.7%	43	5.0%	10	3.1%
\$125,000 to \$149,999	753	6.5%	0	0.0%	11	2.4%	0	0.0%	0	0.0%
\$150,000 to \$199,999	1,078	9.3%	0	0.0%	17	3.7%	109	12.7%	18	5.6%
\$200,000 or more	2,648	22.9%	0	0.0%	24	5.3%	158	18.4%	29	9.0%
Median Household Income	\$93,451		\$35,123		\$61,974		\$76,841		\$33,804	

\* In 2011 inflation-adjusted dollars.

Due to data reporting limitation, it is not possible to separate the Hispanic or Latino population from any racial group except for white. As a result, the aggregate number of all races in the table will exceed the total number of households.

# Housing Characteristics

## Occupancy Status

Occupancy Status	Estimate	%
Total housing units:	15,285	100.0%
Occupied	13,342	87.3%
Vacant:	1,943	12.7%
For rent	640	32.9%
Rented, not occupied	160	8.2%
For sale only	44	2.3%
Sold, not occupied	96	4.9%
For seasonal, recreational, or occasional use	495	25.5%
For migrant workers	0	0.0%
Other vacant	508	26.1%

## Vacancy Rates

Vacancy Rates	Estimate
Total rental housing stock	9,136
Rental vacancy rate*	7.0%
Total ownership housing stock	5,146
Ownership vacancy rate*	0.9%
“Second homes” as % of housing stock <sup>†</sup>	3.2%

\*Vacancy rate is vacant units (for rent or for sale) divided by housing stock.

<sup>†</sup>Seasonal, recreational or occasional use housing units are always counted as vacant. Part-time residents are counted at their usual place of residence.

## Gross Rent

Median Gross Rent	Estimate
Median gross rent	\$1,725



## Housing Tenure

Occupancy Status	Estimate	%
Occupied housing units:	13,342	100.0%
Average household size of all occupied housing units	1.7	
Owner-occupied housing units:	5,006	37.5%
Population in owner-occupied housing units	9,264	
Average household size of owner-occupied units	1.9	
Number of 1-person households	2,177	
Renter-occupied housing units:	8,336	62.5%
Population in renter-occupied housing units	12,475	
Average household size of renter-occupied units	1.5	
Number of 1-person households	5,140	

## Household Type

Population by Household Type	Estimate	%
Total population:	22,861	100.0%
In households:	21,739	95.1%
In family households	9,695	44.6%
In non-family households	12,044	55.4%
In group quarters	1,122	4.9%

Household Type by Age	Estimate	%
Total households:	13,342	100.0%
Households with one or more people under 18 years:	1,250	9.4%
<b>Family households:</b>	<b>1,250</b>	<b>100.0%</b>
Married-couple family	1,048	
Male householder, no wife present	25	
Female householder, no husband present	177	
<b>Non-family households</b>	<b>0</b>	<b>0.0%</b>
Households with no people under 18 years:	12,092	90.6%
<b>Family households:</b>	<b>2,660</b>	<b>22.0%</b>
Married-couple family	2,502	
Male householder, no wife present	32	
Female householder, no husband present	126	
<b>Non-family households:</b>	<b>9,432</b>	<b>78.0%</b>
Male householder	4,395	
Female Householder	5,037	
Households with one or more people 65 years and over	1,862	14.0%

# Glossary

## **Family**

A group of two or more people who reside together and who are related by birth, marriage, or adoption.

## **Gross Rent**

The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

## **Household**

A household includes all the people, related or otherwise, who occupy a housing unit as their usual place of residence.

## **Linguistic Isolation**

A household that is linguistically isolated is one in which no one 14 years of age and over speaks English very well.

## **Related Children**

Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. Does not include householder's spouse or foster children, regardless of age.

## **SNAP**

The Supplemental Nutrition Assistance Program (SNAP), formerly known as the Food Stamps program, provides eligible households with coupons that can be used to purchase food. It is administered by the Food and Nutrition Service (FNS) of the U.S. Department of Agriculture (USDA) through state and local welfare offices. SNAP is the major national income support program for which all low-income and low-resource households, regardless of household characteristics, are eligible. In general, households must meet certain tests, including resources and income tests, to be eligible for SNAP benefits. For example, through September 2013, a household of four earning up to a net monthly income of \$1,921 would be eligible for a maximum monthly allotment of \$668.

*Sources:* U.S. Census Bureau, U.S. Department of Agriculture