

## Trends

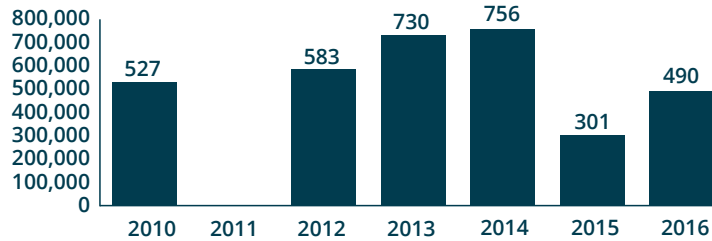
### Historical Trends in South End

- The population grew by 21% and occupied housing units grew by 15% from 2000 to 2015.
- Healthcare and Social Assistance is the largest industry in South End, accounting for nearly half of all payroll jobs.
- From 1950 to 2015, the share of South End renter-occupied units decreased dramatically, from 90% in 1950 to 60% in 2015.
- In 1970, South End had 5% Hispanic residents. By 2015 more than 16% of the population was Hispanic.
- In 2015, almost a quarter of South End's population was foreign born, compared to just 15% in 1970.
- The percentage of South End residents ages 25 and over and with a Bachelor's degree doubled between 1980 and 2015.

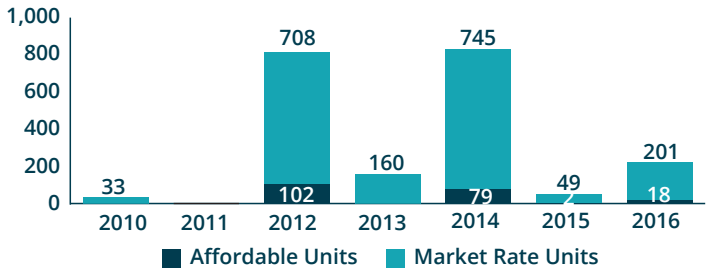
### The Future for South End

- South End's growth is poised to continue, with 1,896 new units of housing approved between 2010 and 2016.<sup>4</sup>

**BPDA Board-Approved Development (in Thousands of Feet<sup>2</sup>)**  
2010-2016



**BPDA Board-Approved Housing Units**  
2010-2016



Produced by the Boston Planning & Development Agency  
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### Information

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

Please contact us at [research@boston.gov](mailto:research@boston.gov) with additional questions.

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## People

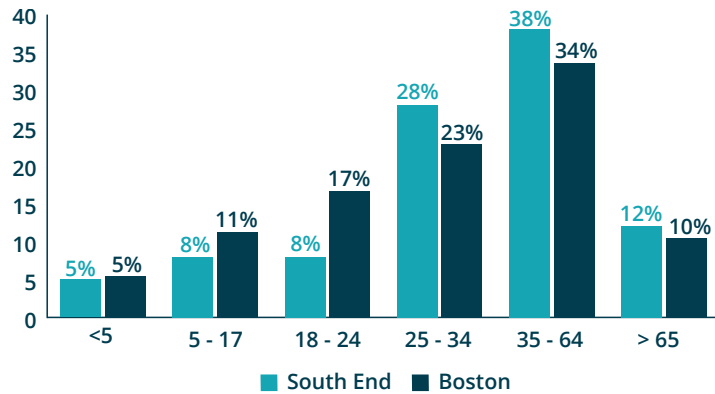
### Population Growth

- South End had 31,601 residents in 2015, 5% of Boston's population.<sup>1</sup>
- South End grew by 21% from 2000 to 2015, faster than the city's growth of 15% over the same time period.

### Age Distribution

- In 2015, 13% of South End residents were children, compared to 16% in Boston as a whole.
- South End's 25 to 34 year olds represent 28% of the neighborhood population, slightly higher than Boston (23%).

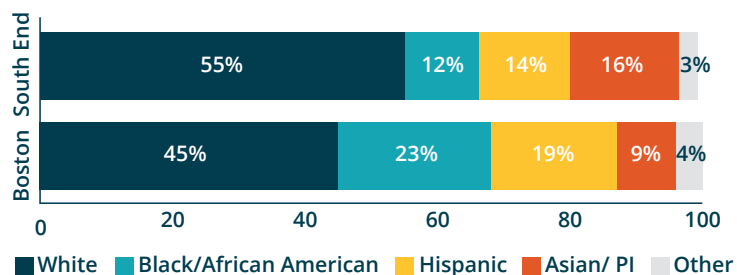
**South End & Boston Residents by Age**  
2015



### Diversity

- About a quarter of South End's population was foreign born, almost the same as the city as a whole (27%).
- In 2015, The Asian/Pacific Islander population was 16.4%, compared to only 9% in Boston as a whole.

**South End & Boston Residents by Race**  
2015



## Economy

### Jobs

- South End had 30,387 jobs in 2014, 28% of which were in Healthcare and Social Assistance.<sup>2</sup>
- South End has 2.05 payroll jobs per resident worker and 5.4% of the city's payroll jobs.

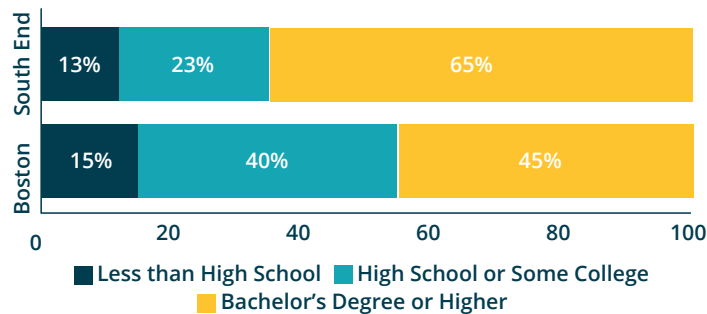
### Labor Force

- South End's labor force had 19,900 people in 2015, 5% of the Boston resident labor force.
- 71% of South End residents ages 16 and older participate in the labor force, compared to 68% for Boston.
- The top occupations of South End residents in 2015: Healthcare, Social Assistance, and Administrative Support.

### Education

- 13% of total South End residents in 2015 were enrolled in a college or university.
- In 2014, about two thirds of South End residents ages 25 and older had obtained a bachelor's degree or higher.

**Educational Attainment (Age 25+)**  
2015



### Income

- The median household income in South End in 2015 was \$77,161, compared to the Boston median of \$55,777.

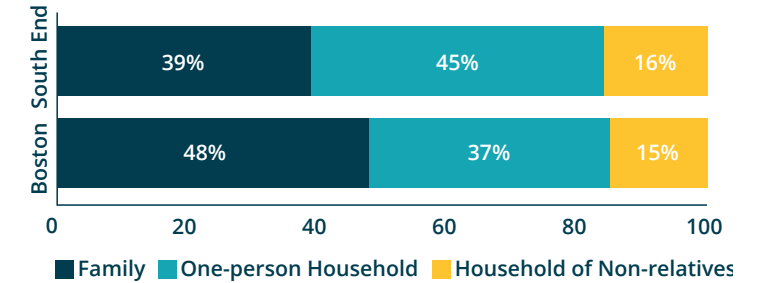
*Note: Demographic data are for the Census-tract approximations of the South End. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.*

## Place

### Households

- About 97% of South End residents live in households, 39% of which are families.
- All the remaining residents live at college dormitories or other institutions.

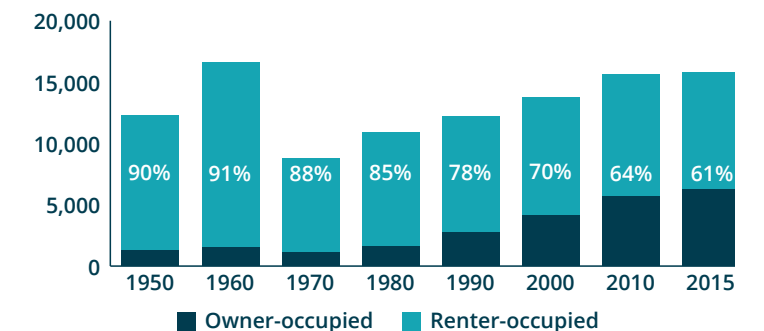
**Household Type**  
2015



### Renters and Owners

- In 2015, South End had 7,024 condos, 62% of which were owner occupied.<sup>3</sup>
- The median rent in South End in 2015 was \$1,207, compared to \$1,320 for Boston as a whole.

**South End Occupied Housing Units**  
1950-2015



### Vehicles

- In 2015, 57% of South End households had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in South End was 0.72 in 2015, relatively smaller than Boston's 0.91 ratio.