



Boston Housing Trends:

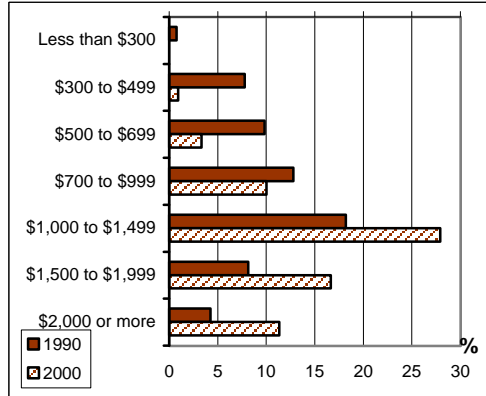
- The year 2000 census data reflected Boston's tight housing market with a housing vacancy rate of 4.9%, down from 8.9% in 1990.
- The number of housing units increased by 1,072 in 2000 but the number of occupied housing units went up by 11,064.
- Homeownership increased slightly to 32.2% in 2000 up from 30.9% in 1990.
- 70% of owner-occupied housing units were mortgaged, up from 61.5% in 1990.
- The median monthly owner cost of a mortgage was \$1,370 in 2000, up from \$993 in 1990. (Currents Dollars)
- In 2000, 50% of all homeowners had their ownership costs at or below 20% of their income, down from 54% in 1990.
- 26% of all homeowners spent 30% or more of their income on ownership costs in 2000, up from 24.5% in 1990.
- The median gross rent in 2000 was \$803 up from \$625 in 1990, and 30% of the occupied rental units were above \$1,000 up from 12% in 1990. (Currents Dollars)
- 40% of renters spent more than 30% of their monthly income compared to 1990 when almost 44% spent 30% or more on their rent.
(Considering inflation, \$1.00 in 1990 is worth \$1.32 in 2000)

1. TOTAL HOUSING STOCK



Subject	1990 number	% share	2000 number	% share
Total housing units	250,863	100%	251,935	100%
Occupied housing	228,464	91.1	239,528	95.1
Owner-occupied	70,544	30.9	77,226	32.2
Renter-occupied	157,920	69.1	162,302	67.8
Vacant housing	22,399	8.9	12,407	4.9
Persons per housing unit				
owner-occupied	2.80		2.51	
renter-occupied	2.18		2.22	

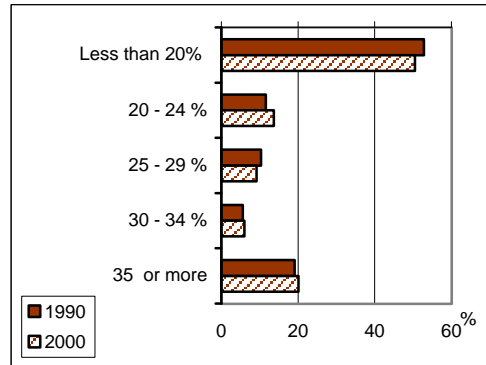
2. MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS



Subject	1990 number	% share	2000 number	% share
Owner-occupied housing units	28,672	100%	30,467	100%
With a mortgage	17,629	61.5	21,374	70.2
Less than \$300	210	0.7	15	-
\$300 to \$499	2,217	7.7	284	0.9
\$500 to \$699	2,804	9.8	1,018	3.3
\$700 to \$999	3,659	12.8	3,049	10.0
\$1,000 to \$1,499	5,205	18.2	8,511	27.9
\$1,500 to \$1,999	2,327	8.1	5,057	16.6
\$2,000 or more	1,207	4.2	3,440	11.3
Median (dollars)	993		1,370	(X)

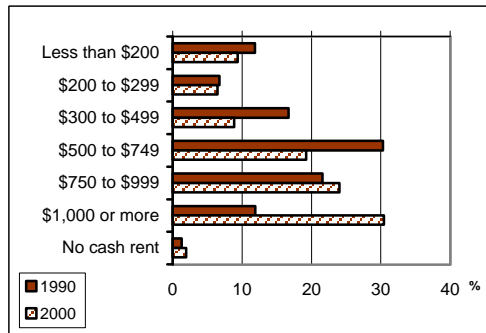
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3. SELECTED MONTHLY OWNER COSTS AS A % OF HOUSEHOLD INCOME



Owner-occupied housing units	28,672	100%	30,467	100%
Less than 20%	15,110	52.7	15,364	50.4
20 - 24 %	3,313	11.6	4,141	13.6
25 - 29 %	2,940	10.3	2,760	9.1
30 - 34 %	1,578	5.5	1,810	5.9
35 or more	5,451	19.0	6,079	20.0
Not computed	280	1.0	313	1.0

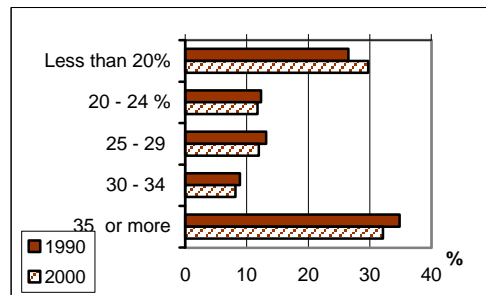
4. GROSS RENT



Renter-occupied housing units	157,745	100%	162,118	100%
Less than \$200	18,643	11.8	15,002	9.3
\$200 to \$299	10,552	6.7	10,366	6.4
\$300 to \$499	26,243	16.6	14,292	8.8
\$500 to \$749	47,722	30.3	31,179	19.2
\$750 to \$999	33,982	21.5	38,839	24.0
\$1,000 or more	18,670	11.8	49,426	30.4
No cash rent	1,933	1.2	3,014	1.9
Median Gross Rent (\$)	625		803	

(Considering inflation, \$1.00 in 1990 is worth \$1.32 in 2000)

5. GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME



Renter-occupied housing units	157,745	100%	162,118	100%
Less than 20%	41,776	26.5	48,049	29.7
20 - 24 %	19,327	12.3	18,979	11.7
25 - 29	20,684	13.1	19,277	11.9
30 - 34	13,938	8.8	13,173	8.1
35 or more	54,897	34.8	52,014	32.1
Not computed	7,123	4.5	10,626	6.6