

Trends

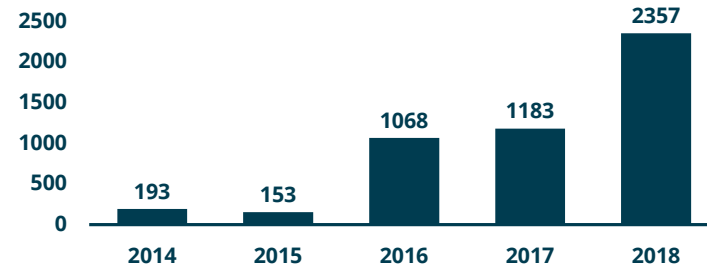
Historical Trends in the South End

- The share of renter-occupied housing units decreased from 90% in 1950 to 59% in 2017.
- The share of Asian residents increased by from 14% in 2000 to 17% in 2017.
- The share of the foreign-born population increased from 20% in 2000 to 24% in 2017.
- The share of adult residents with at least a Bachelor's degree increased from 53% in 2000 to 66% in 2017.

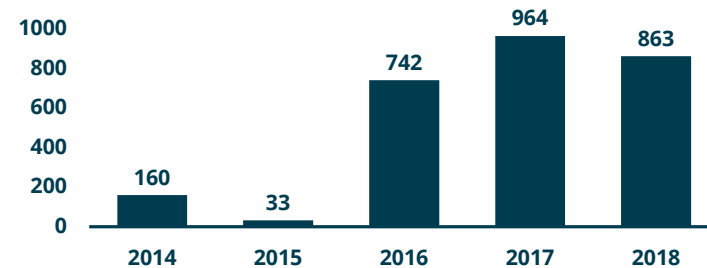
The Future for the South End

- The South End's growth is poised to continue, with 2,762 housing units approved for construction between 2014 and 2018.
- 2,417 new housing units were built in the South End 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.

Martin J. Walsh
Mayor

Carol Downs
Treasurer

Brian P. Golden
Director

Dr. Theodore C. Landsmark
Member

Timothy J. Burke
Chairman

Michael P. Monahan
Member

Priscilla Rojas
Vice Chairman

Teresa Polhemus
Executive Director/Secretary

People

Population

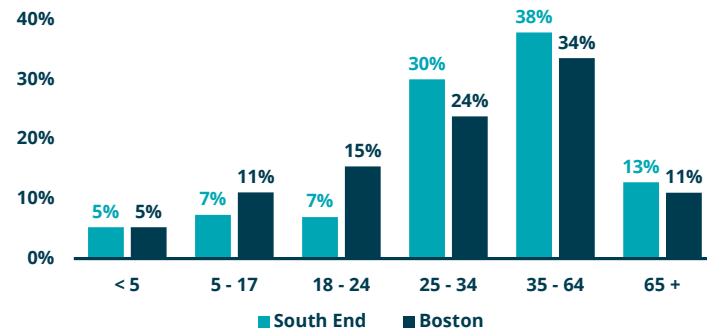
- According to the 2013-2017 American Community Survey, the South End had 32,040 residents, 5% of Boston's population.¹

Age Distribution

- In 2017, 12% of the South End's residents were children (0-17), compared to 16% of Boston's residents.
- The share of young adults (18-24) accounted for 7% of the South End's population, compared to 15% of Boston's population.

South End & Boston Residents by Age

2017

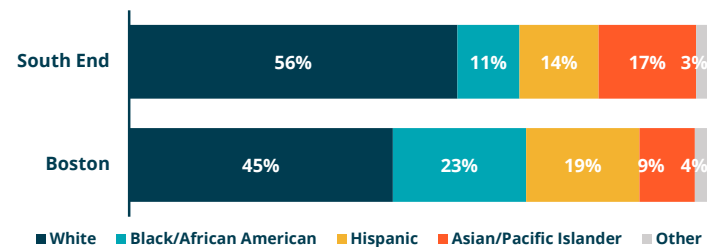


Diversity

- In 2017, 24% of the South End's residents were foreign-born, compared to 28% of Boston's residents.
- 17% of the South End's residents identified as Asian, considerably higher than 9% of Boston's residents.

South End & Boston Residents by Race

2017



Economy

Jobs

- In 2015, the South End had 12,811 payroll jobs, 22% of which were in Healthcare and Social Assistance.²
- The South End had 0.62 payroll jobs for every resident worker, 2% of the payroll jobs in Boston.

Labor Force

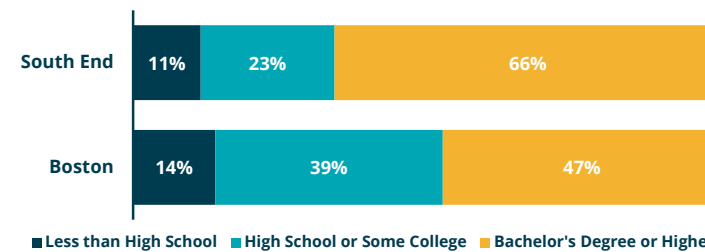
- In 2017, the South End's resident labor force had 20,547 workers, 5% of Boston's resident labor force.
- 72% of the South End's residents participated in the labor force, compared to 69% of Boston's residents.
- The top occupations among residents in 2017: Management, Business and Financial Operations, and Health Diagnosing and Treating.

Education

- In 2017, 10% of the South End's residents were enrolled in college or university, compared to 16% of Boston's residents.
- 66% of the South End's adult 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 the South End was \$86,995, higher than \$62,021 throughout Boston.

Notes: Demographic data are for the Census-tract approximations of the South End. Employment data are for the Census-block approximations of the South End. 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.

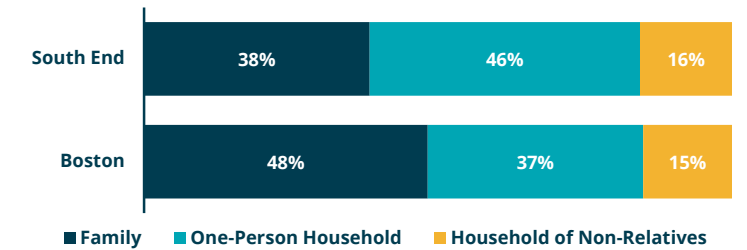
Place

Households and Dorms

- In 2017, 96% of the South End's residents lived in households, 38% of which were families.
- The remaining population lived in college dormitories or other institutions.

Household Type

2017

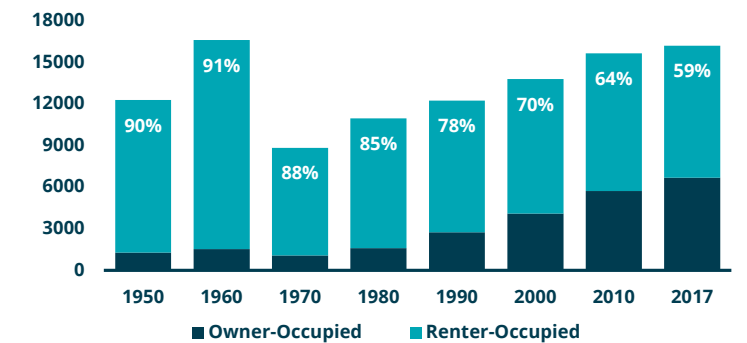


Renters and Owners

- In 2017, 59% of the South End's 16,193 housing units were renter-occupied.
- In FY2018, 61% of the South End's 7,185 condominiums were owner-occupied.³
- The median rent was \$1,336 throughout the South End, compared to \$1,445 throughout Boston.

South End Occupied Housing Units

1950-2017



Vehicles

- In 2017, 59% of the South End's households had at least one vehicle, compared to 66% of Boston's households.
- The ratio of vehicles to households in the South End was 0.75, lower than Boston's ratio of 0.95.