



**boston planning &
development agency**

Boston by the Numbers 2023

This report by the Boston Planning and Development Agency Research Division is a short reference guide to the city of Boston. It breaks down the population by age group, gender, and nativity. It also looks at Boston's colleges and universities, housing, and land use. This report uses data from the 2017 to 2021 5-year American Community survey, which are the most recent available at the time of publication.

The Boston Planning & Development Agency

We strive to understand the current environment of the city to produce quality research and targeted information that will inform and benefit the residents and businesses of Boston. Our Division conducts research on Boston's economy, population, and commercial markets for all departments of the BPDA, the City of Boston, and related organizations.

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Chapter 1: Land Use and Housing

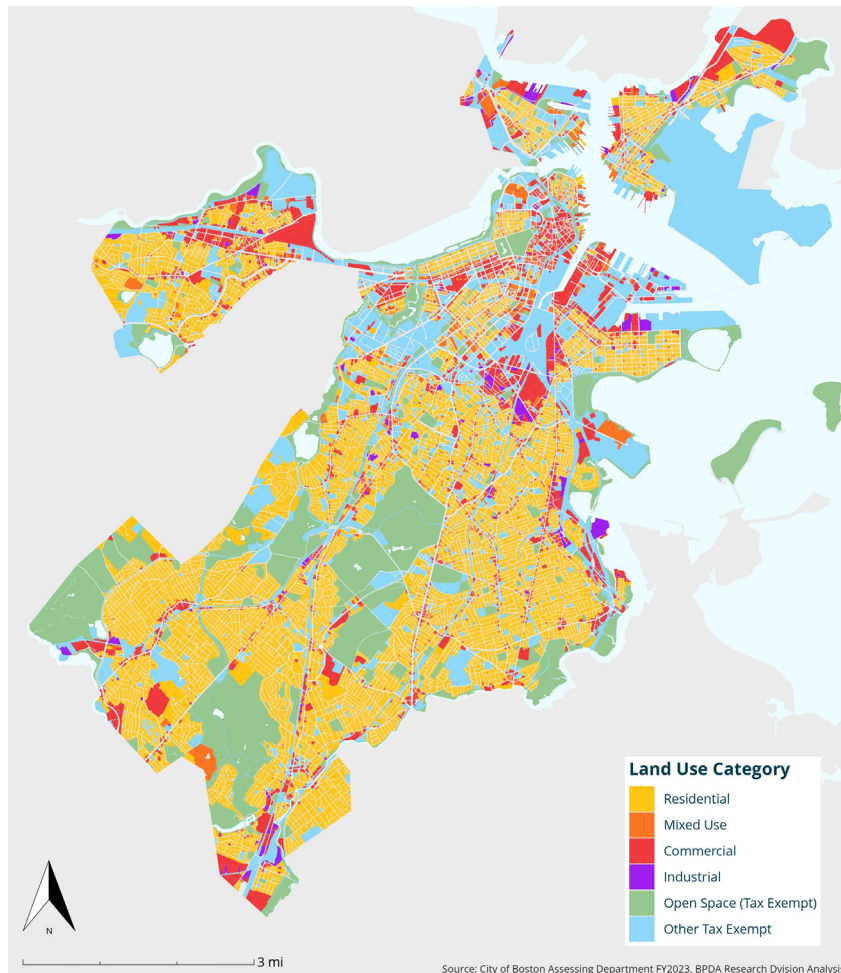
Land Area

- Boston has a land area of 48.28 square miles.
- Boston's land area is 0.6% of the 7,800 square miles in the Commonwealth of Massachusetts.
- Boston is the second smallest major U.S. city in terms of land area after San Francisco.

Land Use

- Nearly half of the parcel land area in Boston is tax exempt and over a third of parcel land area is residential.

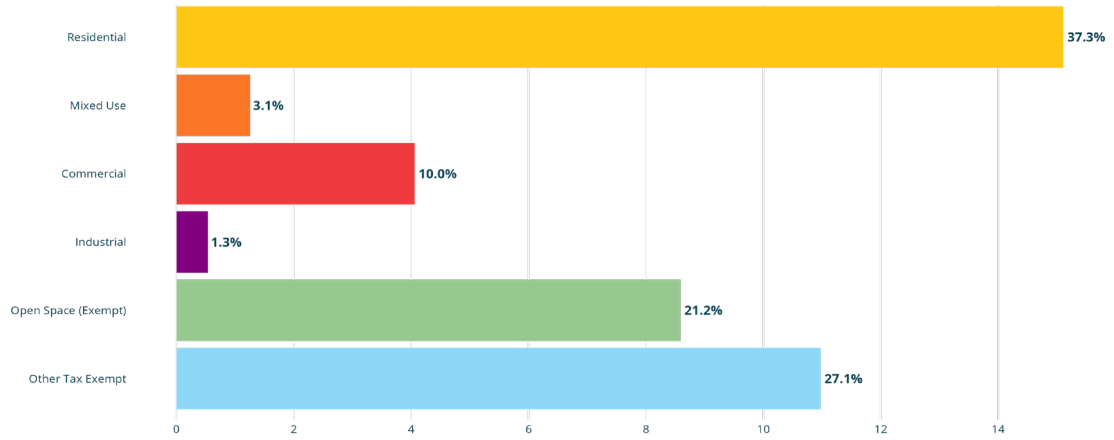
MAP 1 Parcel Land Use in Boston FY 2023



Source: City of Boston Assessing Department, BPDA Research Division Analysis

FIGURE 1

Citywide Parcel Land Area by Category 2023



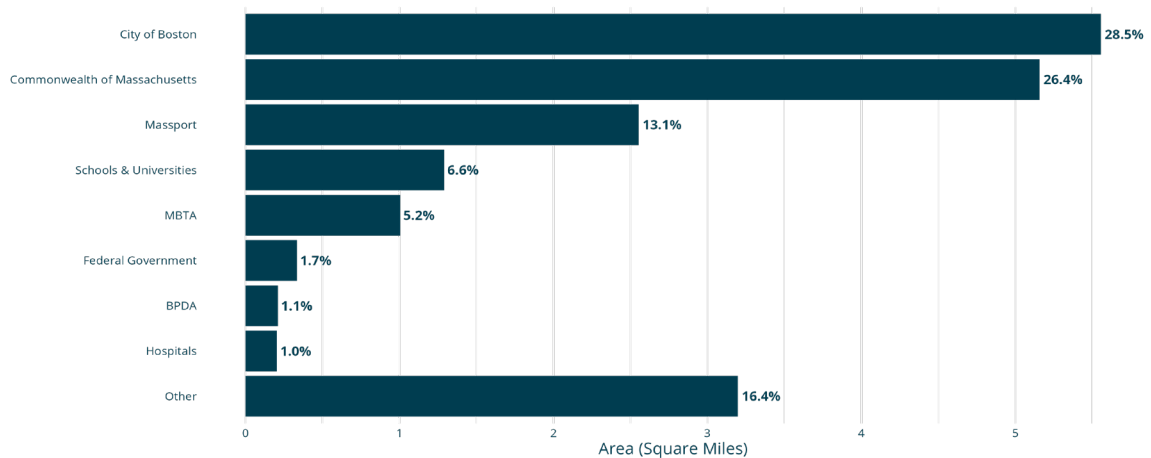
Source: City of Boston Assessing Department FY2023, BPDA Research Division Analysis

Tax-Exempt Properties

- The City of Boston owns the largest share of tax exempt land, followed by the Commonwealth of Massachusetts. Much of that land is open space such as the Harbor Islands, the Boston Common and Public Garden, and the Charles River Esplanade.
- Additionally, schools and universities own large shares of tax exempt land in certain neighborhoods, such as Allston and Longwood.

FIGURE 2

Citywide Tax-Exempt Land by Care and Custody 2023



Note: Other includes all other care and custody types, such as museums, religious organizations, and nonprofits.

Source: City of Boston Assessing Department FY2023, BPDA Research Division Analysis.

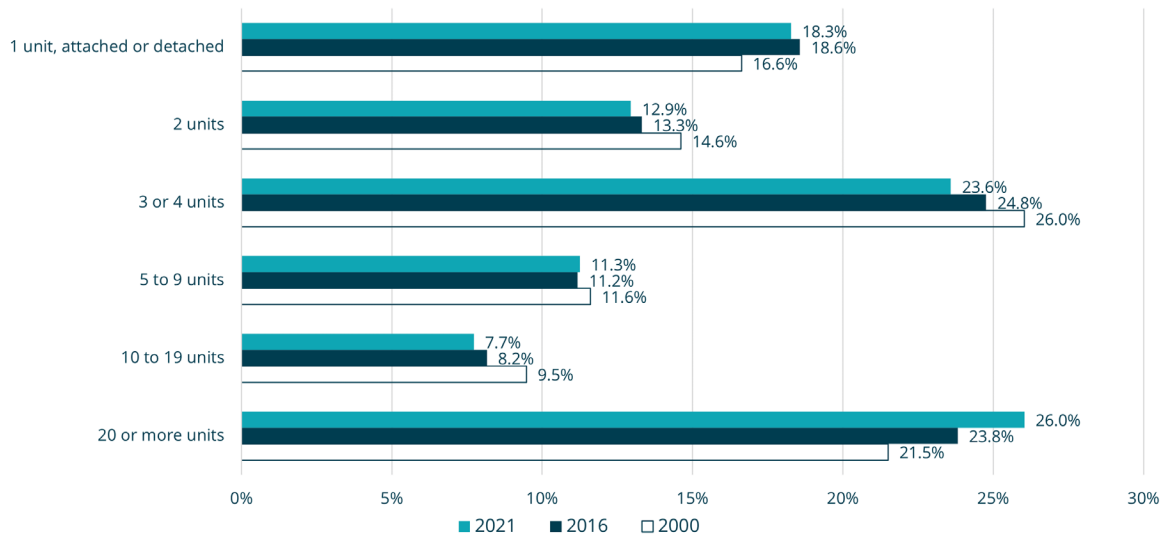
Commercial Land Uses

- Office space in Boston rose from 104.7 million square feet in 2019 to approximately 110.3 million square feet in 2023.¹
- Retail inventory increased from 15.1 million square feet in 2019 to 16.8 million in 2023.²
- As of January 2023 Boston has 24,117 hotel rooms, compared to 20,498 in 2018.³

Residential Properties

- Boston had 310,718 housing units as of Q3 2023, an increase of 13.4% from 272,481 in 2010.⁴
- The share of housing units in large 20+ unit buildings has increased to 26 percent. Interestingly, the share of housing units in single family homes has also increased since 2000.

FIGURE 3 Boston Housing by Housing Units in Structure 2000-2021



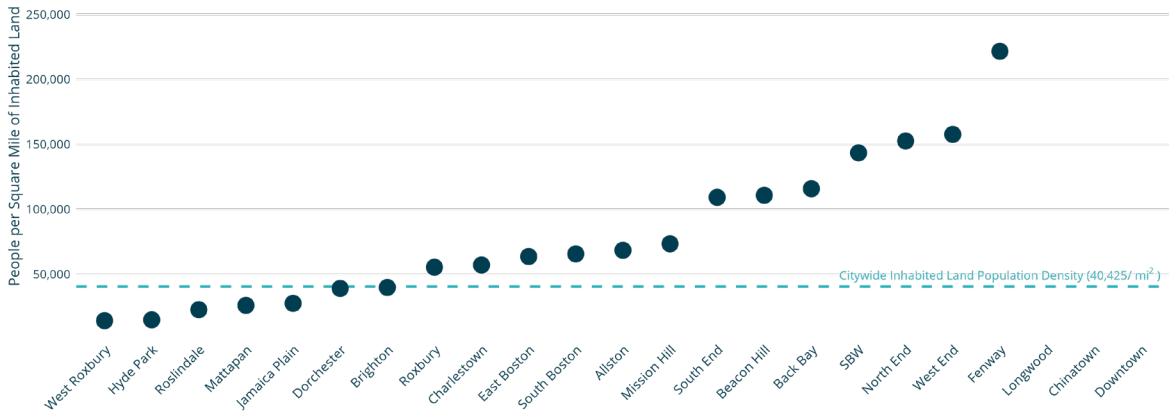
Source: U.S. Census Bureau, 2000 Decennial Census, 2012-2016 and 2017-2021 5-year American Community Survey,

BPDA Research Division Analysis.

Population Density

- In 2021, Boston had a population density of 13,809 people per square mile, an increase from 13,511 in 2016 and 12,519 in 2011.⁵
- Downtown is the neighborhood with the highest population density, whereas West Roxbury has the lowest.

FIGURE 4 Inhabited Land Population Density by Neighborhood
2021



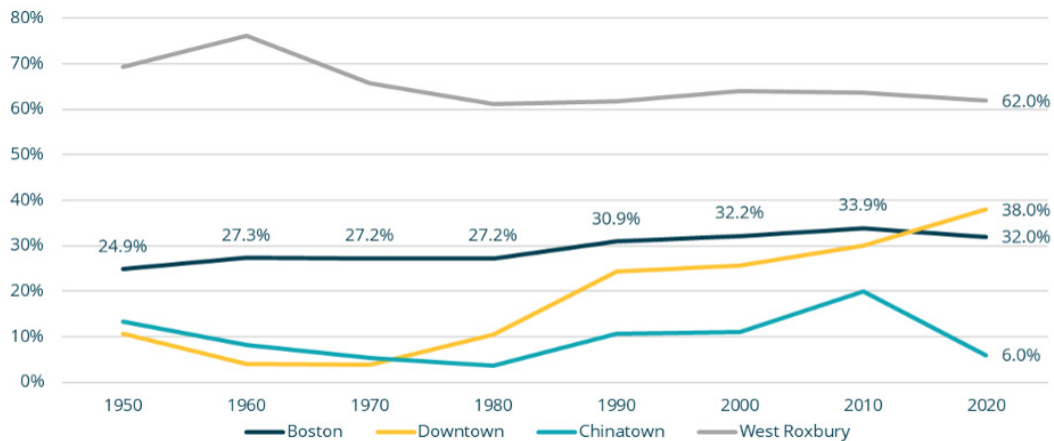
Note: Density is calculated using total population divided by the total land area of non-vacant residential and mixed-use parcels, in addition to other inhabited parcels such as dormitories, rooming houses, nursing homes, and subsidized housing.

Source: City of Boston Assessing Department FY2023 & U.S. Census 2020, BPDA Research Division Analysis.

Neighborhoods By Owner Occupied Housing

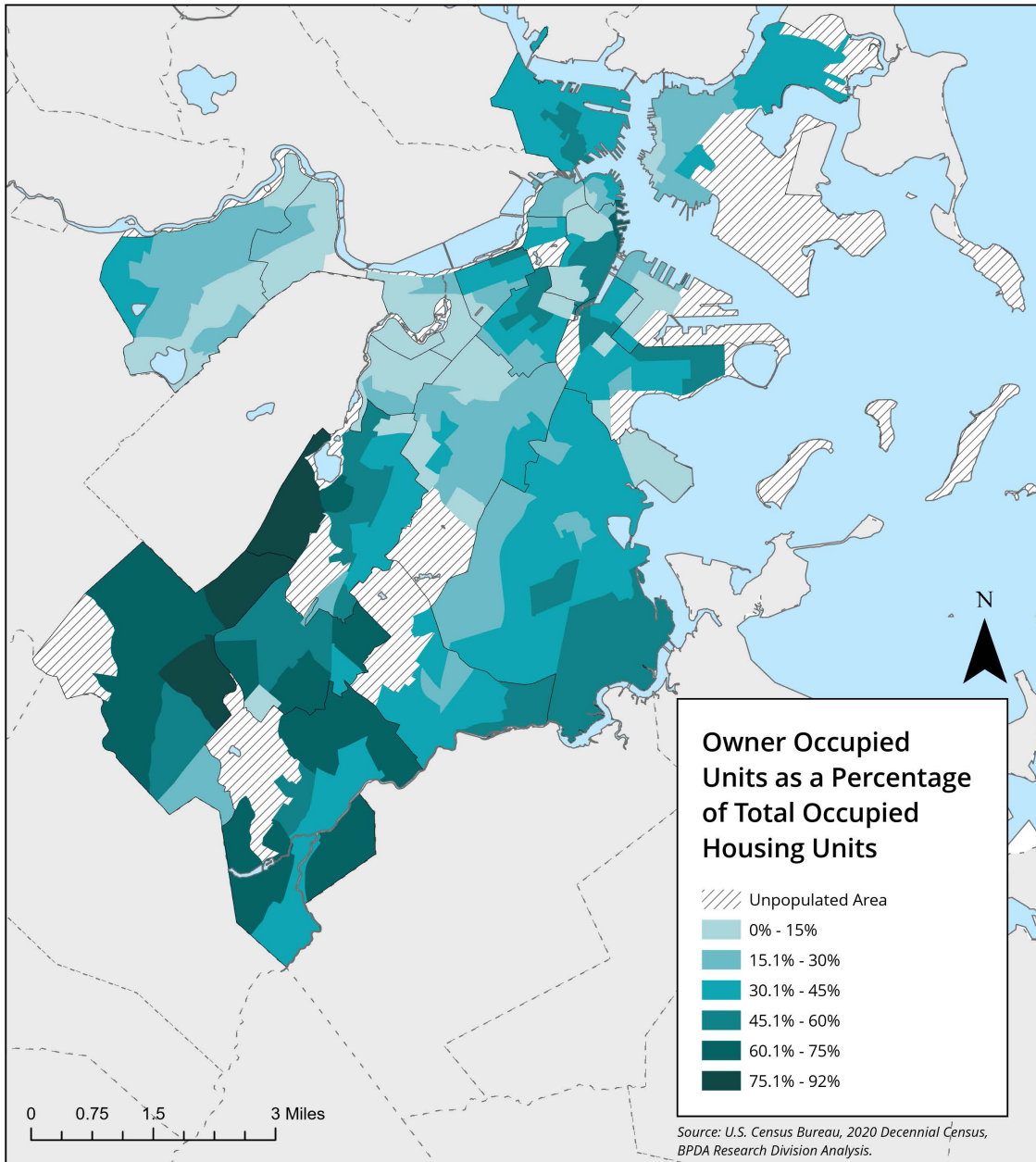
- Despite consistent growth from 1950 to 2010, Boston's owner occupancy decreased between 2010 and 2020.
- Some neighborhoods have experienced significant increases in owner occupancy, such as Downtown, whereas others, like West Roxbury and Chinatown, have fluctuated since the 1950s.
- Owner occupancy by neighborhood ranges from 6.0% in Chinatown to 62.0% in West Roxbury.

FIGURE 5 Owner Occupancy Rate in Selected Boston Neighborhoods Over Time
1950-2020



Source: U.S. Census Bureau, 1950-2020 Decennial Census, BPDA Research Division Analysis

Owner Occupied Units as a Percentage of Total Occupied Housing Units by Census Tract 2020



Source: U.S. Census Bureau, 2020 Decennial Census Survey, BPDA Research Division Analysis.

TABLE 1

Owner Occupation Share by Neighborhood 2020

| Neighborhood | Total Housing Units | Total Units Occupied | % of Units Occupied by Owners |
|-------------------------|---------------------|----------------------|-------------------------------|
| West Roxbury | 14,070 | 13,390 | 62.0% |
| Hyde Park | 13,049 | 12,471 | 57.4% |
| Roslindale | 12,277 | 11,682 | 52.1% |
| Charlestown | 9,525 | 8,932 | 44.9% |
| Jamaica Plain | 18,547 | 17,400 | 41.0% |
| Mattapan | 9,347 | 8,822 | 39.8% |
| Downtown | 6,604 | 5,384 | 38.0% |
| South Boston | 19,140 | 17,961 | 37.8% |
| South End | 17,598 | 16,152 | 35.1% |
| Dorchester | 47,965 | 44,823 | 33.5% |
| Beacon Hill | 6,037 | 5,485 | 31.7% |
| Back Bay | 11,524 | 10,006 | 31.0% |
| East Boston | 18,016 | 16,695 | 26.0% |
| North End | 6,832 | 6,314 | 24.5% |
| Brighton | 23,653 | 22,535 | 20.0% |
| South Boston Waterfront | 4,622 | 3,624 | 19.9% |
| Roxbury | 21,687 | 20,025 | 19.3% |
| West End | 5,243 | 4,572 | 16.4% |
| Longwood | 366 | 317 | 12.3% |
| Allston | 10,748 | 10,027 | 10.0% |
| Mission Hill | 6,955 | 6,668 | 9.8% |
| Fenway | 14,625 | 13,273 | 9.5% |
| Chinatown | 3,272 | 2,937 | 6.0% |

Source: U.S. Census Bureau, 2020 Decennial Census Survey, BPDA Research Division Analysis.

Chapter Endnotes

Please note that when no source is specified, the default reference is:

U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis.

¹ CoStar Property, "Total Market Statistics", 3rd Quarter 2019 and 3rd Quarter 2023.

² CoStar Property, "Total Market Statistics", 3rd Quarter 2019 and 3rd Quarter 2023.

³ Boston Licensing Board.

⁴ U.S. Census Bureau, 2010 and 2020 Decennial Census. Mayor's Office of Housing.

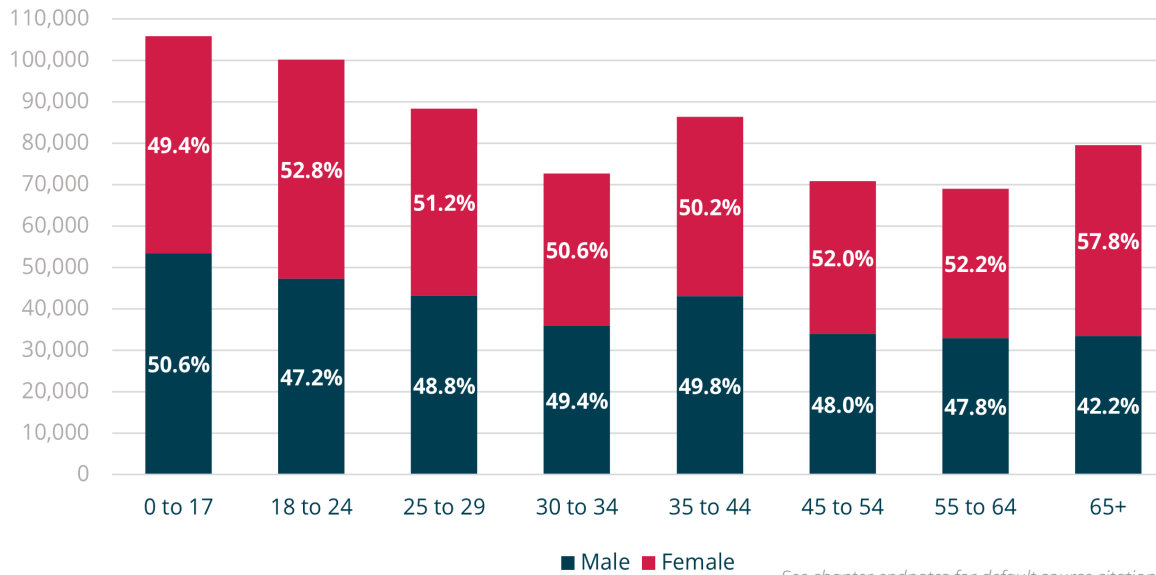
⁵ U.S. Census Bureau, 2007-2011 and 2012-2016 American Community Survey.

Chapter 2: Sex

Population

- In 2021, Boston's population of 672,500 included 323,280 males and 349,220 females.
- Females made up 51.9% of Boston's population overall but 57.8% of the elderly population.

FIGURE 1 Boston Population by Age and Sex
2021



See chapter endnotes for default source citation.

Race and Ethnicity

- The race and ethnicity of males and females in Boston is similar.
- Males are slightly more likely to be non-Hispanic White (45.7% compared to 43.5% of females).
- 19.7% of females in Boston are Black/African American compared to 18.4% of males.

TABLE 1 Race Distribution of Boston Population by Sex
2020

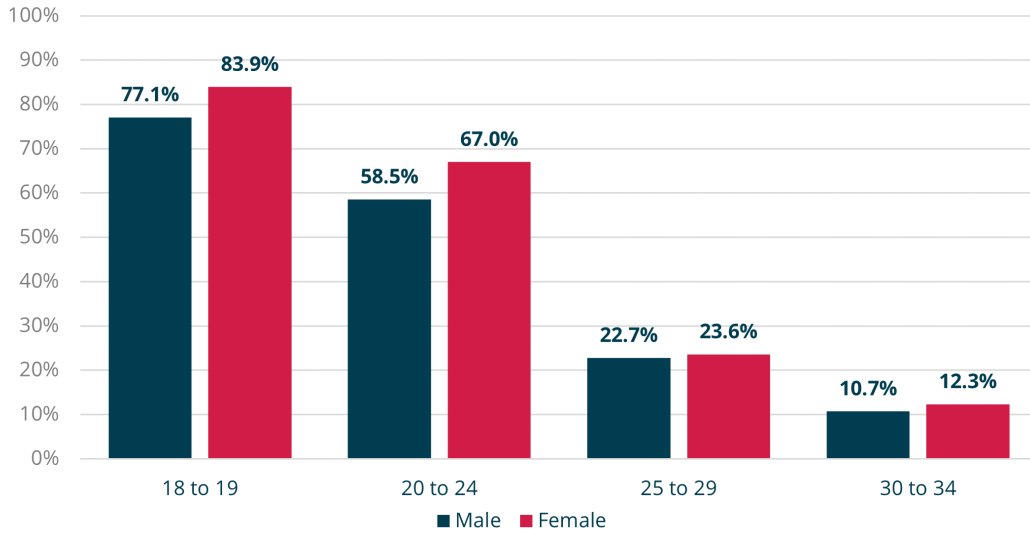
| Sex | White | Black/African American | Hispanic | Asian/Pacific Islander | Other |
|--------|-------|------------------------|----------|------------------------|-------|
| Male | 45.7% | 18.4% | 18.4% | 11.4% | 6.2% |
| Female | 43.5% | 19.7% | 18.9% | 11.3% | 6.4% |

Source: U.S. Census Bureau, 2020 Decennial Census Survey, BPDA Research Division Analysis.

Education

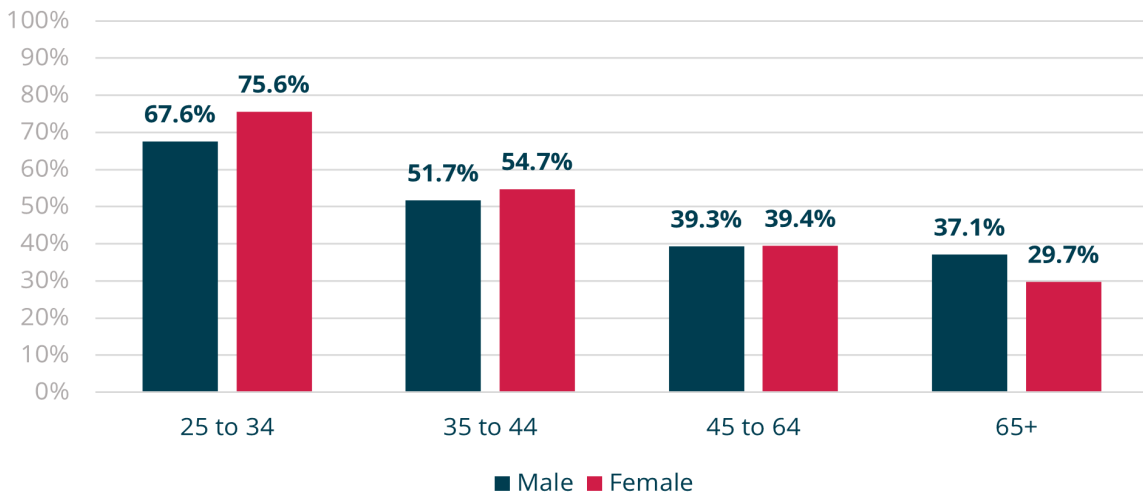
- Women are enrolled in college at higher rates than men.
- 83.9% of women aged 18-19 are enrolled in college compared to 77.1% of males.

FIGURE 2 College and University Enrollment of Boston Residents by Age and Sex (Age 18+) 2021



- For Boston residents ages 25 to 64, women are more likely to have a Bachelor's degree or higher compared to men.

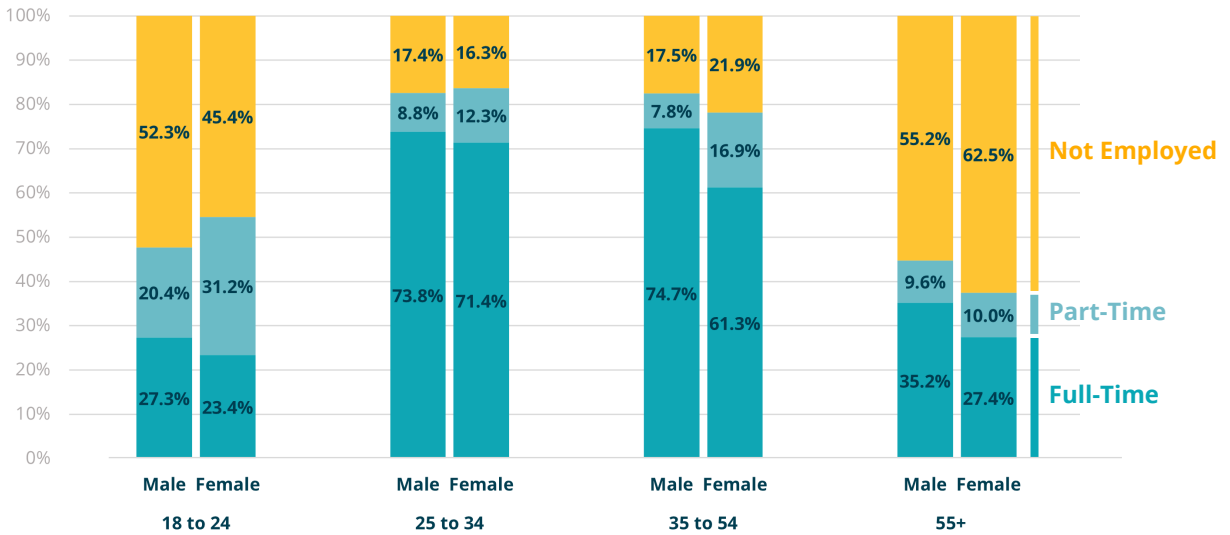
FIGURE 3 Bachelor's Degree or Higher by Age and Gender 2021



Employment Type

- Across age groups, men have greater rates of full-time employment
- Comparatively, women have greater rates of part-time employment.
- The age cohort 35 to 54 year olds display the greatest difference in full-time employment. 74.7% of men are employed full time compared to 61.3% of women.

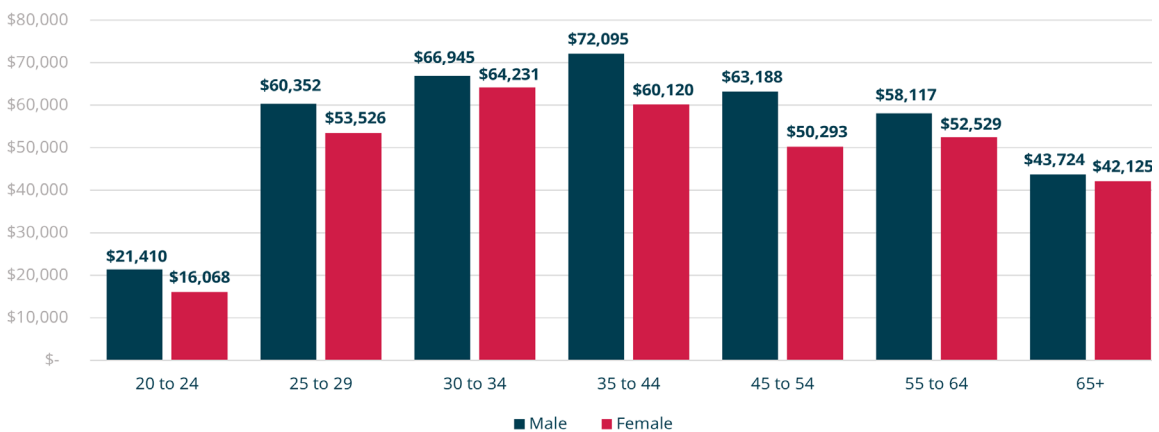
FIGURE 4 Employment Type by Age and Sex
2021



Median Earnings

- Across all age groups, men reported greater median earnings than women.

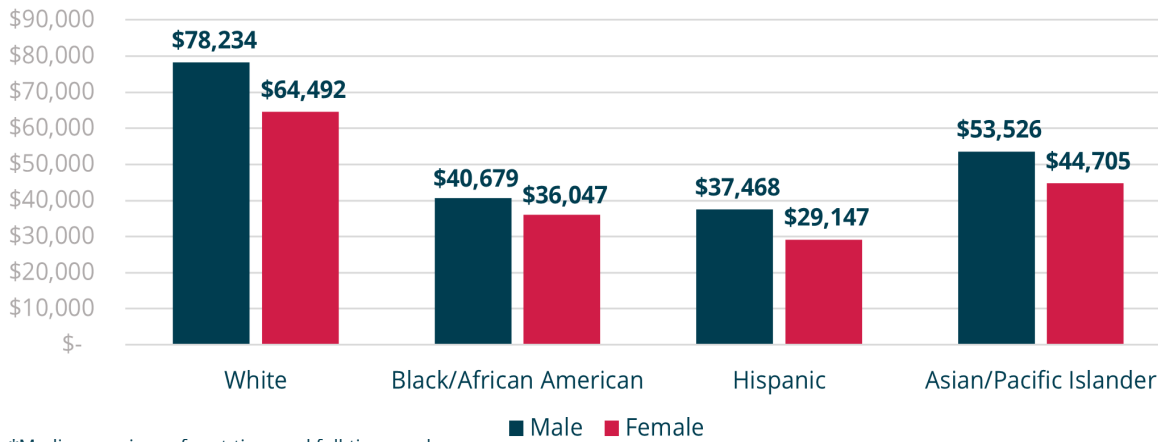
FIGURE 5 Median Earnings* of Boston Residents by Age and Sex
2021



*Median earnings of part-time and full-time workers

- Men earn more than women in each race and ethnicity category.
- Non-Hispanic White men earn the highest median earnings, whereas Hispanic women earn the lowest median earnings.

FIGURE 6 Median Earnings of Boston Residents by Race and Sex (Age 18+) 2021

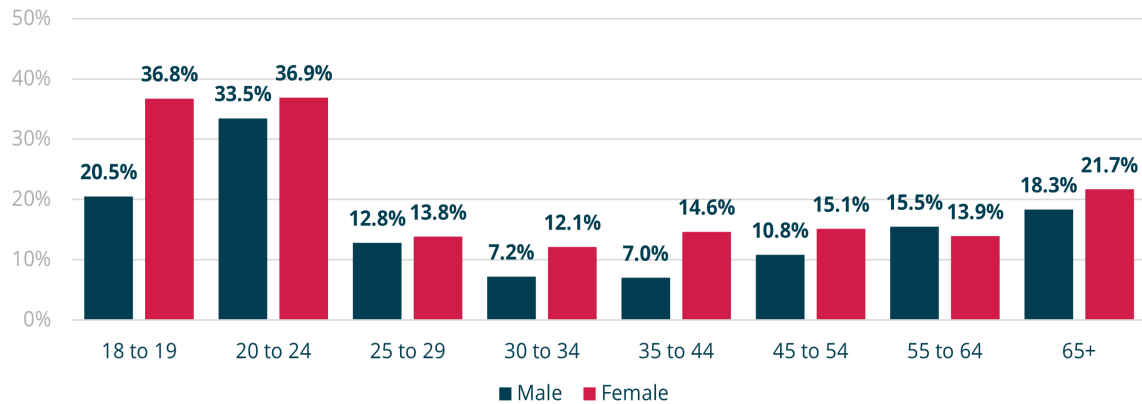


*Median earnings of part-time and full-time workers

Poverty

- Women experience poverty at greater rates than men in all age groups except 55 to 64.
- School enrollment and child rearing may increase women's poverty rates.

FIGURE 7 Poverty Rates by Age and Sex 2021

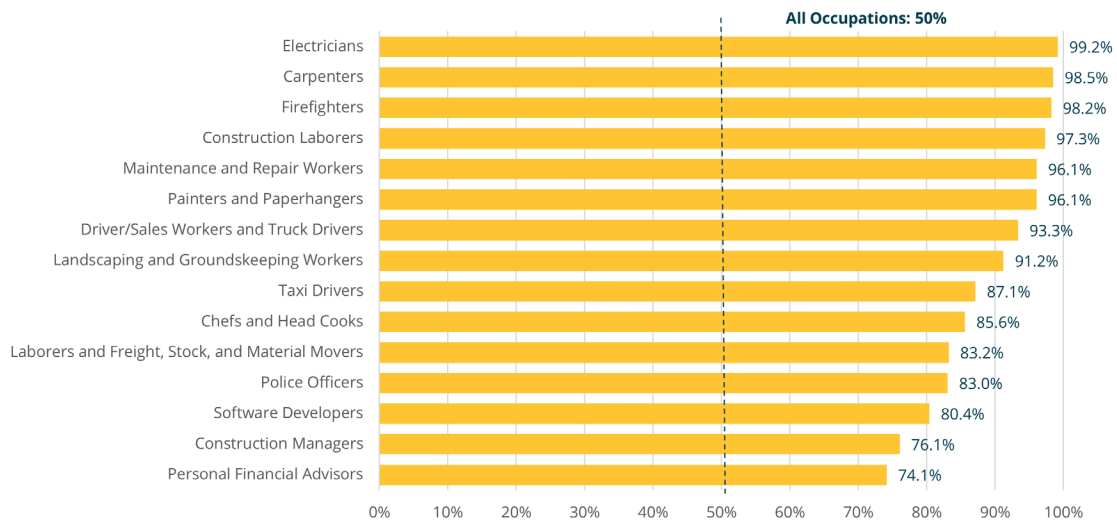


Note: Excludes group quarters population

Occupations

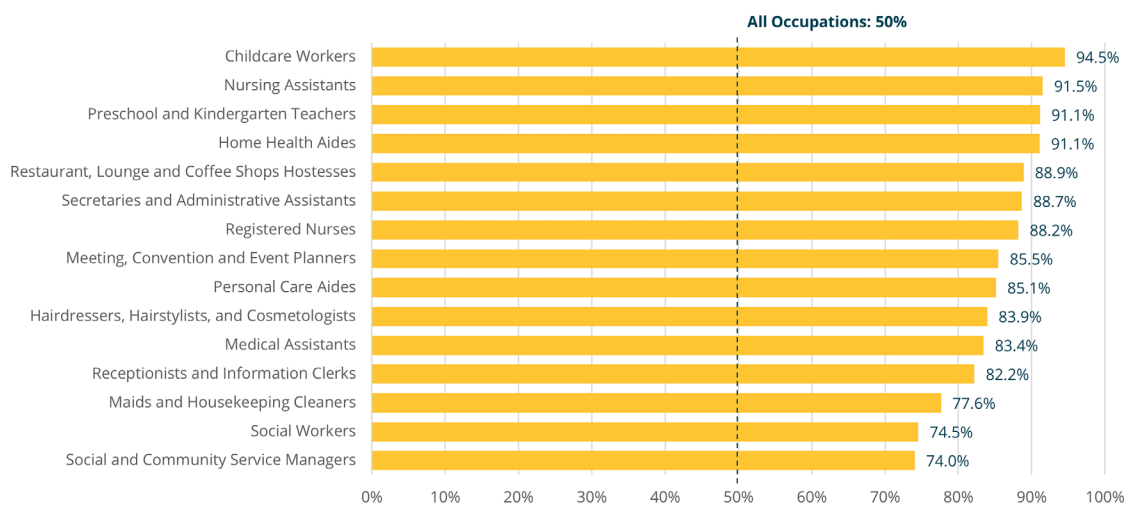
- Blue collar occupations such as construction have the highest shares of male workers.
- Service occupations such as childcare, healthcare, and education have the highest shares of female workers.

FIGURE 8 Top 15 Detailed Occupations with Largest Share of Male Workers*
2021



*Of workers that are either full-time or part-time and have an occupation where the number of males is over 1000.

FIGURE 9 Top 15 Detailed Occupations with Largest Share of Female Workers*
2021

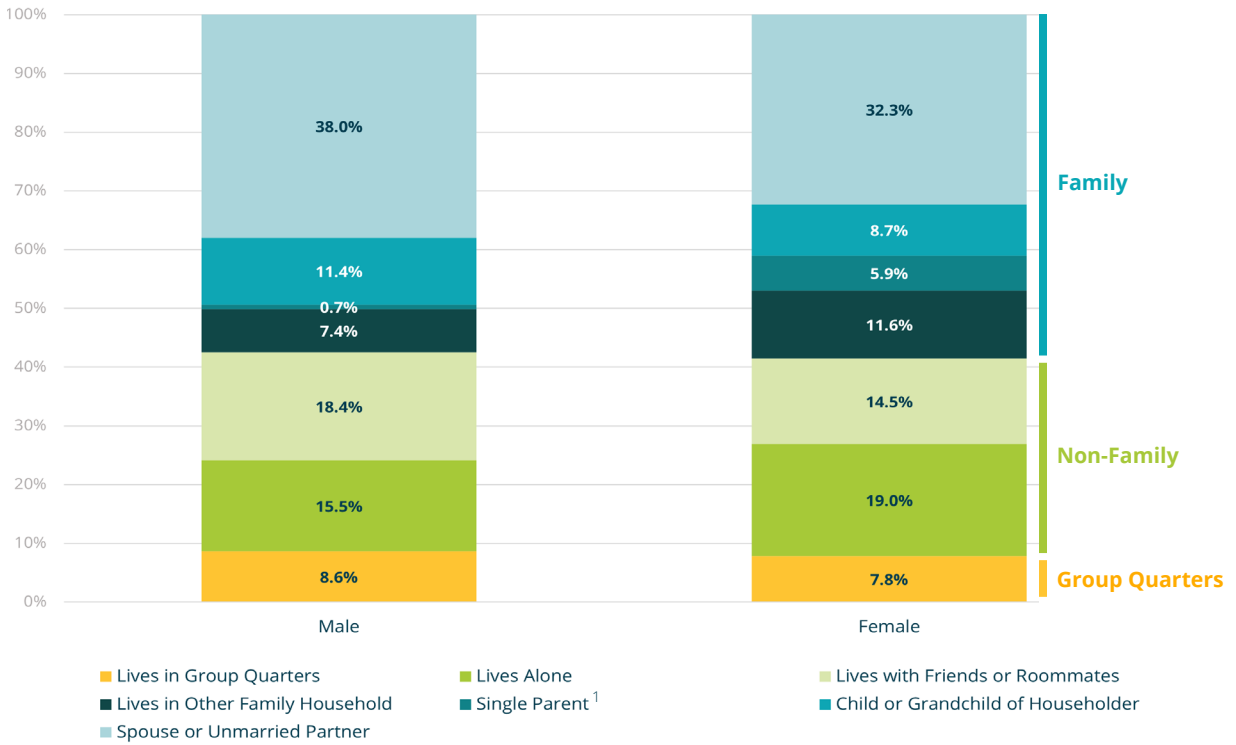


*Of workers that are either full-time or part-time and have an occupation where the number of females is over 1000.

Household Relationships

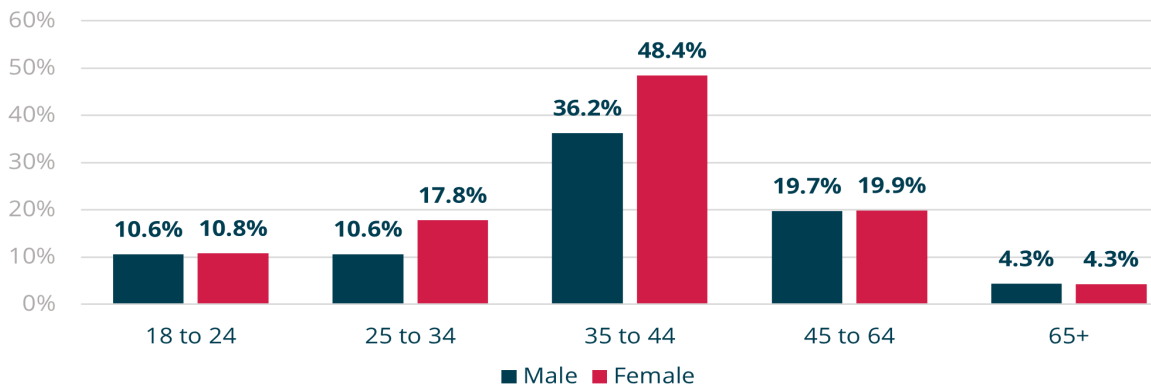
- Women are more likely than men to live alone or as a single parent.

FIGURE 10 Household Type by Sex in Boston (Age 18+) 2021



- Women live with their own children at greater rates than men across all age groups.
- Almost half (48.4%) of the population of women in Boston ages 35 to 44 live with their own children compared to 36.2% of men in the same age cohort.

FIGURE 11 Population Living with their Own Children Under 18 by Age and Sex 2021



Neighborhoods

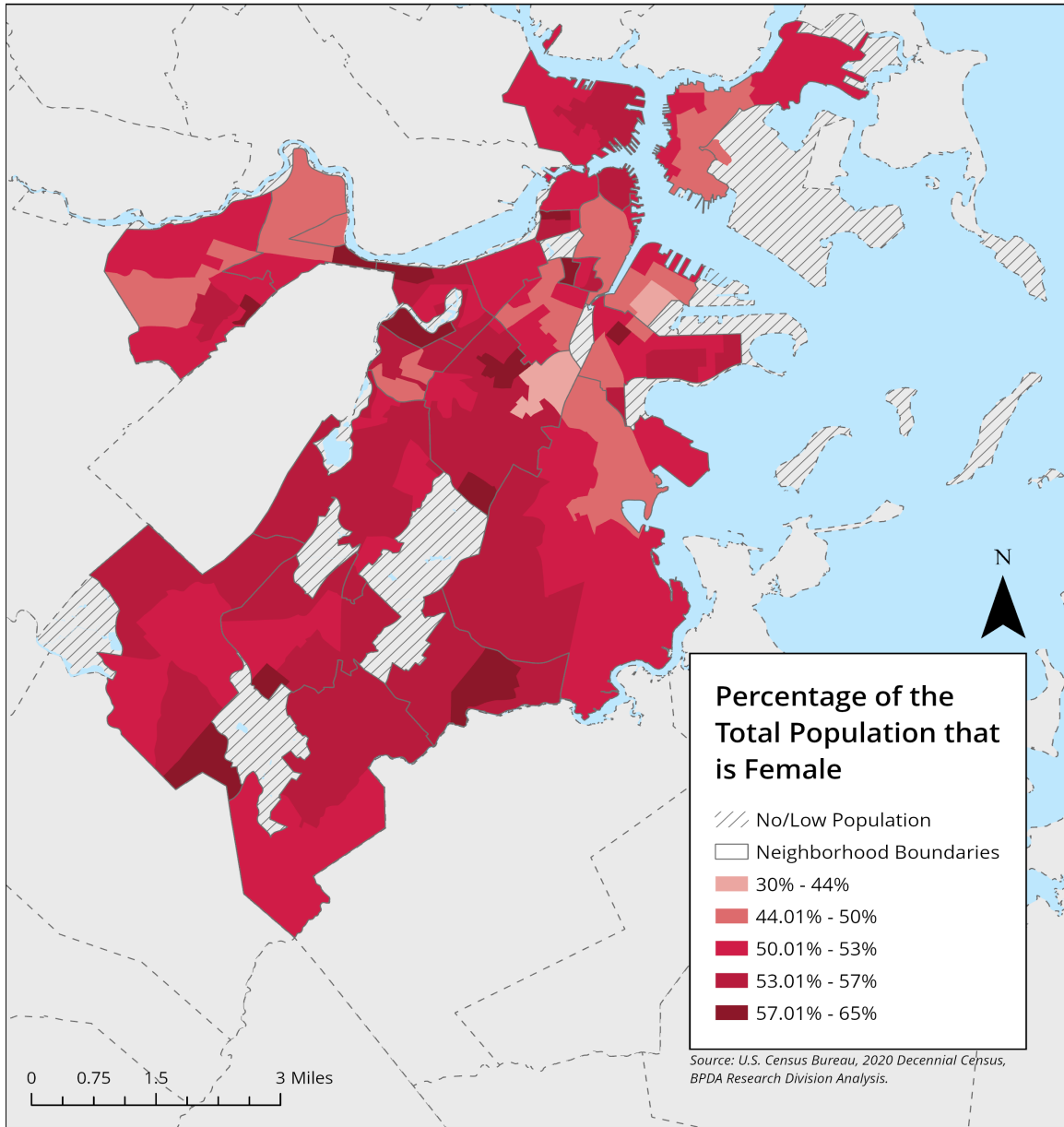
- Longwood's population is 64.6% female, perhaps due to the large percentage of female students at Simmons and Emmanuel Colleges.
- In contrast, South Boston Waterfront's population is 49.0% female.

TABLE 2 Neighborhoods by Female Population Share
2020

| Location | Females | % Neighborhood Population |
|-------------------------|---------|---------------------------|
| Longwood | 5,186 | 64.6% |
| Beacon Hill | 9,336 | 55.3% |
| Mattapan | 23,840 | 55.3% |
| North End | 10,805 | 54.4% |
| Jamaica Plain | 40,015 | 54.1% |
| Roxbury | 54,533 | 54.1% |
| Roslindale | 29,586 | 54.0% |
| West Roxbury | 31,561 | 53.8% |
| Fenway | 37,493 | 53.6% |
| Charlestown | 19,120 | 53.5% |
| Hyde Park | 34,172 | 53.2% |
| Dorchester | 122,191 | 52.8% |
| South Boston | 37,917 | 52.6% |
| Back Bay | 18,190 | 52.0% |
| Brighton | 52,047 | 52.0% |
| Mission Hill | 17,518 | 51.5% |
| Chinatown | 6,211 | 51.2% |
| Downtown | 13,768 | 50.8% |
| West End | 7,705 | 50.7% |
| Allston | 24,904 | 50.6% |
| South End | 30,904 | 50.1% |
| East Boston | 43,066 | 49.5% |
| South Boston Waterfront | 5,579 | 49.0% |

Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis

MAP 1 Percentage of the Total Population that is Female by Census Tract
2020



Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis

Chapter Endnotes

Please note that when no source is specified, the default reference is:

U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis.

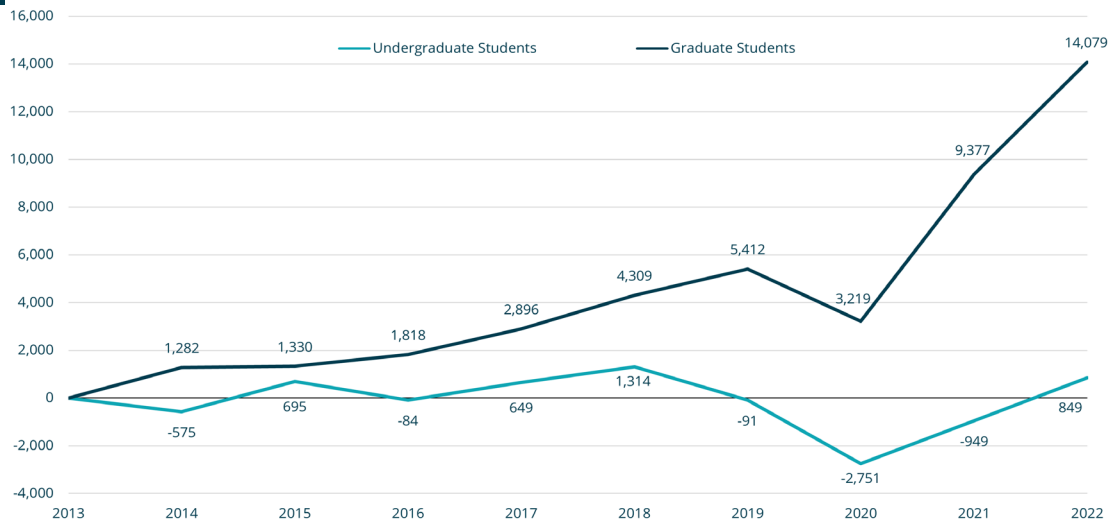
¹ Single parent refers to a householder with no spouse/partner present with children under 18 years old.

Chapter 3: Colleges and Universities

Enrollment

- In 2022, Boston’s universities and colleges had 93,983 undergraduate and 65,737 graduate students.
- From 2013 to 2022, the number of graduate students has increased by 27.3%, compared to only a 0.9% increase in undergraduate students, following a national trend in the rapid growth of graduate students relative to undergraduates.

FIGURE 1 Enrollment Relative to 2013 for Boston Colleges and Universities
2022



Source: Department of Neighborhood Development, "City of Boston Student Housing Trends" 2013-2022, BPDA Research Division Analysis.

- Northeastern University is the largest university in Boston, following significant growth since 2013
- Bunker Hill Community College and Roxbury Community College have over 10,000 enrolled students.¹

TABLE 1 Top 10 Colleges in Boston by Student Enrollment
2022

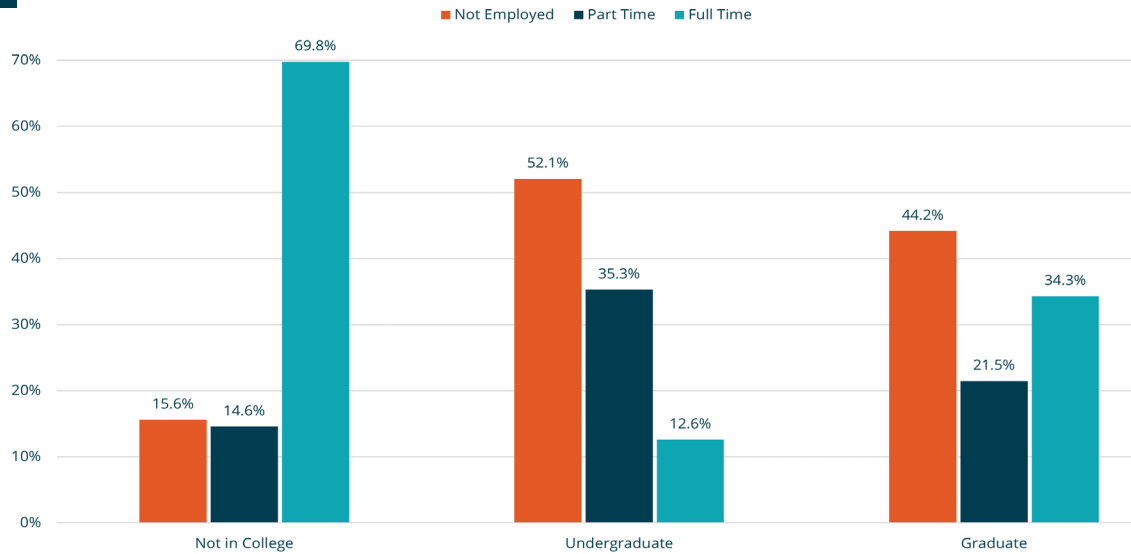
| Neighborhood | 2022 Enrollment | Change from 2013 | Change from 2021 |
|---|-----------------|------------------|------------------|
| Northeastern University | 40,572 | 53.5% | 13.0% |
| Boston University | 32,148 | 11.5% | 4.5% |
| Boston College | 14,734 | 8.9% | -2.5% |
| University of Massachusetts Boston | 13,969 | -4.0% | 5.7% |
| Massachusetts Institute of Technology | 11,875 | 5.1% | -0.5% |
| Suffolk University | 6,473 | -23.3% | 1.6% |
| Berklee College of Music | 6,094 | 15.1% | 6.8% |
| Harvard University (Boston Campuses) | 5,067 | 32.3% | 19.2% |
| Emerson College | 4,837 | 6.9% | 1.0% |
| Massachusetts College of Pharmacy and Health Sciences | 3,935 | -11.9% | -2.1% |

Source: Department of Neighborhood Development, "City of Boston Student Housing Trends" 2013-2022, BPDA Research Division Analysis.

Employment

- Undergraduate students have a higher proportion of students who are not employed or who are working part-time, compared to graduate students.

FIGURE 2 Employment of Boston Residents Aged 18-32 by College Enrollment
2022

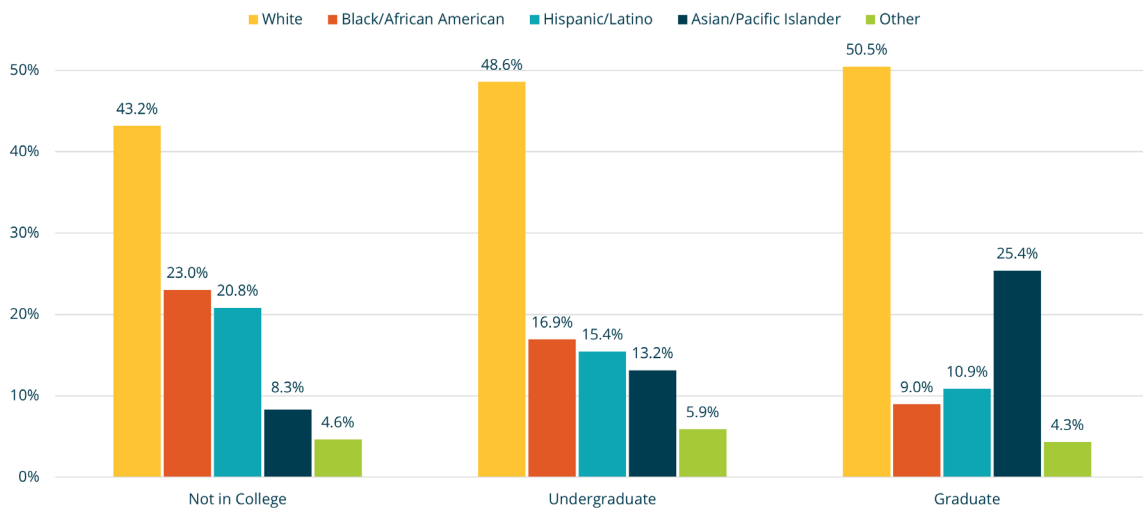


See chapter endnotes for default source citation.

Race

- Among 18 to 32 year olds, college and university students are more likely to be White or Asian/Pacific Islander. These differences are more pronounced across graduate students.

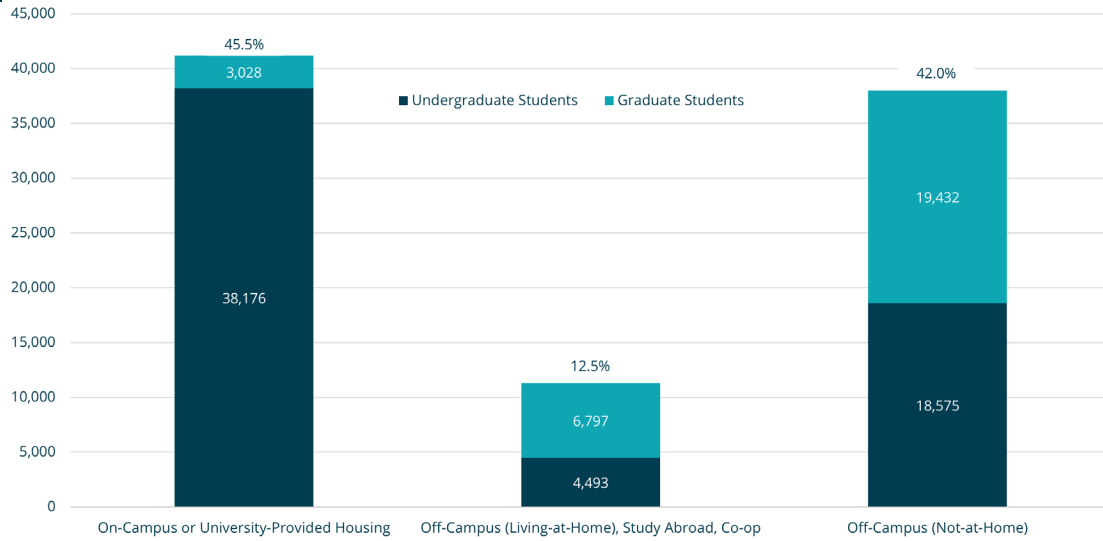
FIGURE 3 College Enrollment by Race for Boston Residents aged 18-32
2021



Student Housing

- In 2022, almost half of enrolled students lived on-campus or in university-provided housing, with 62% of undergraduates living on-campus

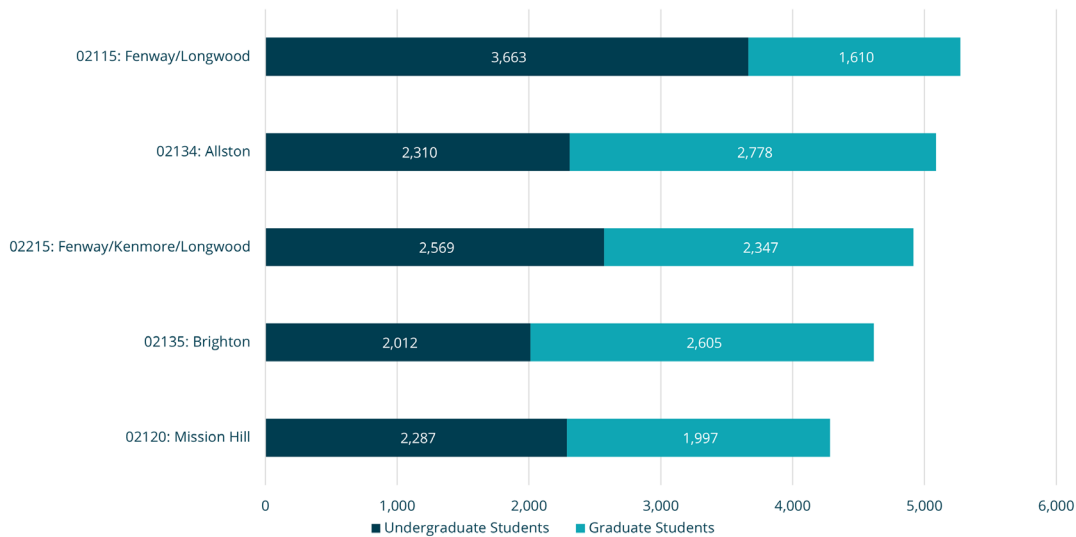
FIGURE 4 University Students by Residence in Boston
2022



Source: Department of Neighborhood Development, "City of Boston Student Housing Trends: 2022", BPDA Research Division Analysis

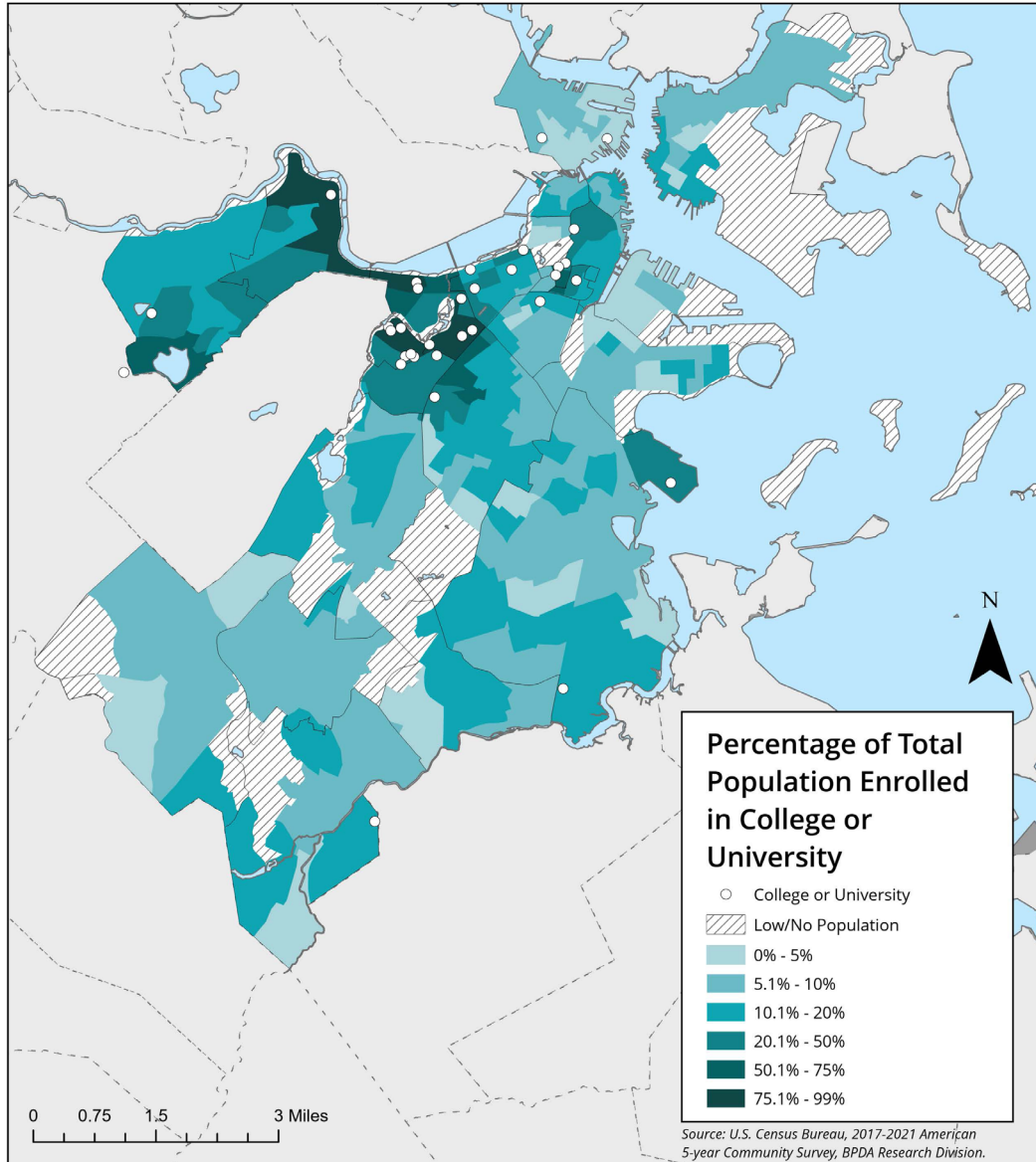
- Among off-campus students, over 65% lived in Fenway, Longwood, Allston, Kenmore, Brighton, and Mission Hill

FIGURE 5 Top Zip Codes for Off-Campus Students in Boston
2022



Source: Department of Neighborhood Development, "City of Boston Student Housing Trends: 2022", BPDA Research Division Analysis

**Percentage of Total Population Enrolled in College or University by Census Tract
2020**



Source: U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis.

Chapter Endnotes

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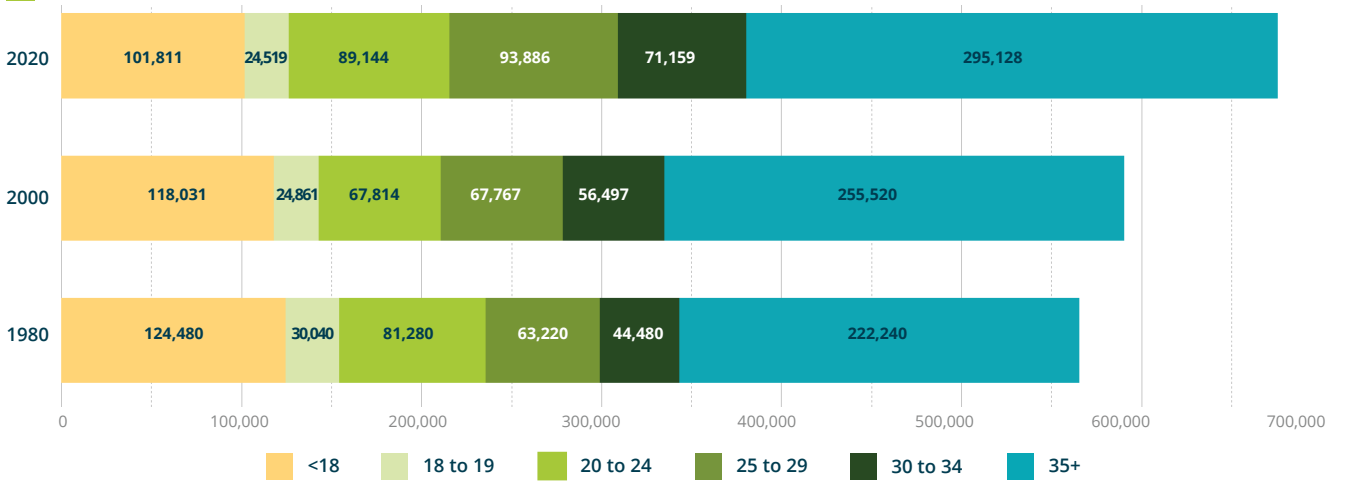
¹ Bunker Hill Community College, “Fast Facts 2023”; Massachusetts Association of Community Colleges, “Roxbury Community College” 2023.

Chapter 4: Young Adults

Population

- According to the 2020 Census¹, there were 278,708 Boston residents between the ages of 18 and 34, making up 41.3% of Boston's total population. This marks a relative increase from 36.7% in 2000 and 38.7% in 1980.²
- In 2021, the non-Hispanic White share of the young adult population was 51.9%, higher than the 44.1% of the Boston population overall.

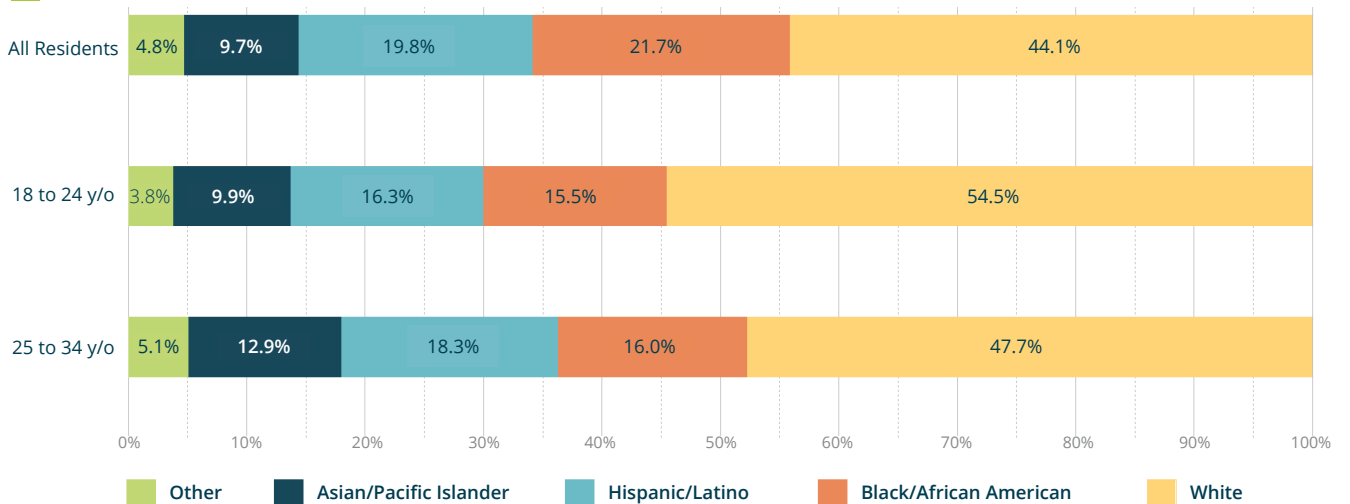
FIGURE 1 Boston's Population by Age Group*
1980-2020



*Not including some individuals residing in group quarters. See chapter endnote 1 for further details.

Source: U.S. Census Bureau, 1980, 2000, and 2020 Decennial Census, BPDA Research Division Analysis.

FIGURE 2 Race/Ethnicity in Boston
2021



See chapter endnotes for default source citation.

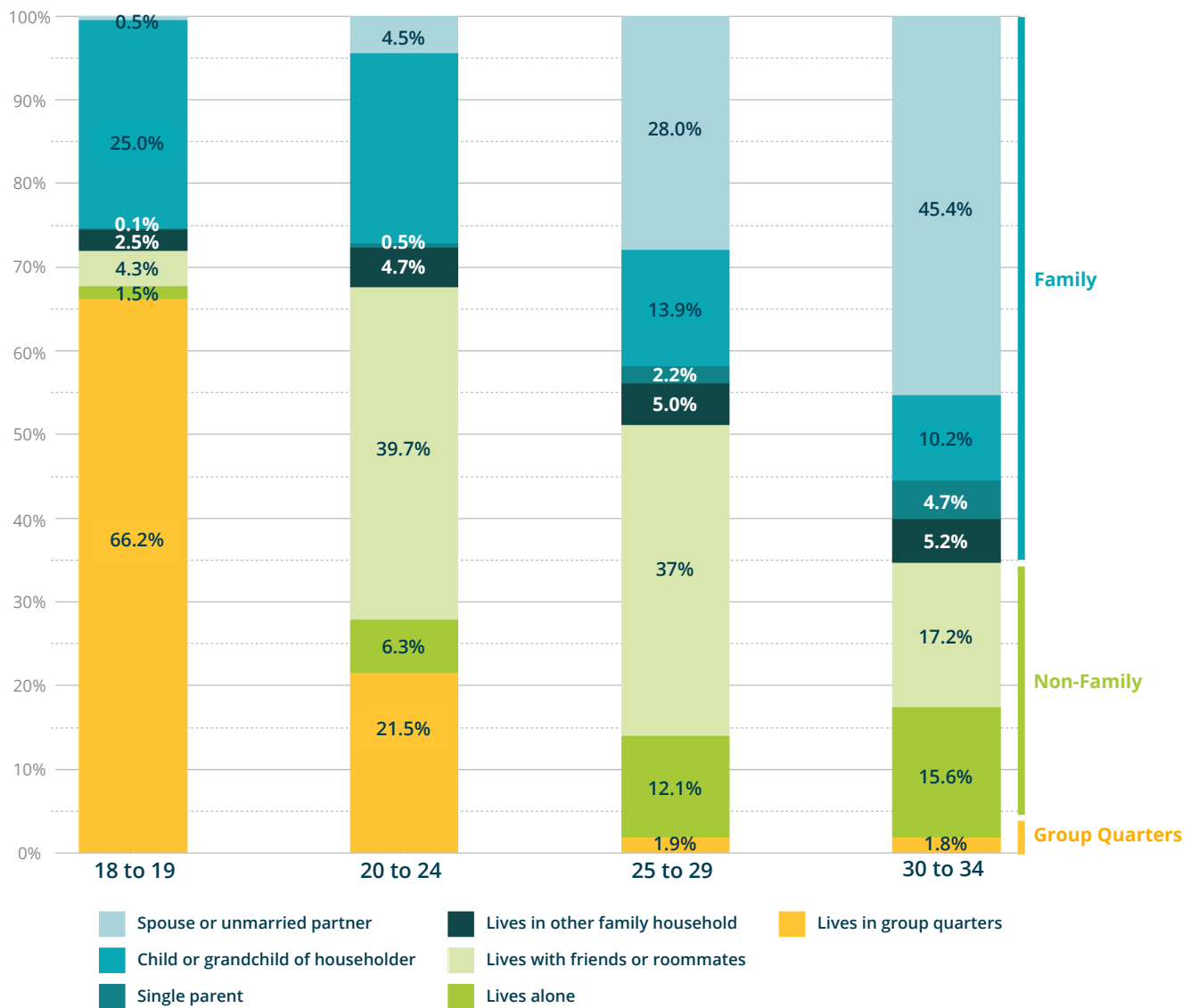
Population

- 22.5% of young adults in Boston are foreign born, compared to 28.2% of Boston's population.
- 32.2% of young adults speak a language other than English at home, 41.5% of whom speak Spanish.

Households

- Two thirds of young adults aged 18-19 live in group quarters, primarily college dorms.
- Young adults aged 20 to 29 are most likely to live with friends or roommates while those aged 30 to 34 are most likely to live with a spouse or partner.

FIGURE 3 Household Types of Young Adults by Age Group
2021



Education

- Almost all 18-19 year olds, and over half of 20-24 year olds, are enrolled in school.
- Boston young adults are highly educated: 74% of 25 to 29 year olds have a Bachelor's degree or higher; and 35% of 30 to 34 year olds have a graduate or professional degree.

FIGURE 4 School Enrollment of Young Adults by Age Group
2021

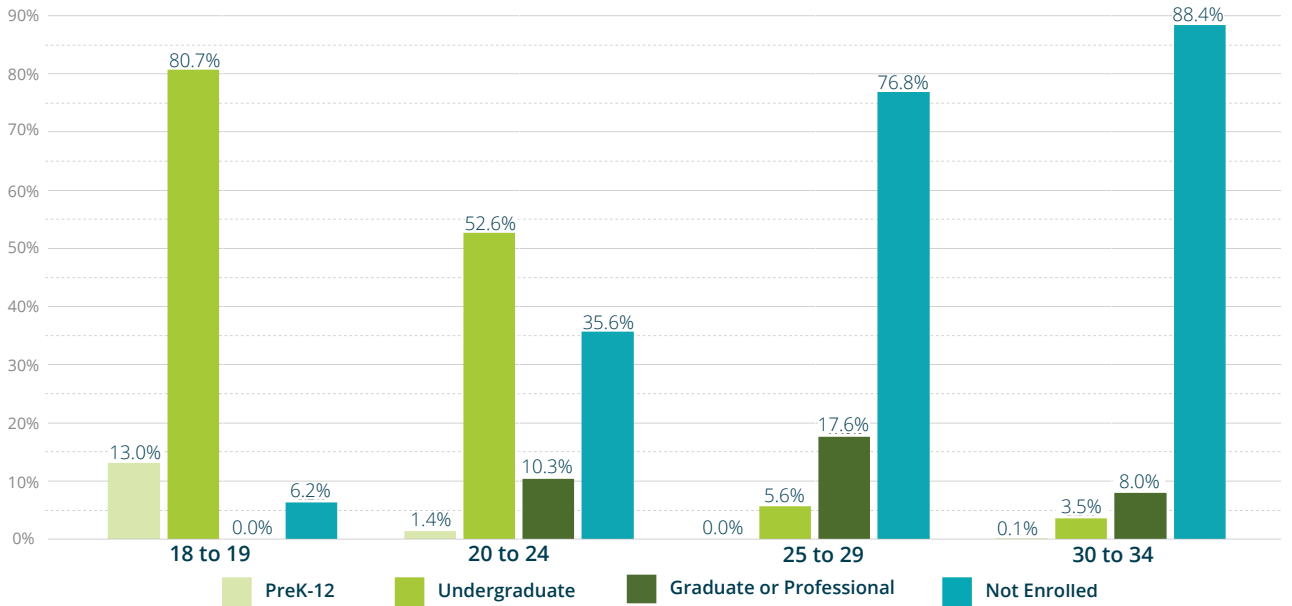
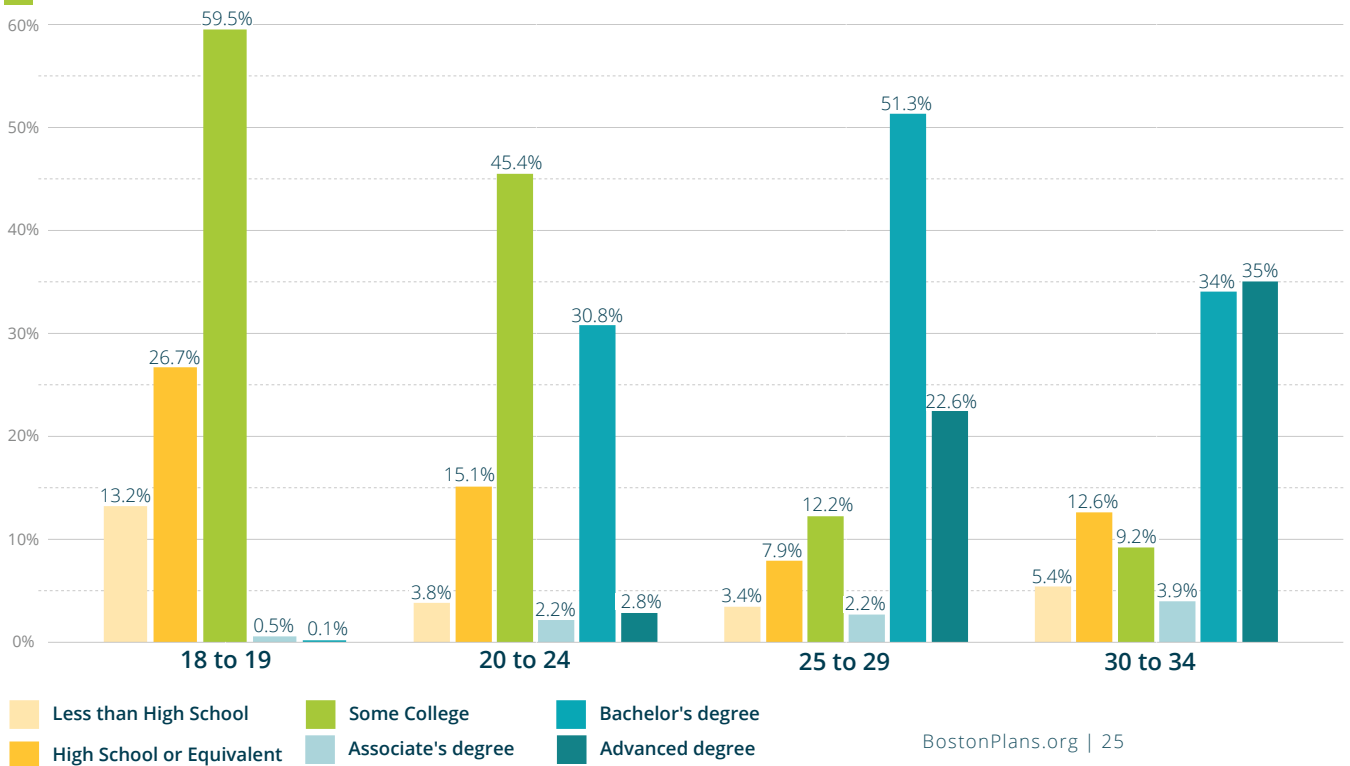


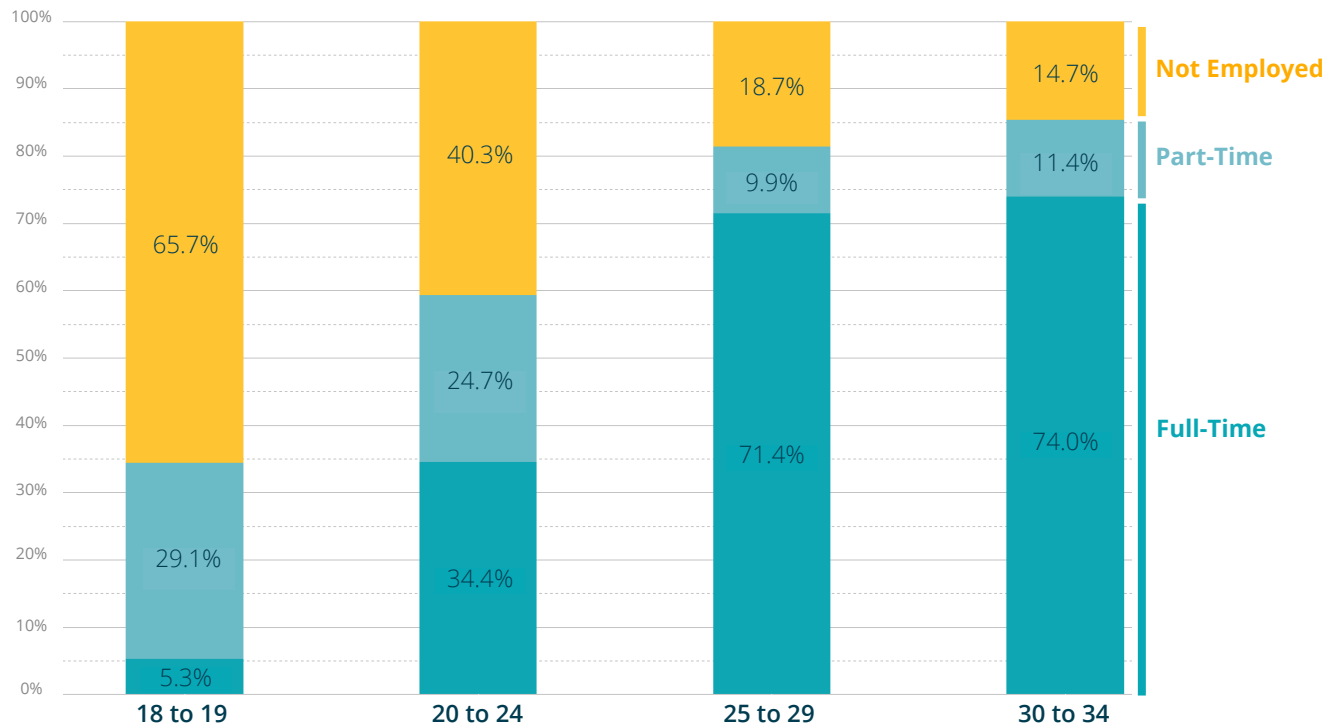
FIGURE 5 Educational Attainment of Young Adults by Age Group
2021



Employment

- Labor force participation increases with age. By age 25 over 70% of young adults are working full-time.

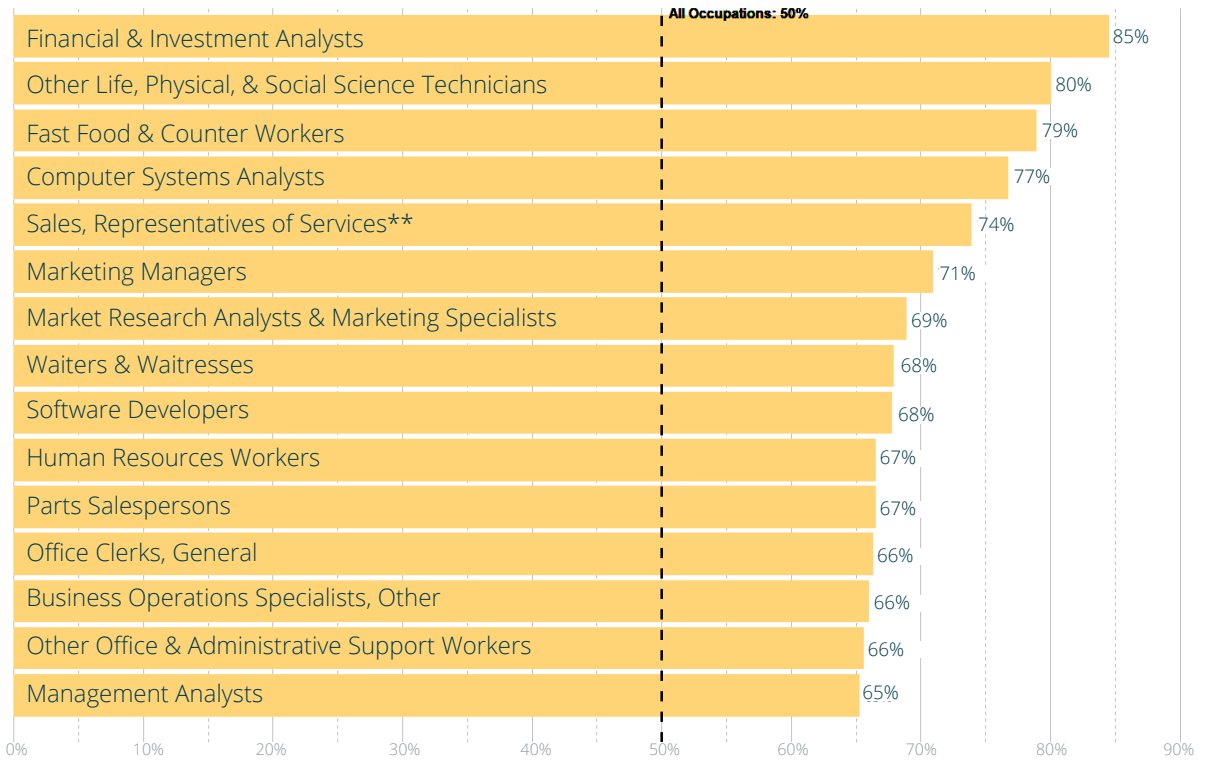
FIGURE 6 Young Adults' Employment by Age Group
2021



- Young adults make up 50% of Boston resident workers, but a significantly higher share of some occupations.
- The top 3 occupations with the largest shares of young adult workers are: Financial and Investment Analysts; Life, Physical, and Social Science Technicians; and Fast Food and Counter Workers.

FIGURE 7

Top 15 Occupations with the Largest Share of Young Adults* 2021



*Of workers that are either full-time or part-time and have an occupation where the number of Young Adults is over 1000

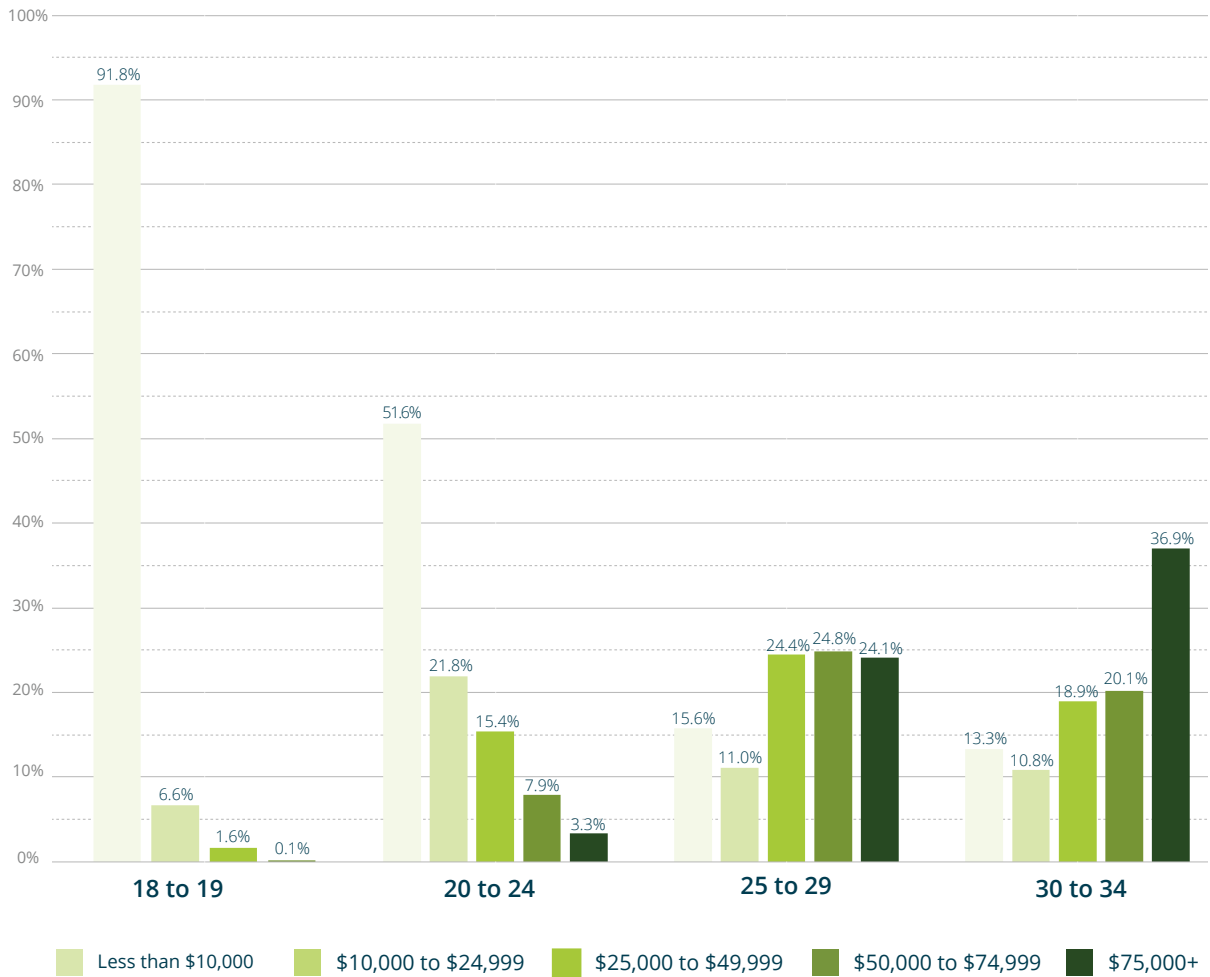
**Except Advertising, Insurance, Financial Services, And Travel



Income

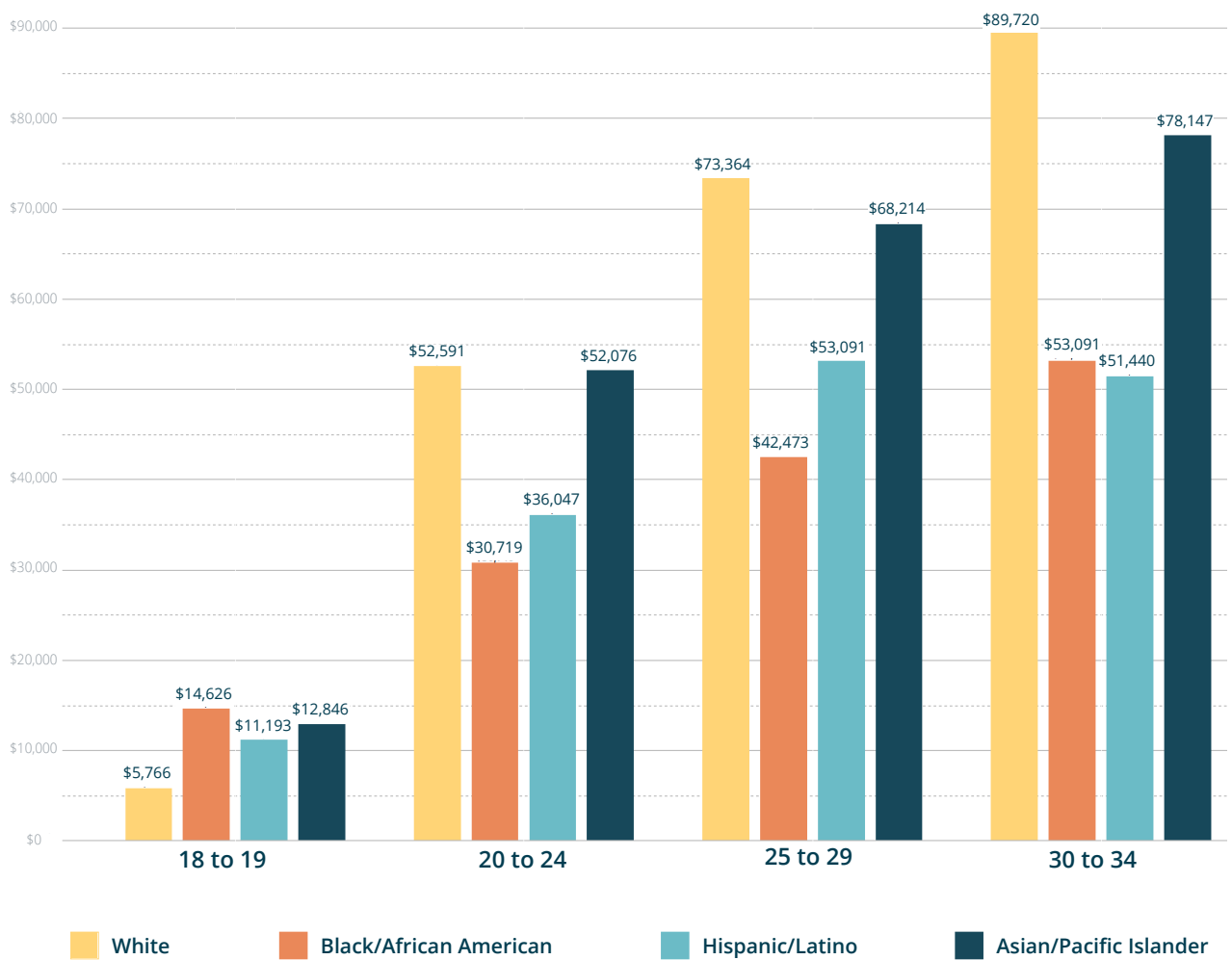
- Taking into account young adults who do not work or work parttime, 18-24 year olds have median income of less than \$10,000.

FIGURE 8 Personal Income by Age Group
2021



- The median annual personal income among young adults working full-time is \$42,984 for 20 to 24 year olds, \$64,043 for 25 to 29 year olds, and \$75,916 for 30 to 34 year olds.
- White and Asian young adults employed full-time have the highest median personal income

FIGURE 9 Median Personal Income of Young Adults* by Age Group and Race
2021



*Including only full-time workers.

Neighborhoods

- The young adult share of neighborhood populations varies dramatically, from 96.2% in Longwood to 18.1% in West Roxbury.
- Neighborhoods near colleges and universities, such as Longwood, Fenway, and Allston, have a higher relative population share of young adults.

TABLE 1 Neighborhoods by Young Adult Population Share, Adjusted*
2020

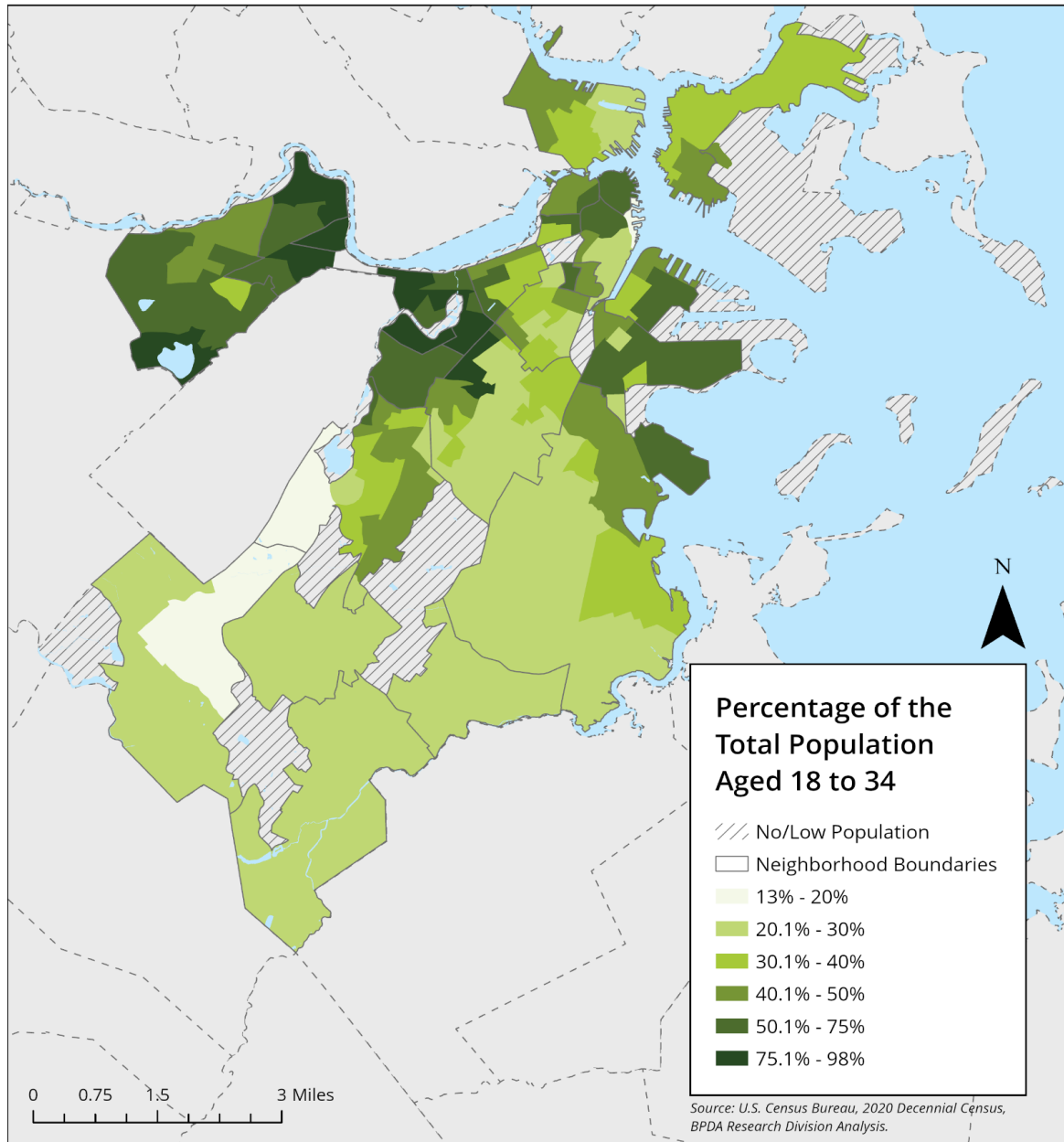
| Neighborhood | Young Adults | % of Neighborhood Population | Adjusted Total | Adjusted % |
|-------------------------|--------------|------------------------------|----------------|------------|
| Longwood | 5,169 | 96.2% | 5,462 | 96.4% |
| Fenway | 26,068 | 78.7% | 26,984 | 79.2% |
| Allston | 17,476 | 76.0% | 20,105 | 78.4% |
| Brighton | 29,105 | 58.7% | 29,078 | 58.7% |
| Mission Hill | 9,020 | 57.6% | 9,355 | 58.4% |
| North End | 5,662 | 57.2% | 5,662 | 57.2% |
| Back Bay | 8,769 | 50.2% | 8,859 | 50.4% |
| Downtown | 6,159 | 50.0% | 6,189 | 50.1% |
| South Boston | 16,108 | 45.7% | 16,108 | 45.7% |
| Beacon Hill | 3,586 | 43.2% | 3,586 | 43.2% |
| West End | 2,981 | 40.4% | 2,981 | 40.4% |
| South Boston Waterfront | 1,715 | 37.4% | 1,731 | 37.6% |
| Chinatown | 1,584 | 37.0% | 1,588 | 37.1% |
| East Boston | 15,527 | 34.1% | 15,527 | 34.1% |
| Roxbury | 18,021 | 33.7% | 18,620 | 34.5% |
| South End | 9,930 | 33.0% | 9,965 | 33.1% |
| Jamaica Plain | 13,885 | 32.8% | 13,961 | 32.9% |
| Dorchester | 36,148 | 28.9% | 37,225 | 29.6% |
| Charlestown | 5,811 | 28.5% | 5,811 | 28.5% |
| Mattapan | 6,521 | 24.2% | 6,521 | 24.2% |
| Hyde Park | 8,824 | 22.7% | 8,777 | 22.6% |
| Roslindale | 7,149 | 22.6% | 7,149 | 22.6% |
| West Roxbury | 5,819 | 18.1% | 5,819 | 18.1% |

Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis

*The adjusted totals and percentages above include the young adult population living in group quarters that was missed in the 2020 Census according to Boston's successful post-Census group quarters challenge. See chapter endnote 1 for more details.

MAP 1

Percentage of the Population that is Young Adult by Census Tract 2020



Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis

Chapter Endnotes

Please note that when no source is specified, the default reference is:

U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis.

¹ Please note that the total population figures reported by the 2020 Census did not include approximately 6,445 Boston residents living in group quarters, such as dorms or correctional facilities, the vast number of whom are young adults between the ages of 18 and 34.

² Source: U.S. Census Bureau, 1980, 2000, and 2020 Decennial Census, BPDA Research Division Analysis.



Chapter 5: Children

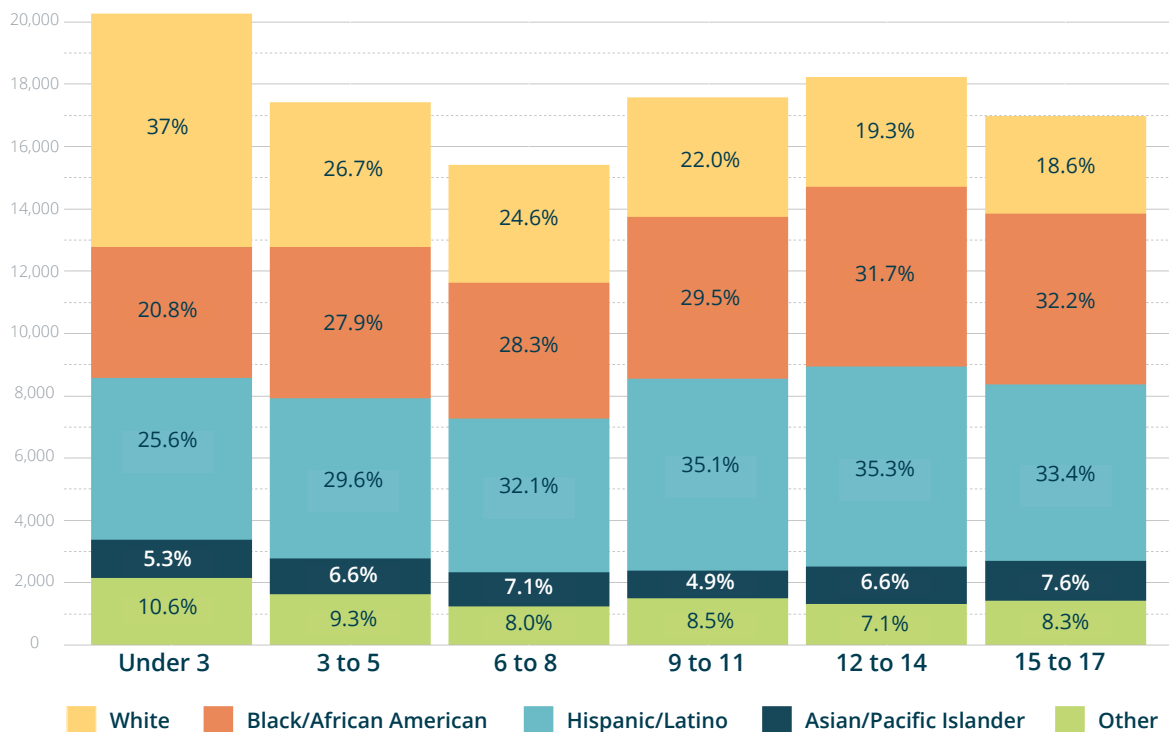
Population:

- According to the 2020 Census, 101,811 children lived in Boston, making up 15% of the total population, down from 20% of the total population in 2000.

Race and Ethnicity:

- Overall, 60% of children in Boston are Black/African American or Hispanic.
- The largest age cohort of children is the under 3 age group, and these young children are more likely to be non-Hispanic Whites.

FIGURE 1 Boston's Children by Age and Race
2021



See chapter endnotes for default source citation.

- While almost all (91%) of children in Boston are native born, nearly half (49%) live with at least one foreign born parent, and 42% speak a language other than English at home.
- The most common languages other than English that Boston’s children speak at home are Spanish, Haitian, and Vietnamese.

TABLE 1 Top Languages Spoken at Home by Boston Children Aged 5 to 17
2021

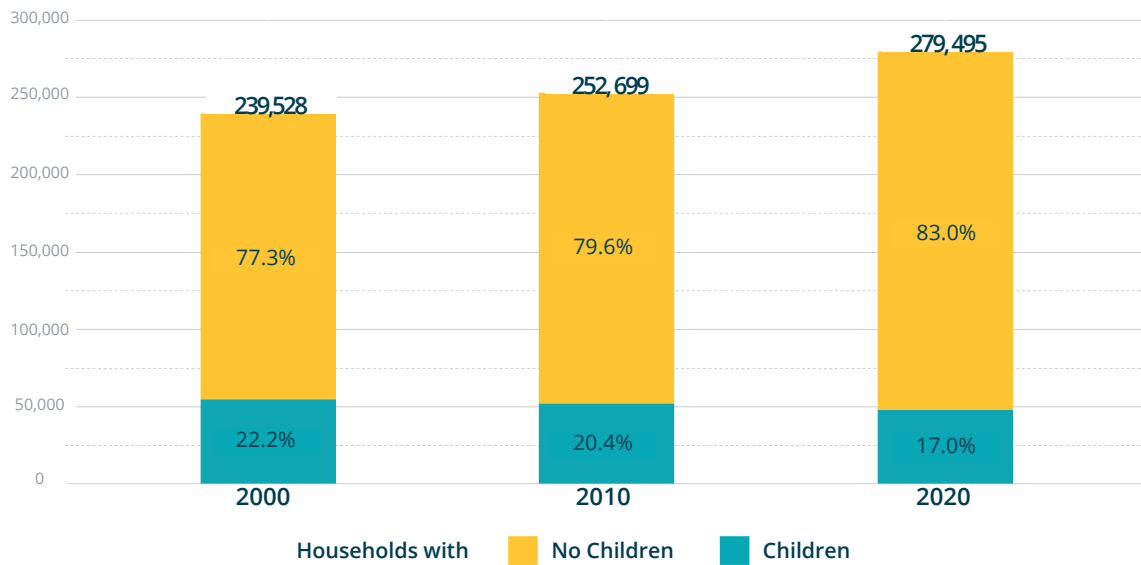
| Language Spoken At Home | Number | % of Population aged 5 to 17 |
|-------------------------|--------|------------------------------|
| English only | 43,115 | 58.4% |
| Spanish | 17,714 | 24.0% |
| Haitian | 3,143 | 4.3% |
| Vietnamese | 1,290 | 1.7% |
| Kabuverdianu | 1,023 | 1.4% |
| Chinese | 987 | 1.3% |
| Arabic | 943 | 1.3% |
| Portuguese | 749 | 1.0% |
| French | 686 | 0.9% |
| Cantonese | 518 | 0.7% |



Households:

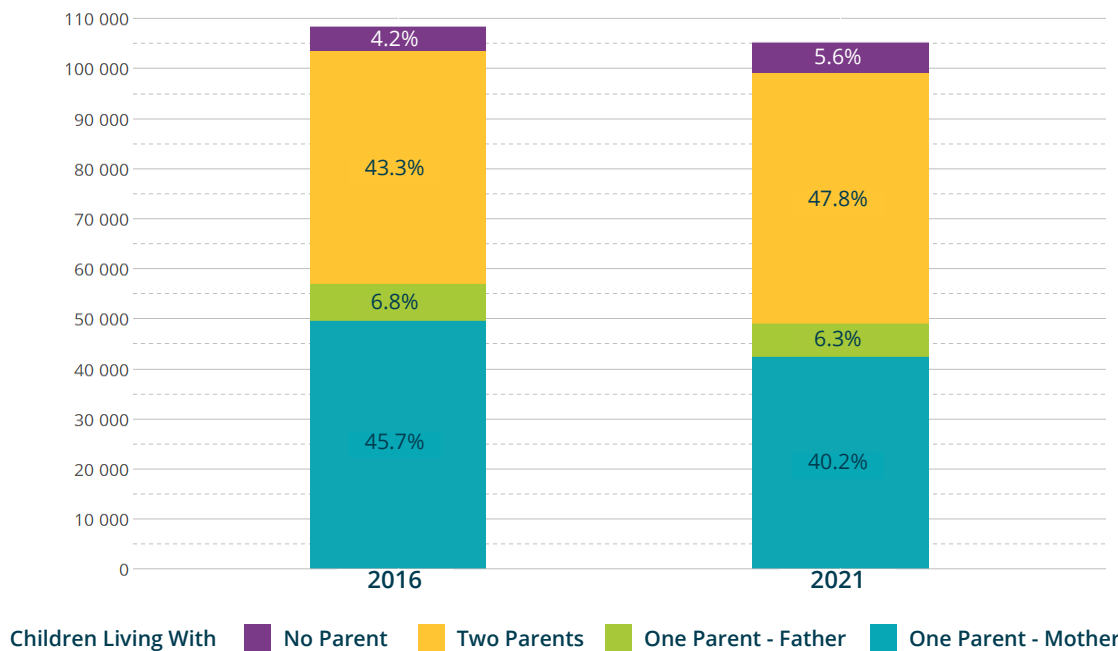
- According to the 2020 Census, 17% of Boston’s households included children, down from 22% in 2000.
- Nearly half of Boston’s children live with two parents, and four in ten live with only their mother.
- Fewer children live with only their father, or without a parent, including those who live with a grandparent, other relative, or with a foster family.

FIGURE 2 Boston Households by Presence of Children
2000-2020



Source: U.S. Census Bureau, 2000, 2010, 2020 Decennial Census, BPDA Research Division Analysis

FIGURE 3 Boston's Children by Family Structure
2021



Source: U.S. Census Bureau, 2012-2016 and 2017-2021 5-year American Community Survey, BPDA Research Division Analysis

Income and Poverty:

- Overall, 28% of Boston's children live in poverty. Almost 48% of children living with only their mother live in poverty.
- The median household income of households with children in Boston is ~\$89,000, but single mother households with children report median household income of just \$36,550 a year.

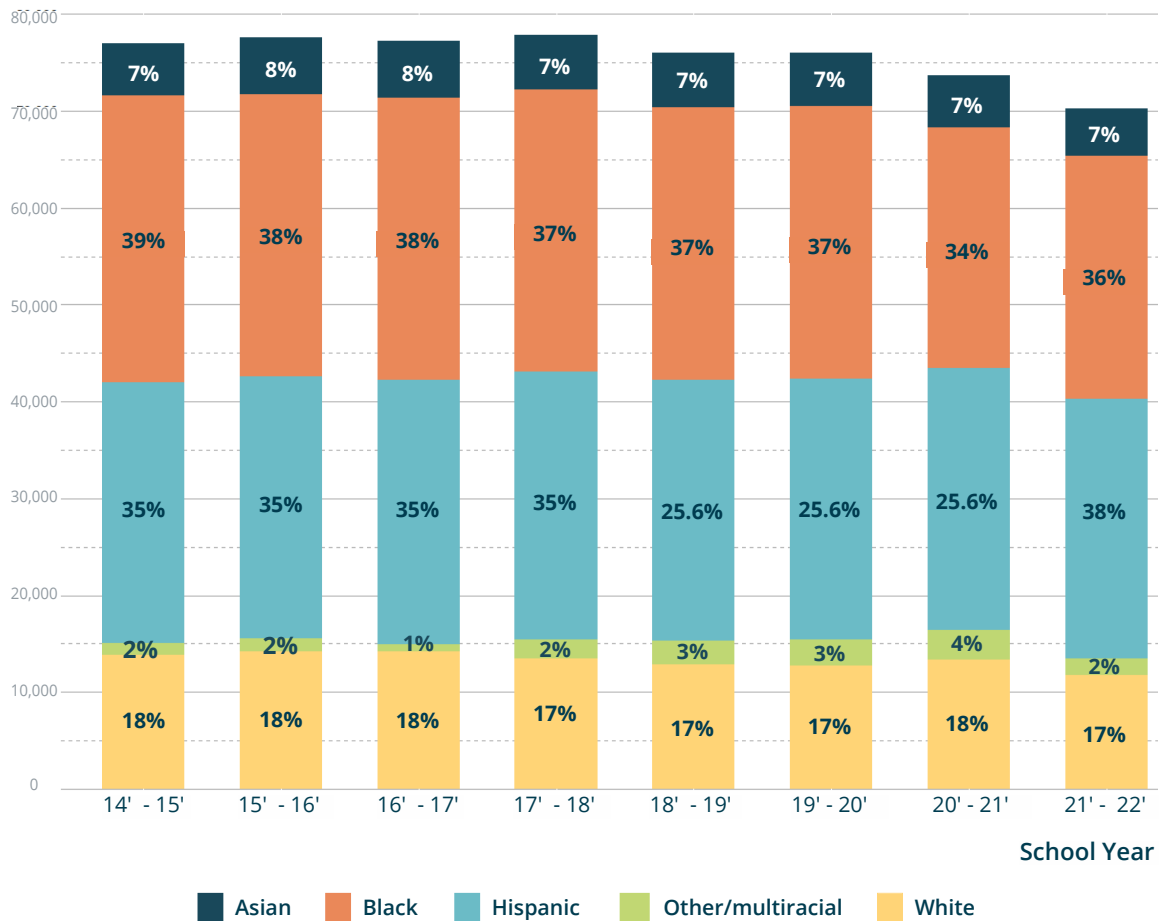
FIGURE 4 Median Household Income of Households with Children by Family Structure 2021



Education:

- In 2021, 71% of the ~70,000 Boston resident children enrolled in school attended Boston Public Schools.
- The number of Boston children enrolled in school has been declining since 2017.
- However, the share of Hispanic Boston resident children enrolled in school has risen to 38%.

FIGURE 5 Boston Resident Children Enrolled in School* by Race/Ethnicity 2014-2022



* Includes children enrolled in public, parochial, suburban (METCO), and home schools as well as those in special education environments, including private or residential schools and state agencies.

Source: Boston Public Schools, Boston at a Glance, 2014-2022, BPDA Research Division Analysis

Neighborhoods

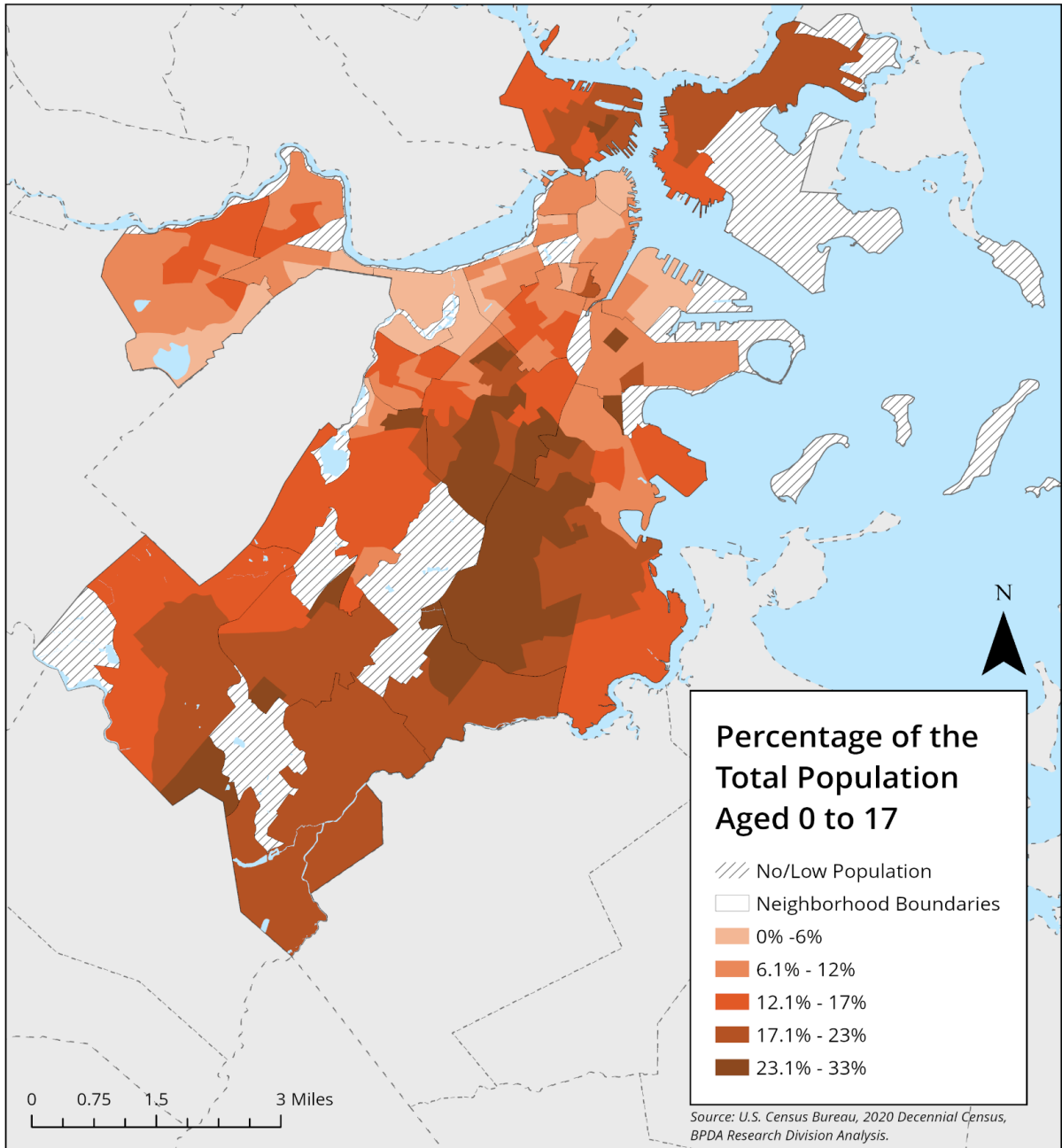
- Children in Boston are concentrated in certain neighborhoods. Children make up over 20% of the populations of Mattapan, Dorchester, and Roxbury.
- In contrast, children make up less than 5% of the populations of Longwood and Fenway.

TABLE 2 Neighborhoods by Children Under 18 Population Share
2020

| Neighborhood | Children | % of Neighborhood Population |
|-------------------------|----------|------------------------------|
| Mattapan | 5,327 | 22.3% |
| Dorchester | 26,826 | 22.0% |
| Roxbury | 11,381 | 20.9% |
| Hyde Park | 6,803 | 19.9% |
| Roslindale | 5,753 | 19.4% |
| West Roxbury | 6,104 | 19.3% |
| East Boston | 8,240 | 19.1% |
| Charlestown | 3,459 | 18.1% |
| Jamaica Plain | 5,973 | 14.9% |
| Chinatown | 734 | 11.8% |
| South End | 3,589 | 11.6% |
| South Boston | 4,303 | 11.3% |
| Mission Hill | 1,922 | 11.0% |
| Brighton | 4,390 | 8.4% |
| West End | 607 | 7.9% |
| Beacon Hill | 733 | 7.9% |
| Allston | 1,764 | 7.1% |
| Back Bay | 1,148 | 6.3% |
| Downtown | 793 | 5.8% |
| North End | 569 | 5.3% |
| South Boston Waterfront | 293 | 5.3% |
| Fenway | 1,056 | 2.8% |
| Longwood | 44 | 0.8% |

Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis.

MAP 1 Percentage of the Population that is Children (ages 0 to 17) by Census Tract
2020



Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis

Chapter Endnotes

Please note that when no source is specified, the default reference is:

U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis.

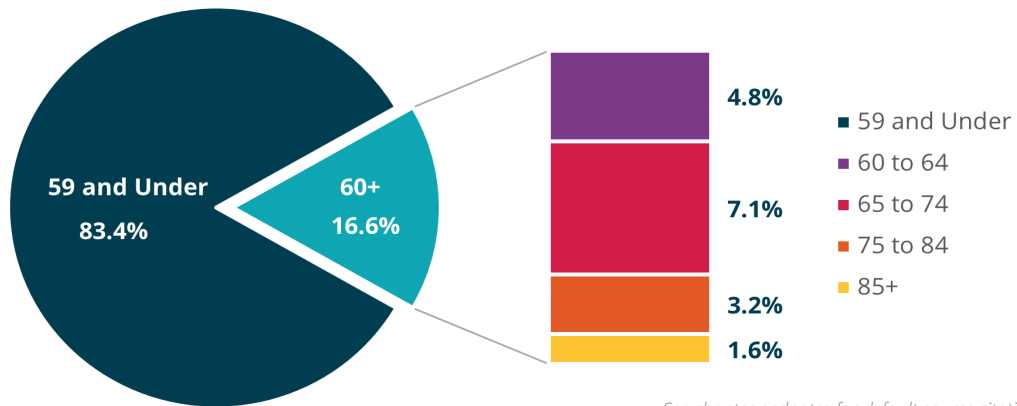


Chapter 6: Older Bostonians

Population

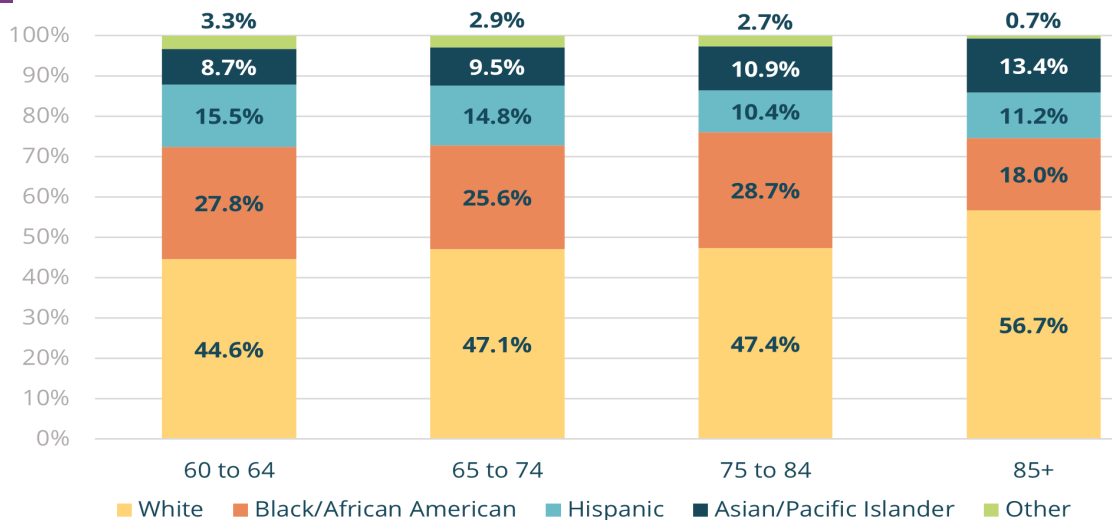
- In 2021, there were 111,924 Boston residents age 60 and older, accounting for 16.6% of the overall population.
- Females make up 51.9% of Boston's overall population but make up 56.1% of Bostonians 60 and older.
- 22.5% of Bostonians ages 60 to 64 had a disability compared to 76.8% of Bostonians age 85 and older.

FIGURE 1 Age Group Distribution of Older Bostonians 2021



See chapter endnotes for default source citation.

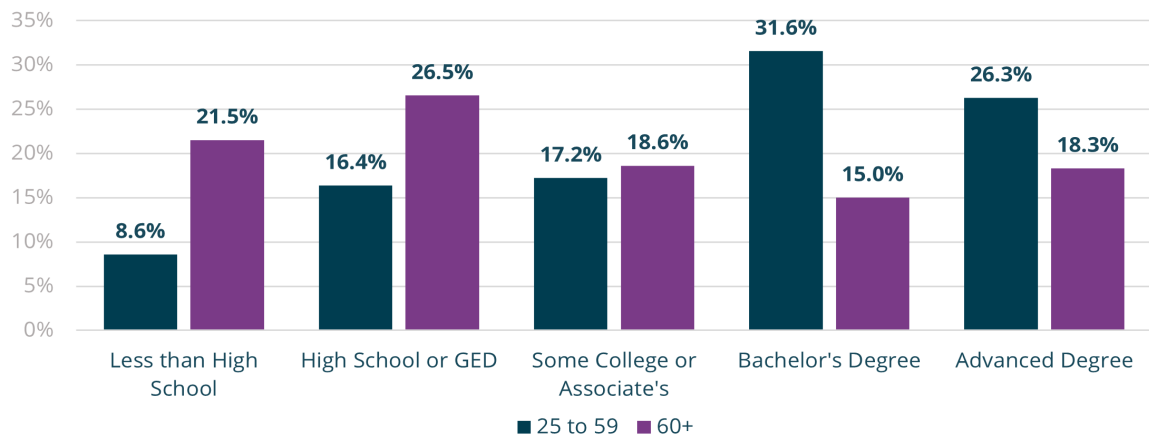
FIGURE 2 Race & Ethnicity of Older Bostonians 2021



Race and Ethnicity

- Non-Hispanic Whites are the largest racial group among older Bostonians.
- The non-Hispanic White share of the older resident population was 47.4%, which is higher than that of the Boston's Population overall (43.5%).
- Younger cohorts are more diverse.

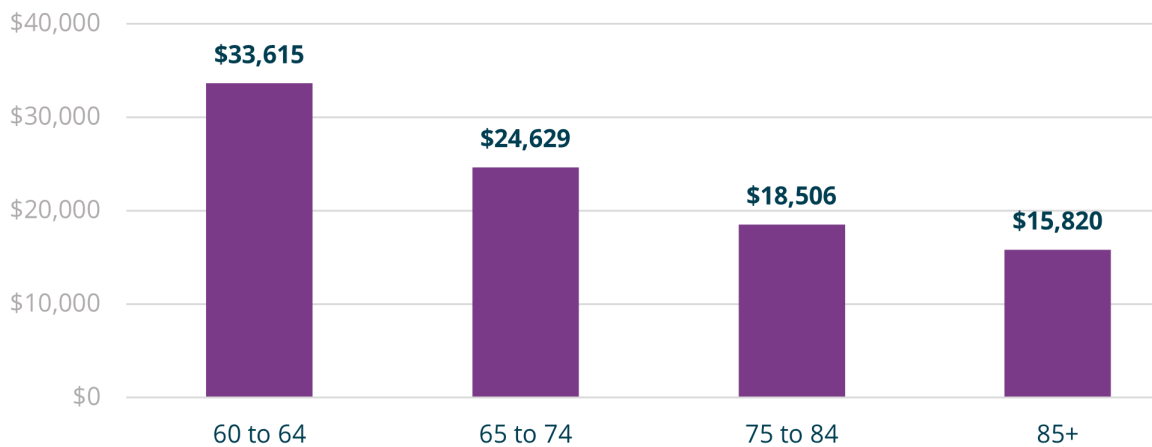
FIGURE 3 Educational Attainment of Older Bostonians
2021



Education

- On average, older Bostonians have fewer years of formal education than younger residents.
- 48.6% of Boston residents age 60 and over have a high school degree or less.

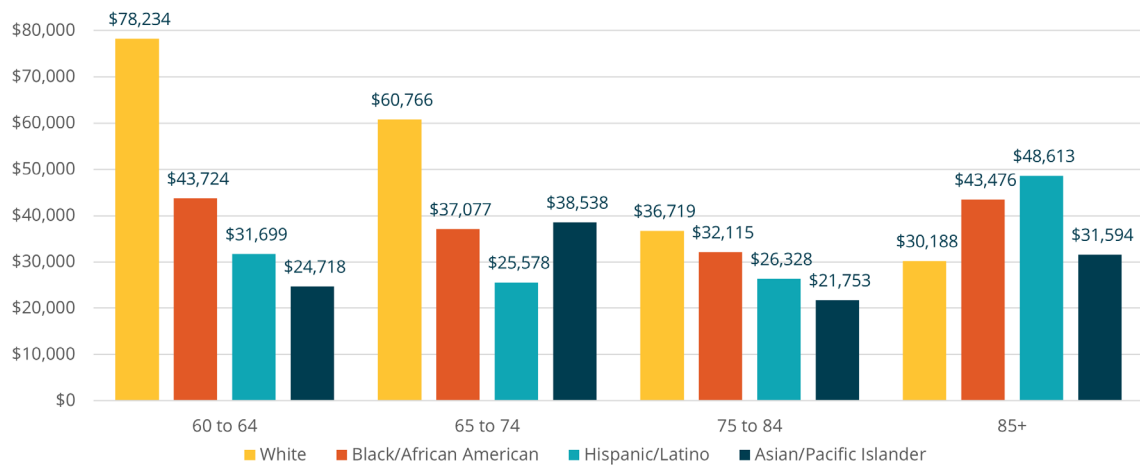
FIGURE 4 Median Income of Older Bostonians by Age Group
2021



Income

- Non-Hispanic White older Bostonians earn the greatest median income, whereas Asian/Pacific Islander older Bostonians earn the least.

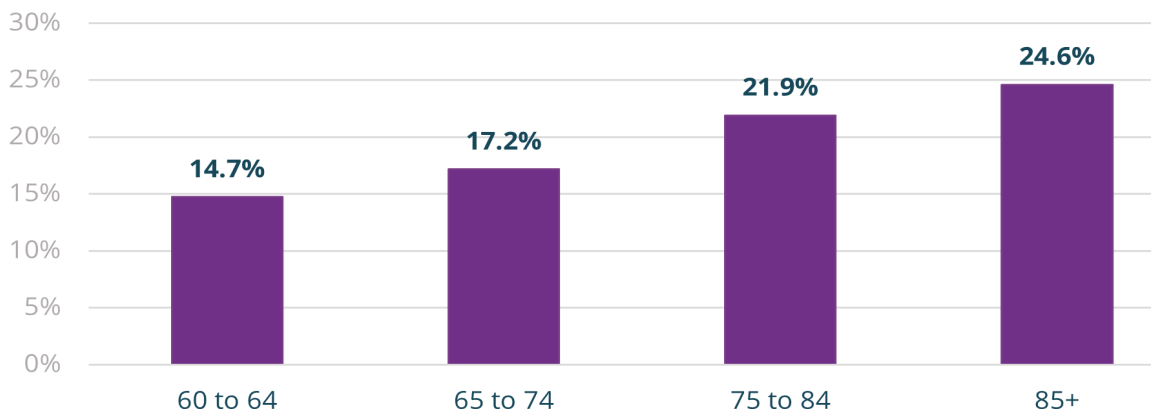
FIGURE 5 Median Income of Older Bostonians by Age Group and Race
2021



Poverty

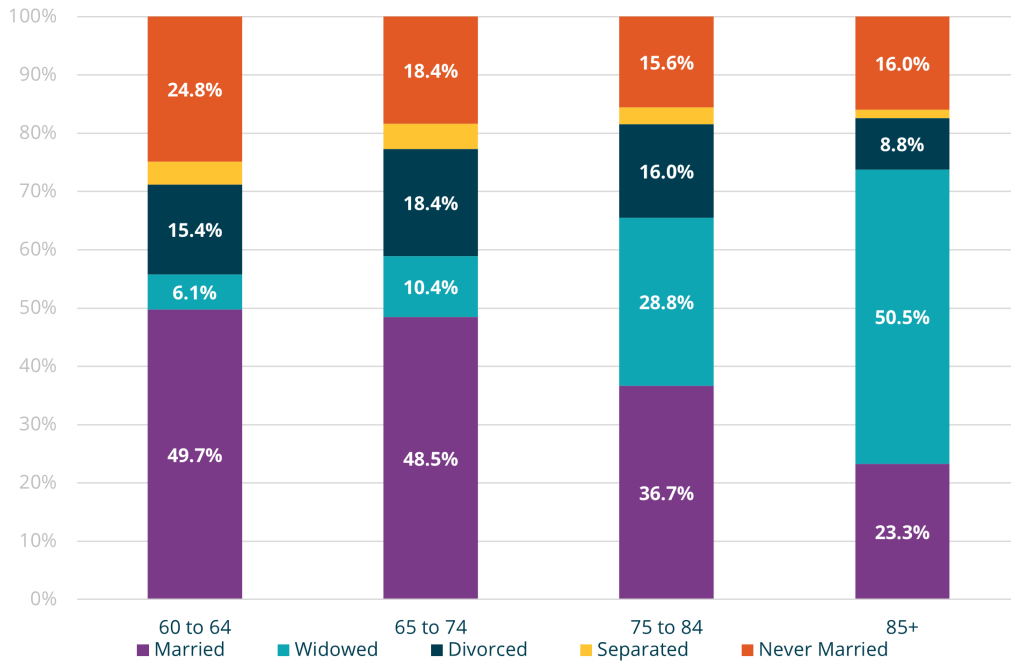
- Older Bostonians experience greater poverty rates as they age.
- Almost a quarter (24.6%) of Bostonians 85 years and older live in poverty.

FIGURE 6 Poverty Rates of Older Bostonians by Age
2021



*Note: Excludes group quarters population.

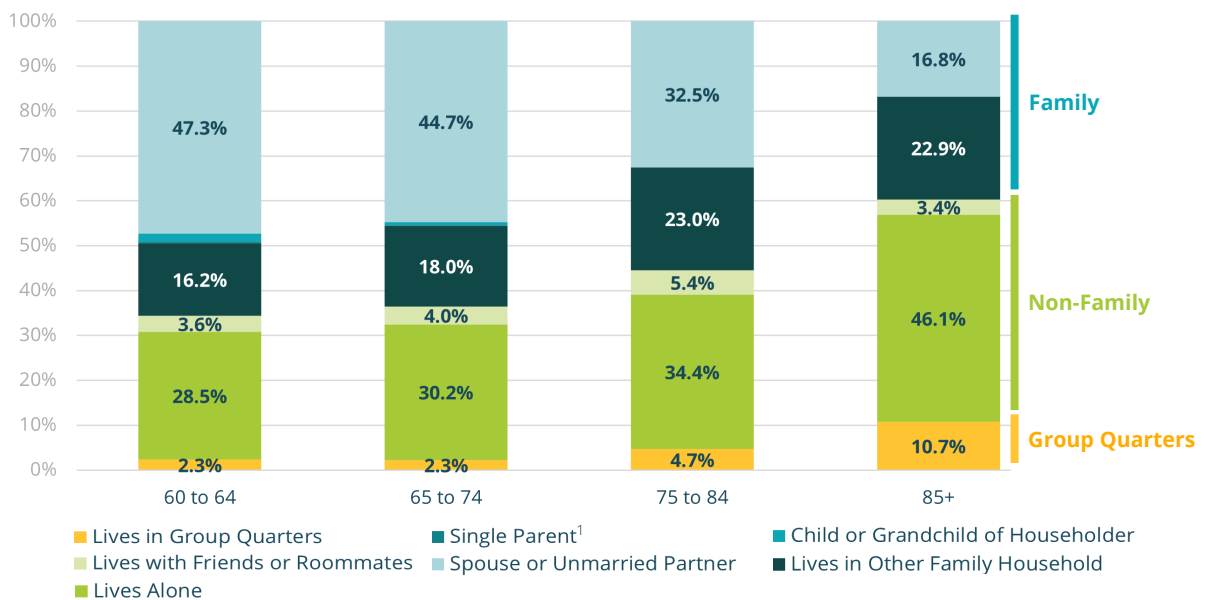
FIGURE 7 Marital Status of Older Bostonians
2021



Household Relationships

- Half of residents aged 85+ are widowed and 46% live alone.

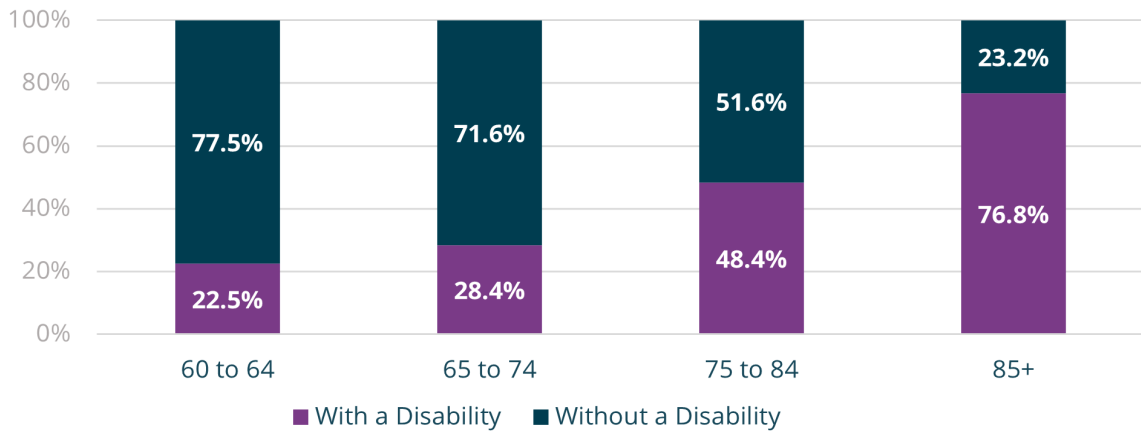
FIGURE 8 Household Structure of Older Bostonians
2021



Disability Status

- Disabilities are more prevalent as residents age. By age 75, almost half of the population report a disability.

FIGURE 9 Disability Status of Older Bostonians
2021



Nativity

- Foreign born residents account for 41.8% of residents age 85 and older.

FIGURE 10 Nativity of Older Bostonians
2021

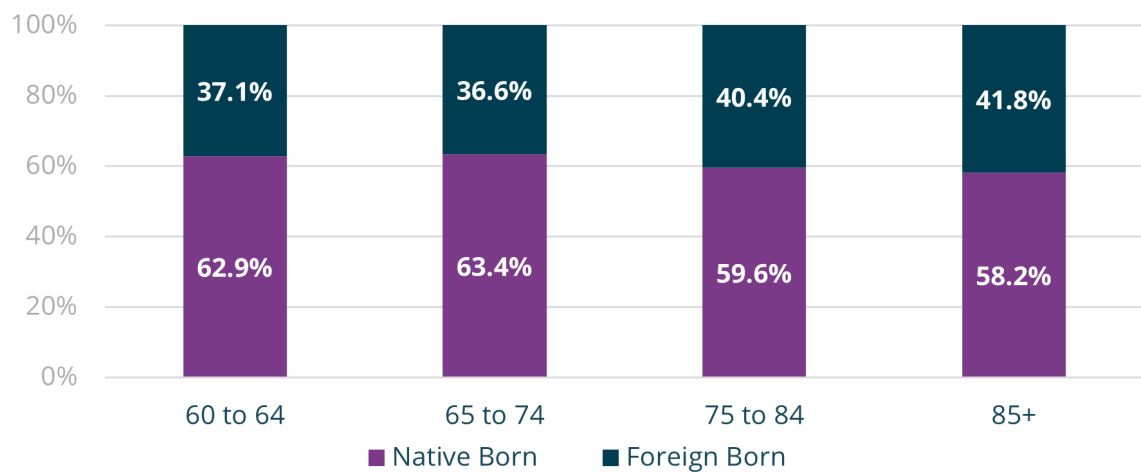
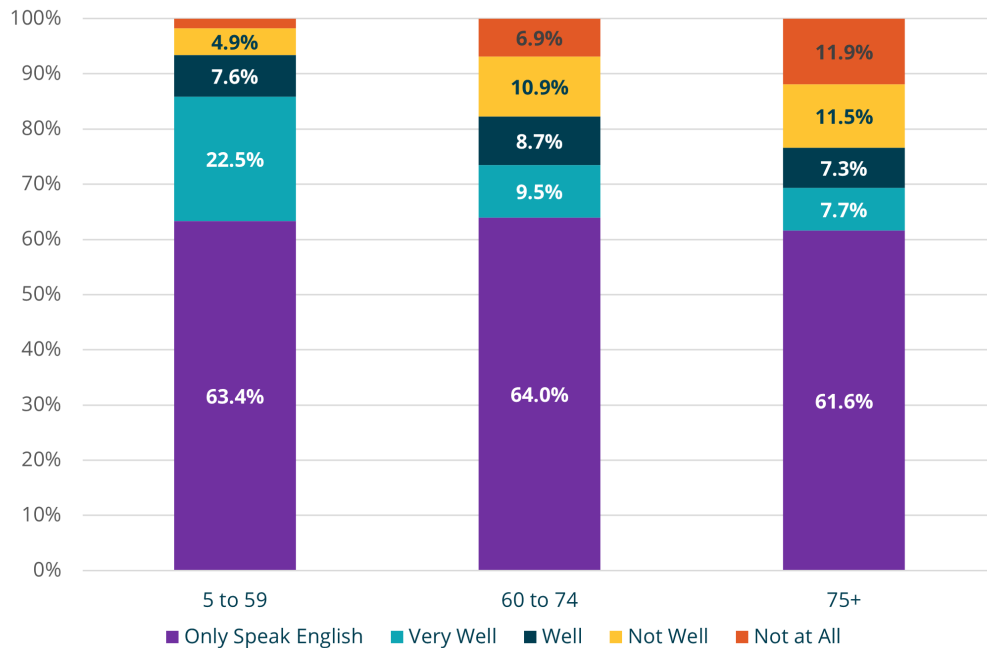


FIGURE 11

English Proficiency of Older Bostonians 2021

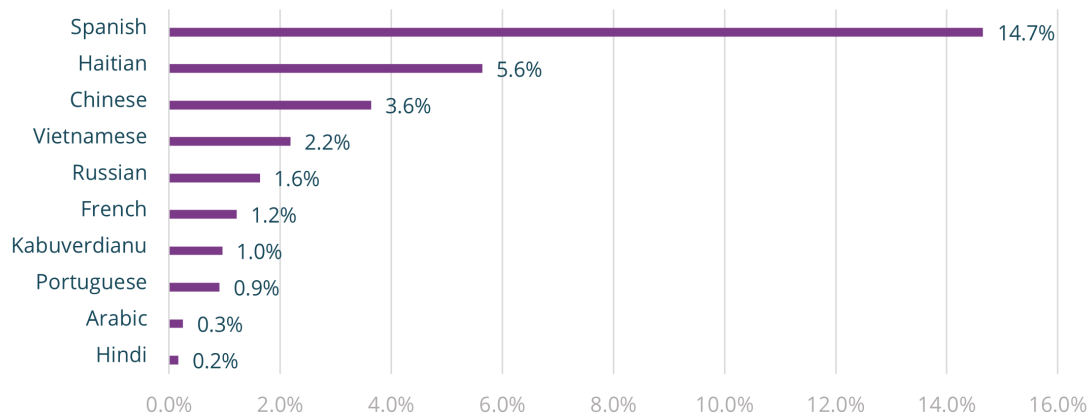


Language

- English proficiency is lower among older Bostonians compared to residents 59 and younger.
- 11.9% of Bostonians 75 years and older do not speak English at all.
- Among older Bostonians, 63.3% only speak in English at home, whereas 14.7% speak Spanish.

FIGURE 12

Top 10 Non-English Languages Spoken by Older Bostonians 2021



Neighborhoods

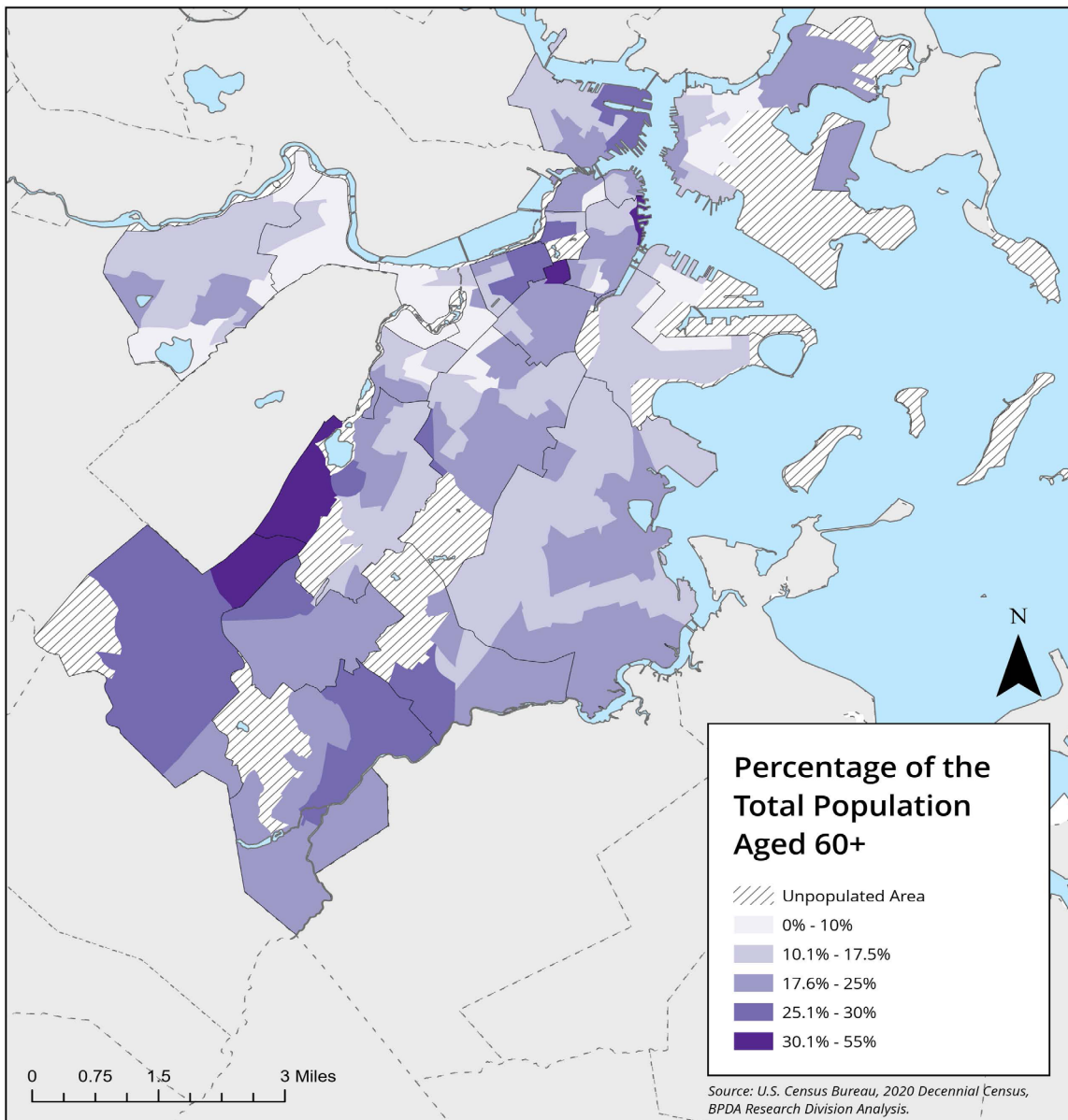
- West Roxbury has the highest share of older residents with people over the age of 60 making up 27.2% of the neighborhood population.
- In contrast, neighborhoods with high shares of young adults such as Longwood, Allston, and Fenway have the lowest shares of older residents, with 1.6%, 7.1%, and 7.2% of the neighborhood population respectively.

TABLE 1 Neighborhoods by Older Bostonian Population Share
2020

| Location | Number of 60+ | % Neighborhood Population |
|-------------------------|---------------|---------------------------|
| West Roxbury | 8,582 | 27.2% |
| Downtown | 3,304 | 24.0% |
| Hyde Park | 8,166 | 23.9% |
| Roslindale | 6,591 | 22.3% |
| Mattapan | 5,244 | 22.0% |
| Back Bay | 3,942 | 21.7% |
| South End | 6,303 | 20.4% |
| Jamaica Plain | 7,713 | 19.3% |
| Beacon Hill | 1,710 | 18.3% |
| Roxbury | 9,542 | 17.5% |
| Dorchester | 21,349 | 17.5% |
| Charlestown | 3,334 | 17.4% |
| West End | 1,332 | 17.3% |
| North End | 1,746 | 16.2% |
| Chinatown | 908 | 14.6% |
| Brighton | 7,396 | 14.2% |
| Mission Hill | 2,449 | 14.0% |
| South Boston | 5,219 | 13.8% |
| East Boston | 5,753 | 13.4% |
| South Boston Waterfront | 654 | 11.7% |
| Fenway | 2,692 | 7.2% |
| Allston | 1,758 | 7.1% |
| Longwood | 81 | 1.6% |

Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis

**Percentage of Population Age 60+ by Census Tract
2020**



Source: U.S. Census Bureau, 2020 Decennial Census, BPDA Research Division Analysis

Chapter Endnotes

Please note that when no source is specified, the default reference is:

U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis.

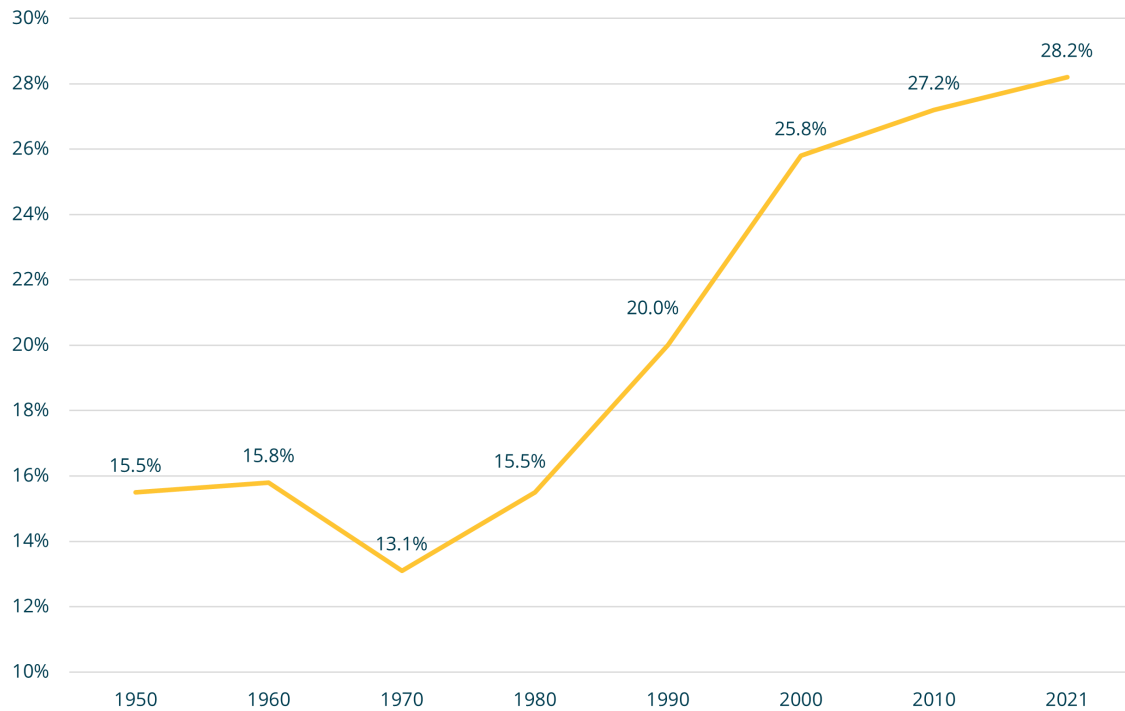
¹ Single parent refers to a householder with no spouse/partner present with children under 18 years old.

Chapter 7: Foreign Born

Population

- In 2021, Boston had approximately 189,605 foreign-born residents, accounting for 28% of the city's total population.
- This highlights the slow down in foreign-born population growth following significant growth between 1970 and 2010.
- Naturalized citizens make up 51% of Boston's foreign-born population.

FIGURE 1 Foreign-Born Population Share
1950-2021

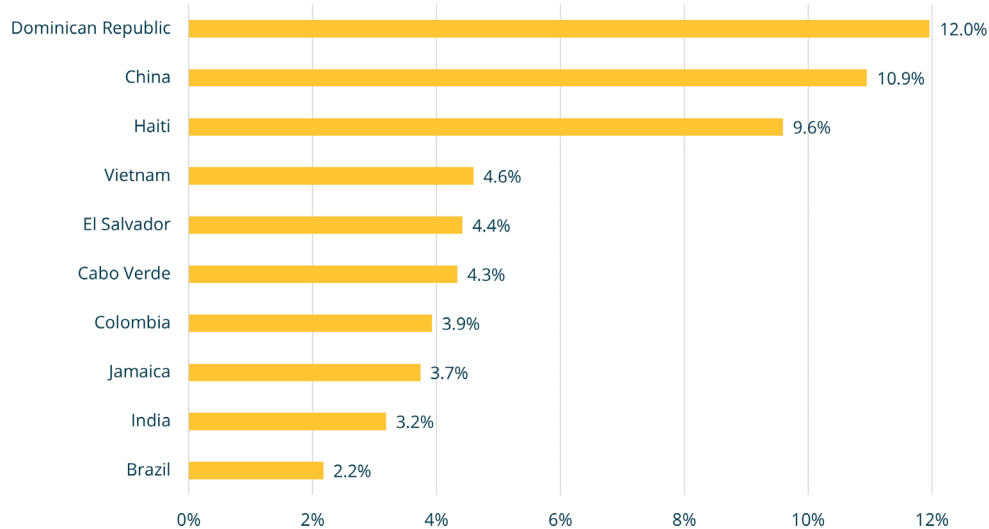


Source: U.S. Census Bureau, 1950-2010 Decennial Census, 2017-2021 5-year American Community Survey, BPDA Research Division Analysis

Origins

- Individuals from the Dominican Republic, China, and Haiti made up almost a third of Boston's foreign-born population in 2021.
- El Salvador experienced the biggest change in share of the foreign-born population since 2016, with a decrease of 1.6 percentage points followed by China with an increase of 0.9 percentage points.¹

FIGURE 2 Top 10 Countries of Origin for the Foreign-Born Population
2021

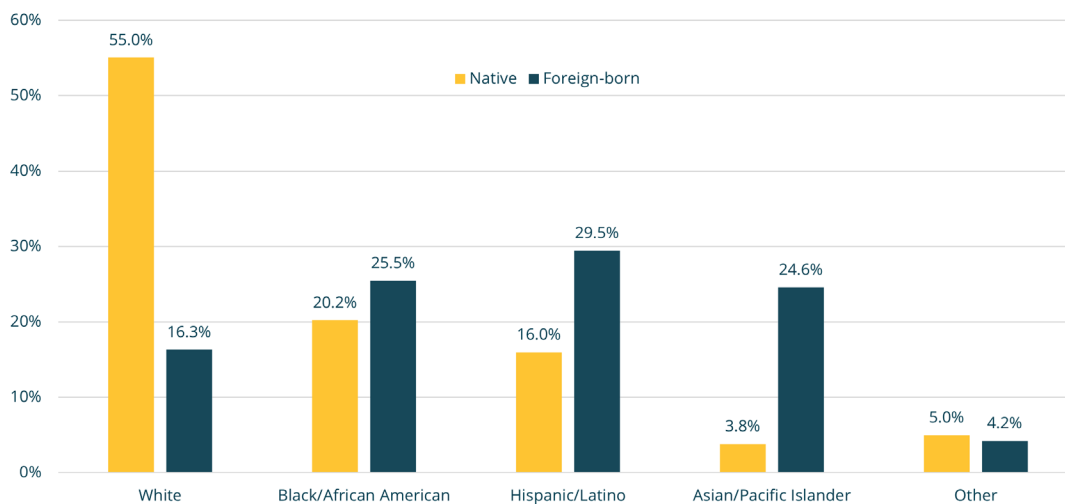


See chapter endnotes for default source citation.

Race & Ethnicity

- The racial and ethnic makeup of foreign-born individuals differs notably from the native-born population with substantially fewer White individuals and significantly more Hispanic/Latino and Asian residents.
- This difference reflects the predominance of countries of origin in the Caribbean, Latin America, and Asia

FIGURE 3 Race and Ethnicity by Nativity
2021

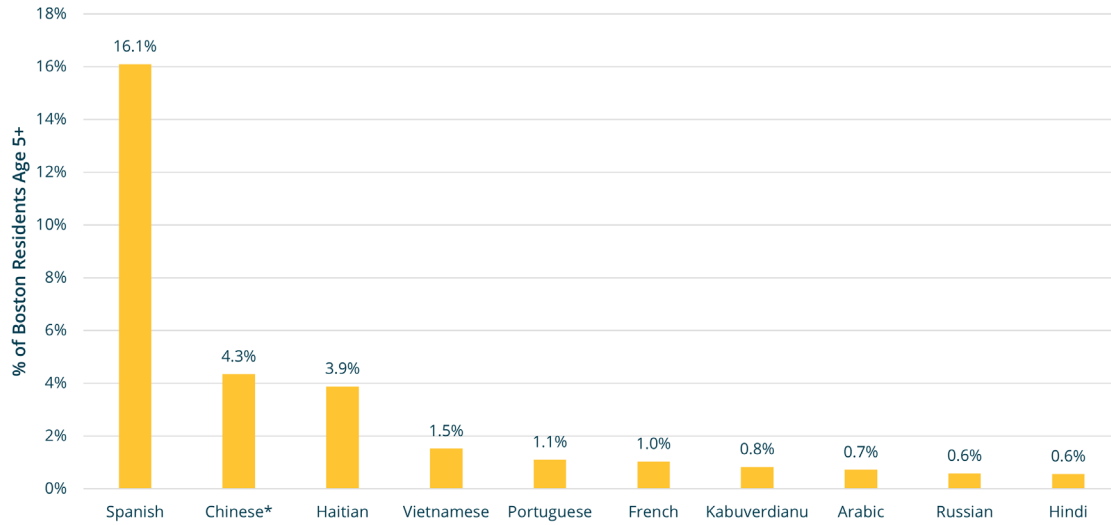


Languages

- In 2021, 35% of Boston residents spoke a language other than English at home
- Spanish is the most common non-English language spoken at home
- There were no significant shifts in languages spoken at home from 2016 to 2021.²

FIGURE 4

Most Common Non-English Languages Spoken At Home 2021



*Note: Chinese includes Mandarin and Cantonese.

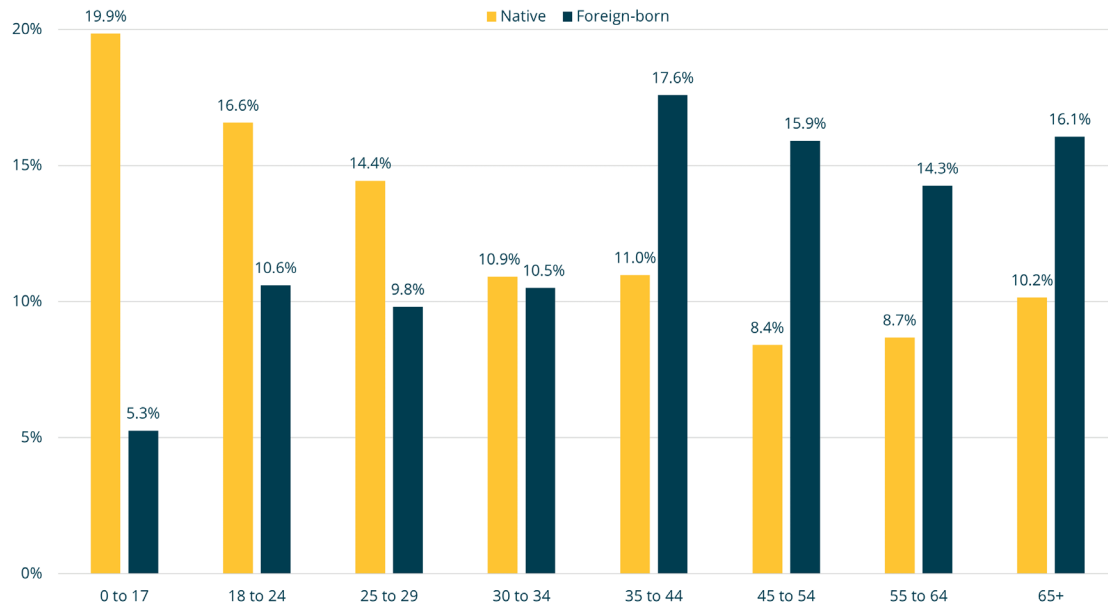


Age

- Native-born Boston residents are younger — 36% are under 25 — while foreign-born residents skew older — 46% are 45 or older.

FIGURE 5

Age by Nativity 2021

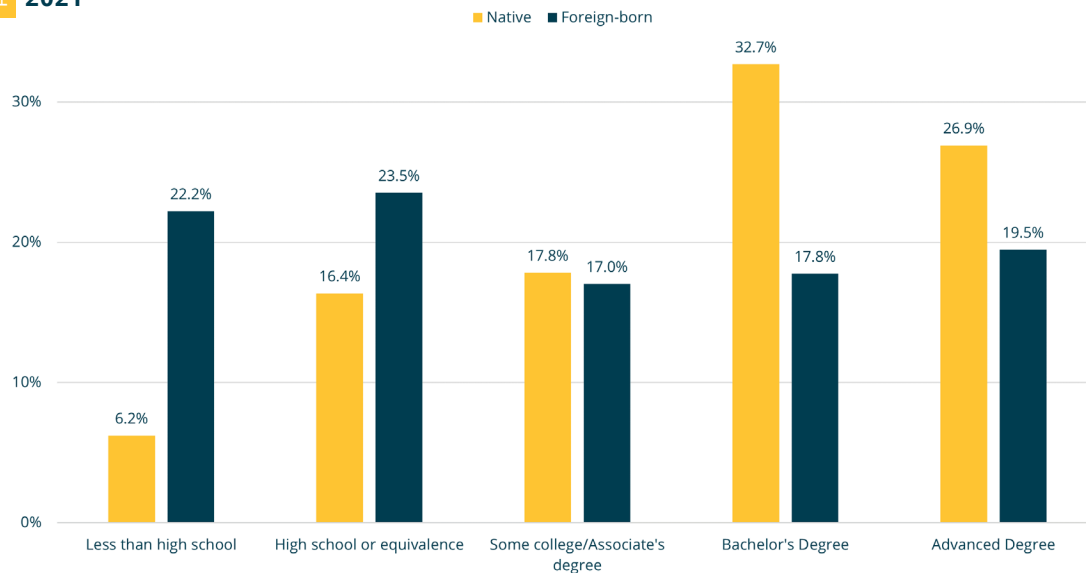


Educational Attainment

- Foreign-born residents aged 25+ are significantly less likely to have a high school diploma and college degree than native-born residents.

FIGURE 6

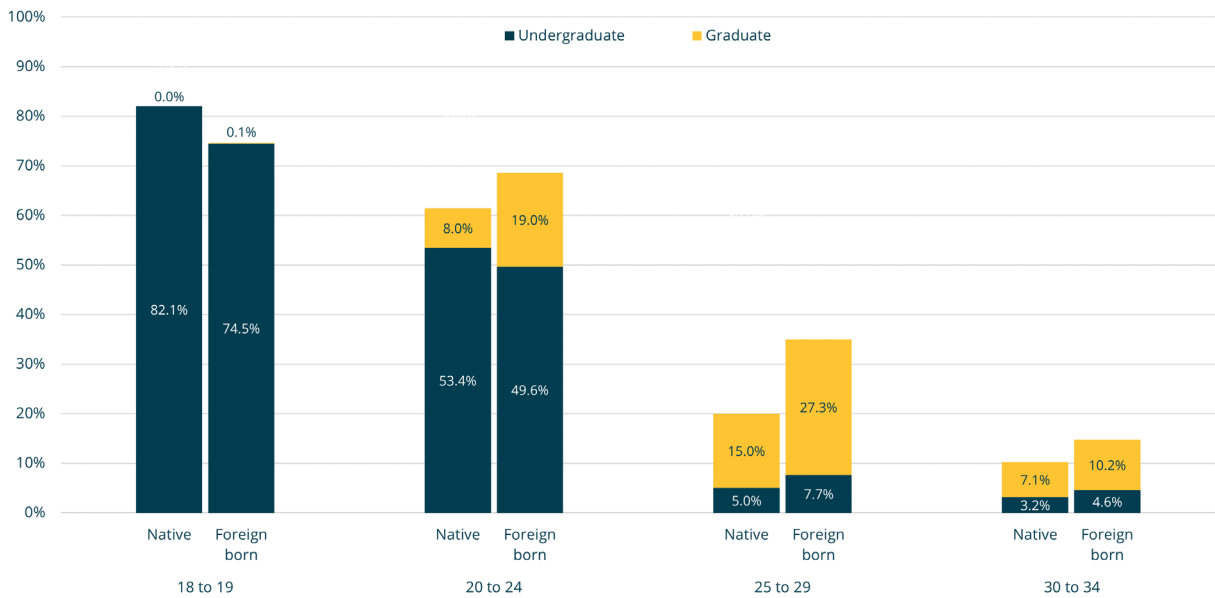
Educational Attainment by Nativity (Age 25+) 2021



College Enrollment

- In 2021, while the native-born population had a higher percentage of undergraduate enrollment, foreign-born residents had a higher rate of graduate enrollment across age groups.
- Foreign-born individuals have a relatively higher rate of college enrollment across age groups.

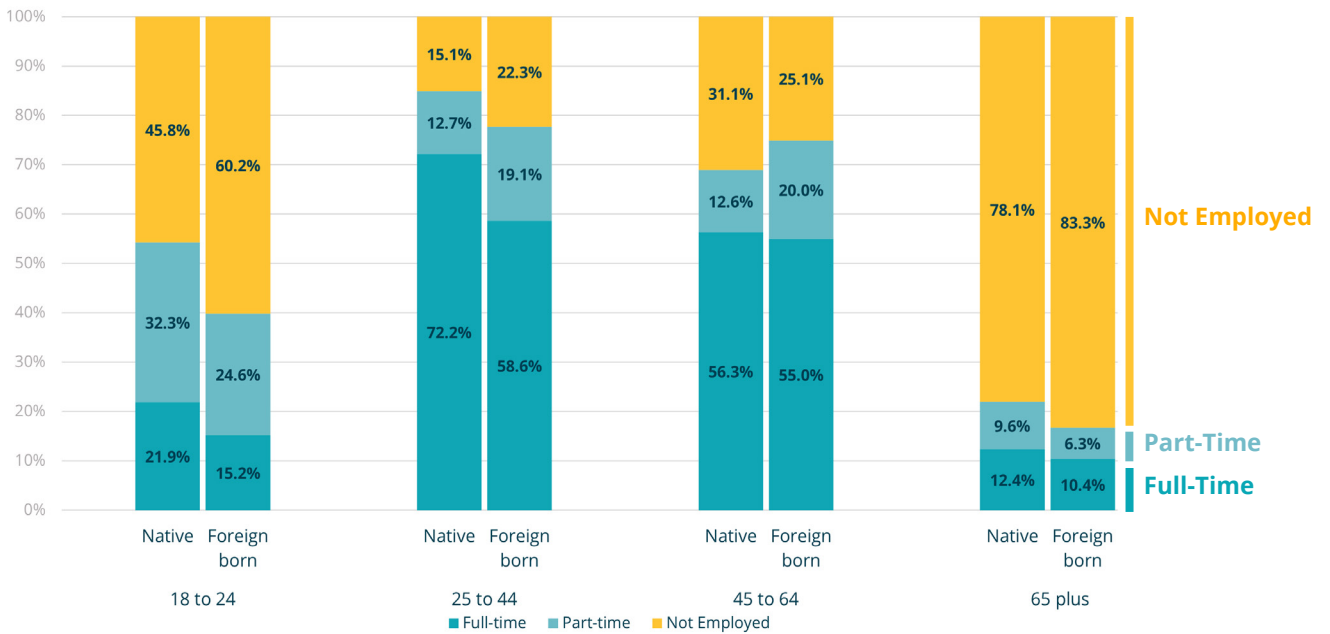
FIGURE 7 College Enrollment by Age and Nativity
2021



Employment

- Foreign- and native-born employment rates were similar in 2021 at 62.2% and 67.2% respectively.
- 18-24 year old native-born individuals had a significantly higher rate of employment relative to foreign-born residents

FIGURE 8 Employment by Age and Nativity
2021

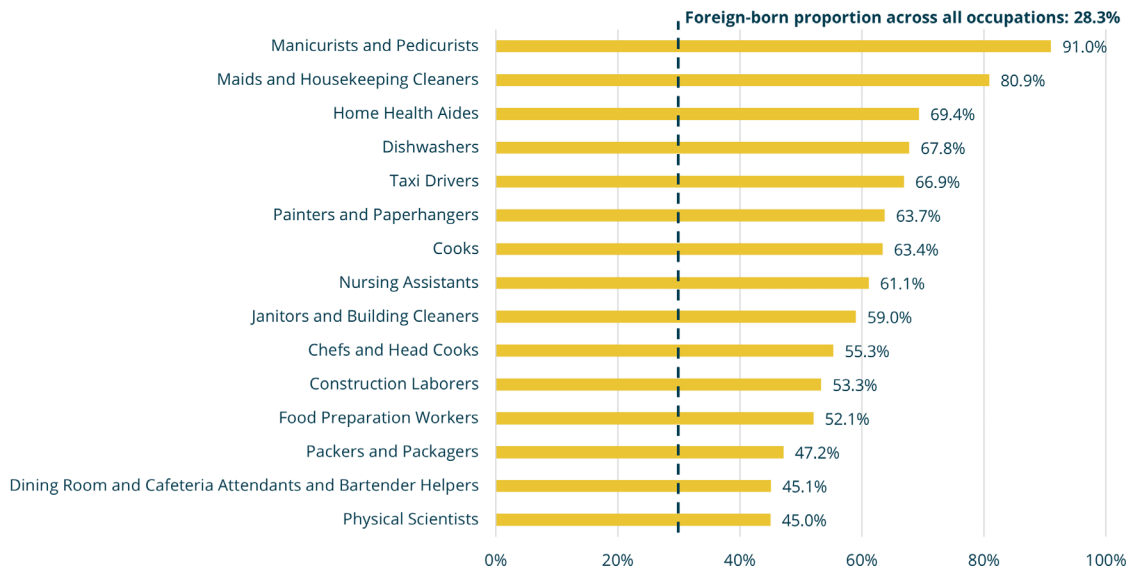


Occupations

- The occupations with the largest share of foreign-born residents tend to be in the service industry.

FIGURE 9

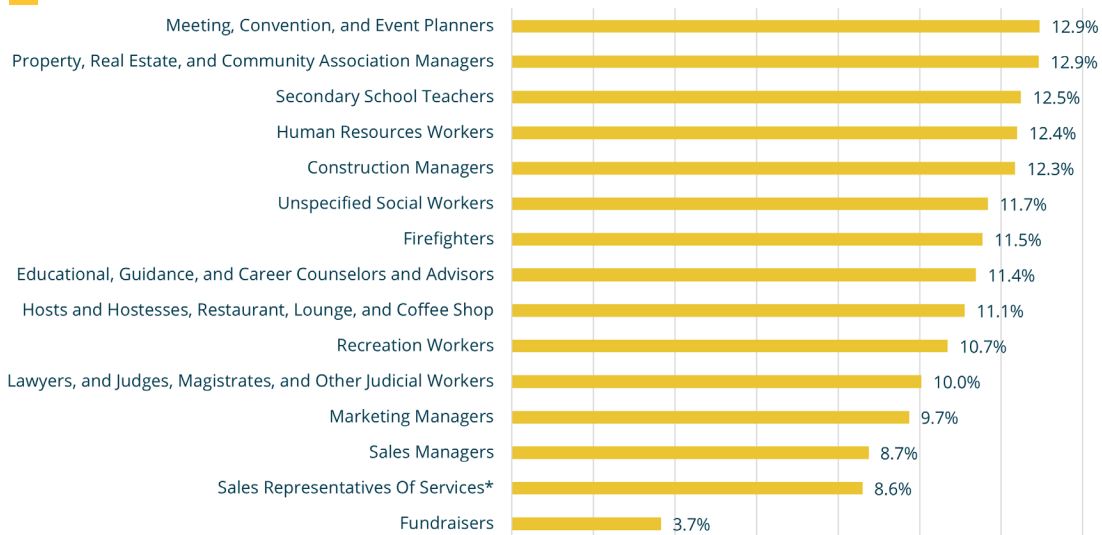
Top 15 Detailed Occupations with Largest Foreign-Born Share** 2021



- The occupations with the smallest share of foreign-born residents tend to be in event planning, management, and government

FIGURE 10

Top 15 Detailed Occupations with Smallest Foreign-Born Share** 2021



*Except Advertising, Insurance, Financial Services, and Travel

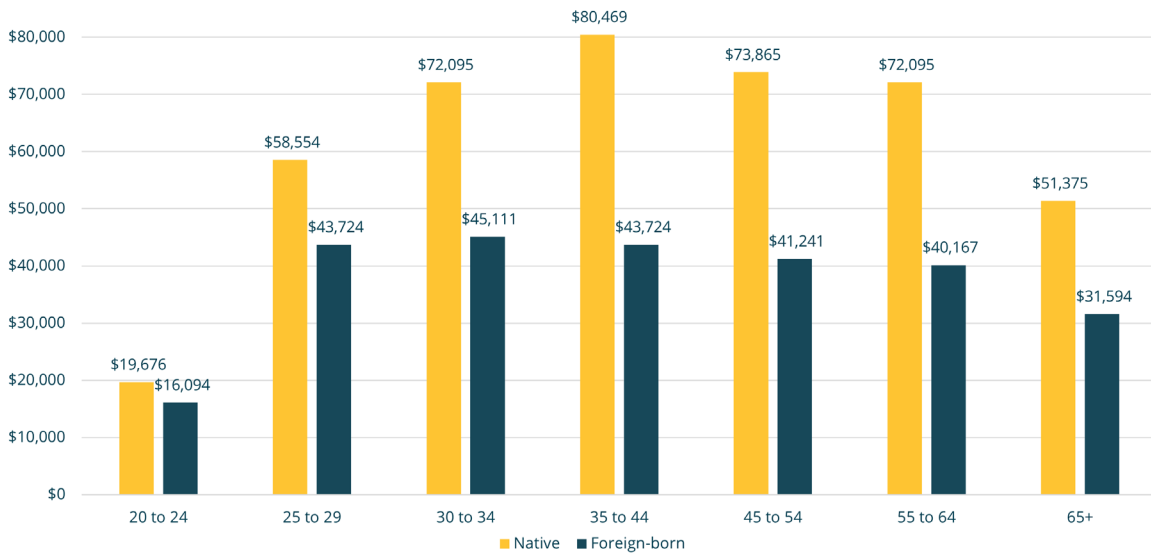
**Of workers that are either full-time or part-time and have an occupation where the number of employed foreign-born individuals is over 1000



Earnings

- In 2021, foreign-born individuals had median earnings of \$39,143, significantly less than the native-born at \$54,745.
- While native-born residents' median earnings show significant increases with age, specifically between the mid-20s to the 40s, earnings are stagnant for the foreign-born population across those ages.

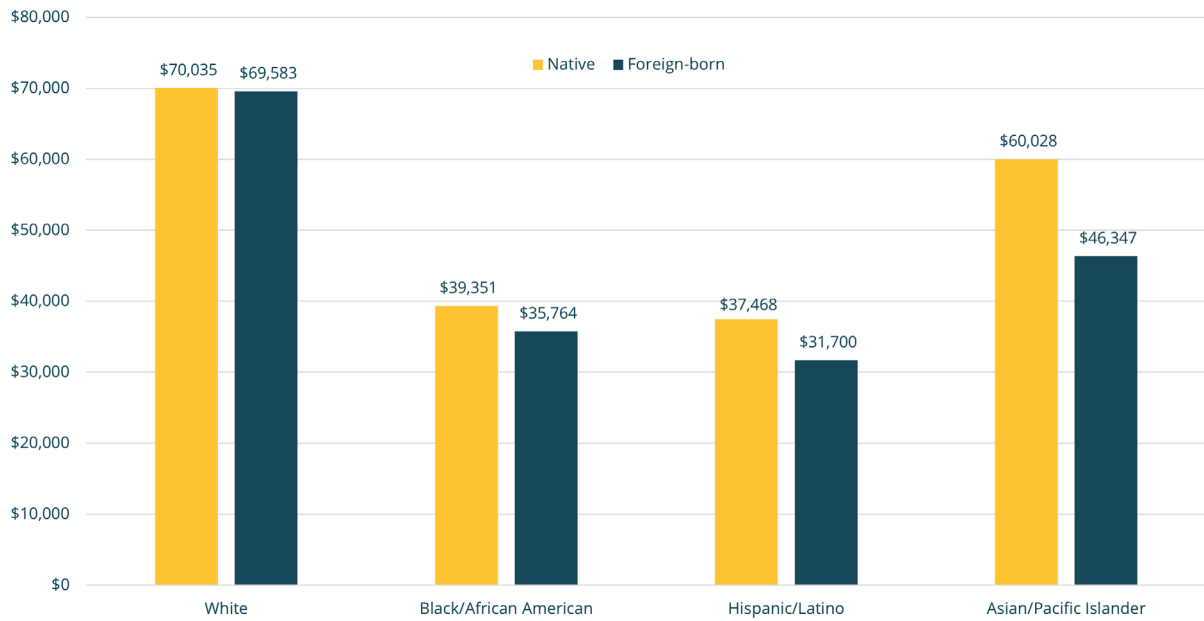
FIGURE 11 Median Earnings by Age and Nativity*
2021



*Median earnings calculated across part-time and full-time workers.

- White foreign-born workers have similar earnings to White native-born workers, but for other racial/ethnic groups, the native-born workers earn significantly more.

FIGURE 12 Median Earnings by Race and Nativity*
2021



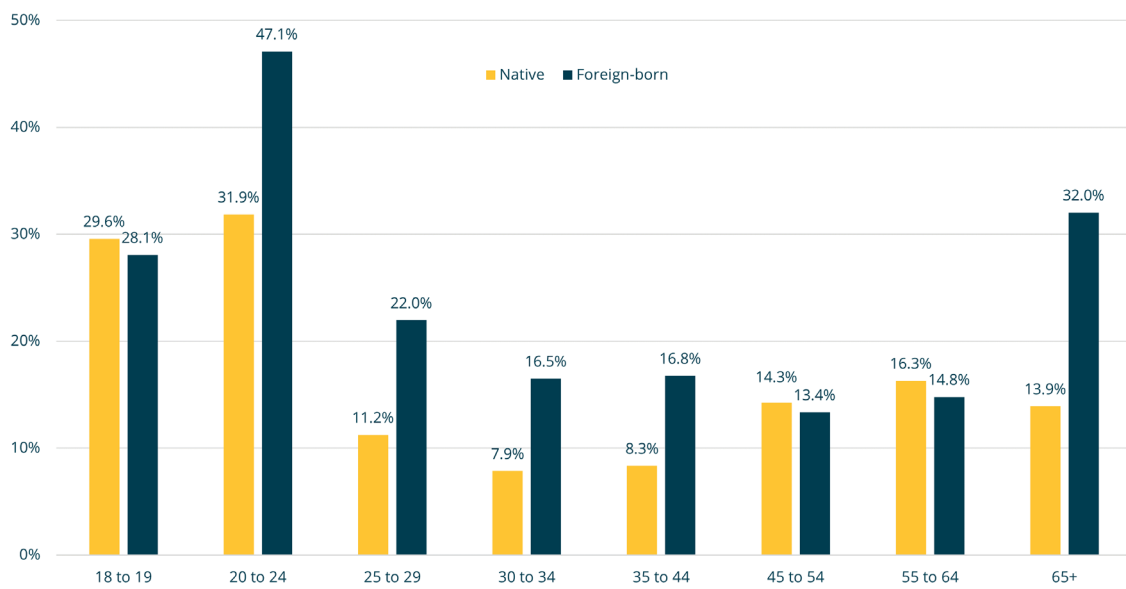
Note: Median earnings calculated across part-time and full-time workers.



Poverty

- In 2021, 21% of foreign-born residents lived below the poverty line compared to 14% of native-born residents.
- Among Boston's foreign-born residents, poverty is especially pronounced in the 20 to 44 and 65+ age groups.

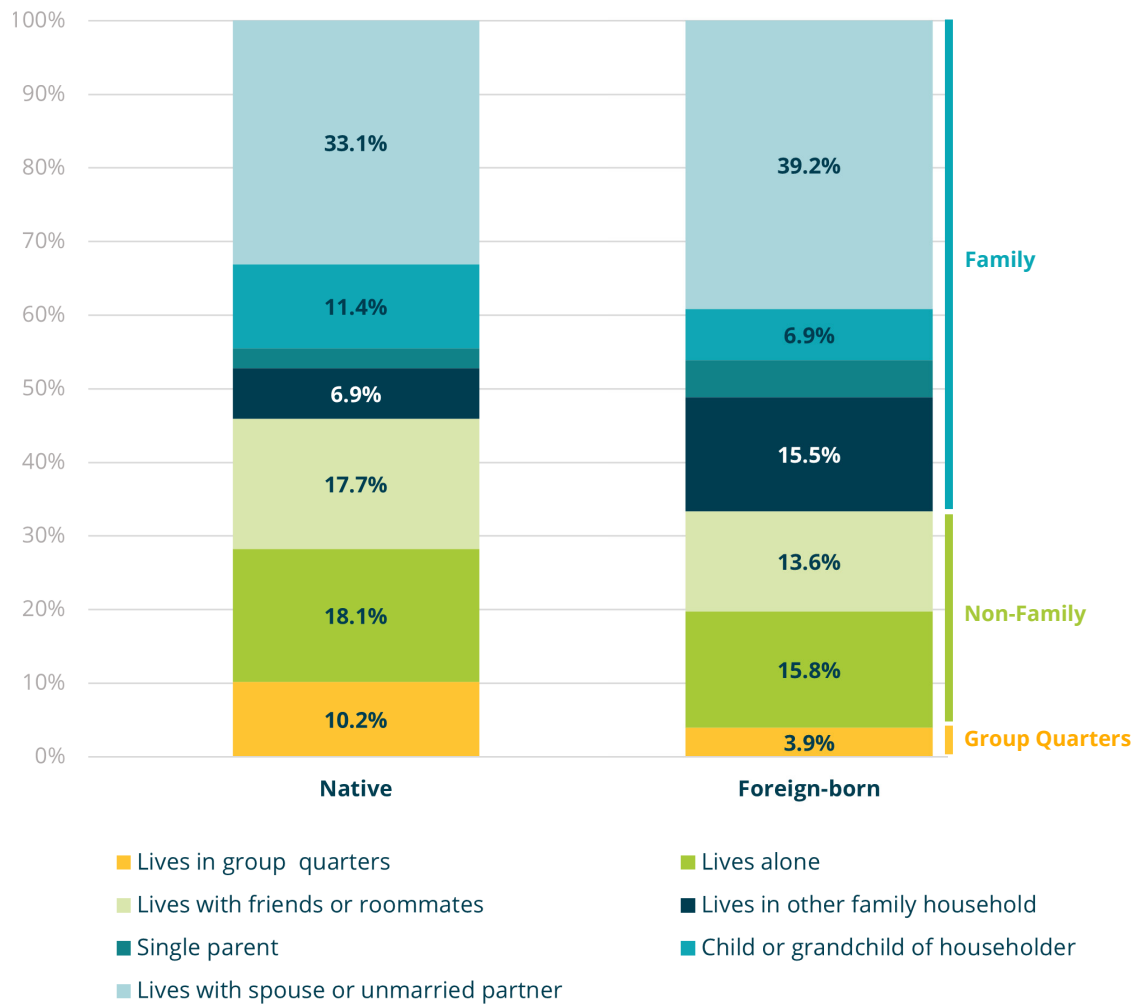
FIGURE 13 Poverty Rate by Age and Nativity
2021



Household Type

- Foreign-born residents are more likely to live with a partner, a single parent, and in another family household compared to their counterparts.

FIGURE 14 Household Type by Nativity
2021



Neighborhoods

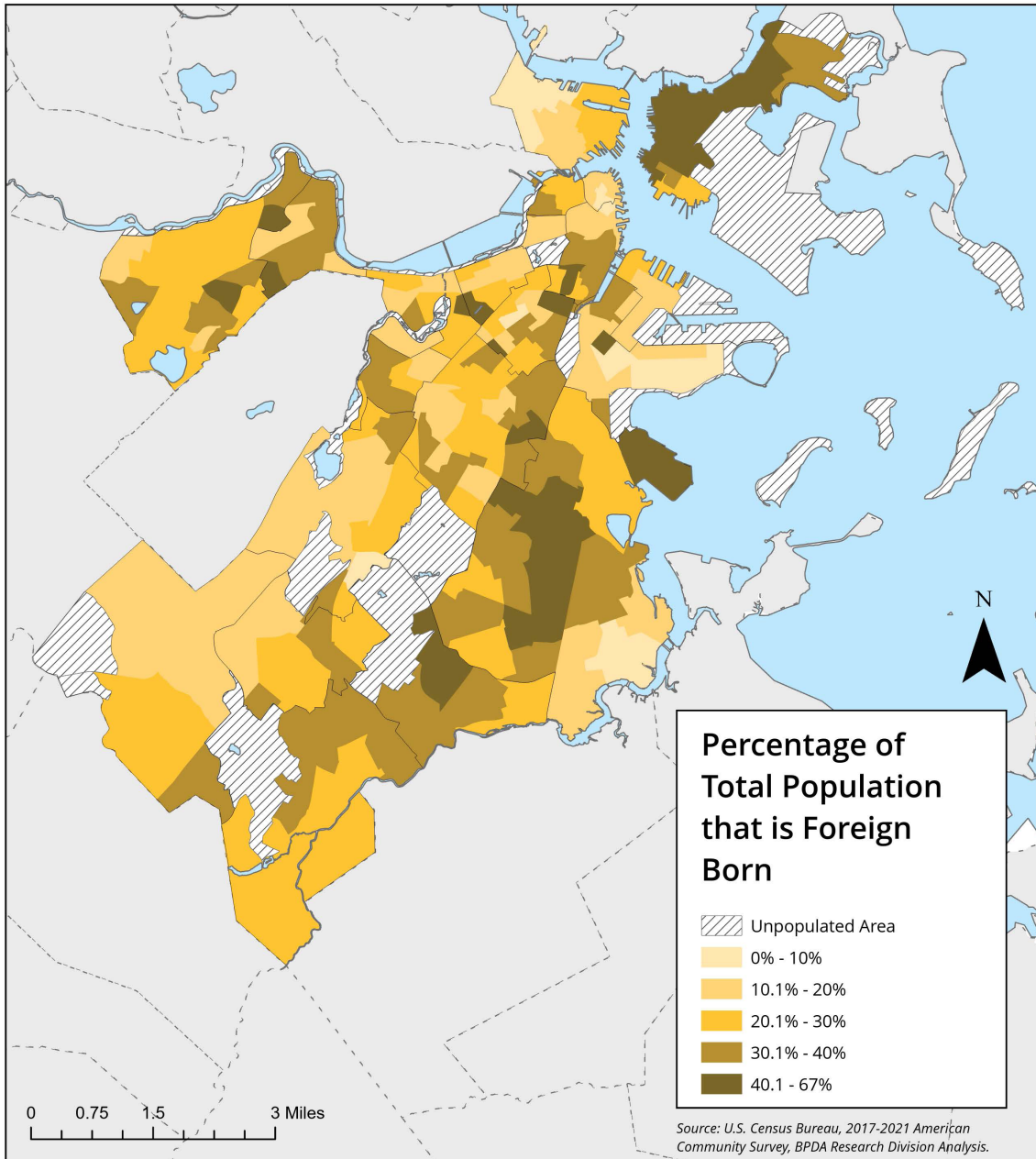
- Approximately half of Chinatown and East Boston's residents were foreign-born in 2021, the two largest shares among Boston neighborhoods. North End had the lowest share at 12.3%.
- From 2010 to 2021, the neighborhood with the largest proportional change in foreign-born population share was South Boston Waterfront with a 12.6 percentage point increase.³

TABLE 1 Neighborhoods by Foreign-Born Population Share
2021

| Neighborhood | Foreign Population | % of Neighborhood Population |
|-------------------------|--------------------|------------------------------|
| Chinatown | 2,175 | 50.8% |
| East Boston | 21,026 | 46.2% |
| Mattapan | 9,122 | 33.9% |
| Dorchester | 41,576 | 33.3% |
| Allston | 7,459 | 32.4% |
| Hyde Park | 11,730 | 30.1% |
| Downtown | 3,568 | 29.0% |
| Brighton | 13,788 | 27.8% |
| Roxbury | 14,832 | 27.8% |
| West End | 1,984 | 26.9% |
| Fenway | 8,880 | 26.8% |
| Roslindale | 8,342 | 26.4% |
| Mission Hill | 4,083 | 26.1% |
| South End | 7,598 | 25.2% |
| Back Bay | 4,146 | 23.7% |
| West Roxbury | 7,413 | 23.1% |
| South Boston Waterfront | 1,035 | 22.6% |
| Jamaica Plain | 9,234 | 21.8% |
| Charlestown | 3,282 | 16.1% |
| Beacon Hill | 1,329 | 16.0% |
| Longwood | 746 | 13.9% |
| South Boston | 4,514 | 12.8% |
| North End | 1,216 | 12.3% |

MAP 1

Percentage of Total Population that is Foreign-Born by Census Tract 2021



Source: U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis

Chapter Endnotes

Please note that when no source is specified, the default reference is:

U.S. Census Bureau, 2017-2021 American Community Survey, BPDA Research Division Analysis.

¹ U.S. Census Bureau, 2012-2016 American Community Survey, BPDA Research Division Analysis.

² U.S. Census Bureau, 2012-2016 American Community Survey, BPDA Research Division Analysis.

³ U.S. Census Bureau, 2010 Decennial Census, BPDA Research Division Analysis.