

# Racial Equity Report on Housing and Opportunity

Project name: 73-99 Empire Boulevard Rezoning

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*Note: Racial Equity Reports are prepared prior to the certification of the subject application by the City Planning Commission (CPC). A description of the final adopted application is available in the associated CPC report.*

## PROJECT TYPE

*Projects that meet one or more of the following criteria are subject to the racial equity report requirement. Please select all relevant actions or project types and describe the project details associated with the relevant project type:*

- ☐ Text amendment to the zoning resolution affecting 5 or more community districts
- ☐ Historic district designation affecting 4 or more city blocks
- ☐ Seeking a change to the use regulations or permitted floor area for any use in a manufacturing district where a building in the project contains at least 100,000 square feet of floor area

*Applications submitted pursuant to subdivision a of section 197-c of the charter that seek approval for:*

- ☐ Acquisition or disposition of land to facilitate a non-residential project containing at least 50,000 square feet of floor area
- ☐ Acquisition or disposition of land to facilitate a residential project, other than a residential project consisting of a building to be preserved, provided that such equity report shall only be required related to a building in such project containing at least 50,000 square feet of floor area
- ☒ An increase in permitted residential floor area of at least 50,000 square feet
- ☐ An increase in permitted non-residential floor area of at least 200,000 square feet
- ☐ A decrease in permitted floor area or number of housing units on at least four contiguous city blocks

*If the application meets the above criteria but the proposed development does not, please explain the difference between the proposed development and the application.*

## 1. EXECUTIVE SUMMARY

*The executive summary should provide readers with a short, plain-language summary of the subsequent sections of the racial equity report, including major project elements and key neighborhood and demographic conditions.*

This report accompanies a land use application by Empire Boulevard Holdings LLC (the “Applicant”) seeking: (1) a zoning map amendment, rezoning their development site from C8-2 and R6/C1-3 districts to a C4-4D district and (2) a zoning text amendment to Appendix F to make the affected area part of a Mandatory Inclusionary Housing area.

The object of the application is to facilitate a new mixed-use development at 73-99 Empire Boulevard (Block 1306, Lot 28; the “Development Site”), which sits on the eastern side of McKeever Place between Empire Boulevard and Sullivan Place in the Crown Heights neighborhood of Brooklyn Community District #9. The proposed development would contain residential and commercial uses, and consist of a 13-story, 145-foot building containing a total of 273,542 square feet of zoning floor area and 261 dwelling units (i.e. apartments). 63,235 square feet of floor area would be dedicated to commercial use on the first and second floors (with an additional 31,971 square feet of commercial use in the cellar and subcellar, which would not be counted toward the zoning floor area), and 210,307 square feet would be dedicated to residential use on the 3<sup>rd</sup>-13<sup>th</sup> floors. Of the 261 dwelling units, 78 would be made permanently affordable in compliance with “Option 2” of the Mandatory Inclusionary Housing Program, as detailed within. The remaining 183 apartments would be market-rate. 190 parking spaces would be provided: 92 for the residential use and 98 for the commercial use.

The area to be rezoned (the “Project Area”) is the portion of the subject block that sits beyond 380 feet from Bedford Avenue. The Development Site is the only lot impacted by the rezoning and is improved upon with a one-story building that is mostly vacant, save for a laundromat.

The Project Area falls within PUMA 4011, which is roughly coextensive with the boundaries of Brooklyn Community District #9 and includes the southern half of Crown Heights as well as Prospect Lefferts Gardens. As of 2020, this area’s population was 110,492. Of this population, 2.7% identified as Asian non-Hispanic, 55.1% identified as Black non-Hispanic, 10.3% identified as Hispanic, and 24.7% identified as White non-Hispanic. The remaining 7.3% identified as non-Hispanic or some other race or combination of races. The percentage of people in this area that identify as Asian or Hispanic is significantly lower than Brooklyn and New York City on the whole, while the percentage of people in the area that identify as White is slightly lower than the borough and citywide levels. The Black population makes up a significantly larger share of the population than it does in the rest of Brooklyn and NYC.

2017-2021 American Community Survey data shows the median household income in the area was \$65,651, which is slightly lower than both the Brooklyn and New York City medians. White households had a substantially higher median income (\$95,519) than when compared with Brooklyn CD9 at large, while Black and Hispanic households had slightly lower incomes when compared to the same (\$54,720 and \$58,590, respectively). Asian households’ median income was slightly higher than the area median, but its sample size was too small for completely reliable data. The area’s median age was 36.2 years old. More than a third of the population was foreign born (38.5%), and only 7.6% of the area’s population indicated that they spoke English less than “very well.”

Community District 9 saw a 3.1% increase in population between 2010 and 2020, and an increase of 13.7% in housing production between 2010 and 2023. Housing production in the area was higher than when compared with the rest of Brooklyn and New York City, and population growth was lower. More than half of the households in the area were considered rent-burdened at 52.3%, with more than 1/4<sup>th</sup> (28.2%) severely so. The median gross rent in the area is \$1,524/month, which is slightly less than Brooklyn's and New York City's. According to ACS PUMA data between 2017 and 2021, 25.8% of the area's rental units were affordable to households in the extremely low- to very low-income bands (0-50% AMI), 44.2% were affordable to households in the low-income band (51-80% AMI), and another 25.6% were affordable to those in the moderate-income band (81-120%). 70.1% of the population in this area has access to a subway or SBS station within ¼ of a mile, and 13.1% has access to an ADA-accessible subway station within ¼ of a mile. This reflects that the area as a whole is more transit-accessible for both able-bodied and disabled residents than when compared to the rest of Brooklyn and New York City.

The proposed project would help New York City meet several of its goals to affirmatively further fair housing and promote equitable access to opportunity by creating 78 new units of income-restricted housing at an average of 80% AMI, in a new building designed to be ADA-accessible, while setting aside a certain percentage of income-restricted units for existing community district residents and those with disabilities. The Project Area is also in a very transit and amenity-rich area of Brooklyn, with nearby access to the "Prospect Park" ADA-accessible subway stop for the New York City Transit B, Q, and Franklin Avenue Shuttle trains, the "Sterling Street" stop of the 2 and 5 trains, Prospect Park, the Brooklyn Museum, the Brooklyn Botanic Garden, and the Prospect Park Zoo.

The purpose of this report is to provide additional context not found in the land use application to facilitate public conversation about neighborhood change. To that end, it includes the following sections:

Section 1: Executive Summary (*this section*)

Section 2: Description of project components – Details of the proposed residential units in the proposed development: rent-regulated / market-rate, unit quantities, unit types, income restrictions, projected rents. And details of non-residential uses: proposed jobs and likely demographic characteristics of the prospective workforce.

Section 3: Community profile summary - Graphs and charts describing neighborhood demographics, socioeconomic and housing conditions, with accompanying narrative explanation.

Section 4: Narrative statement - A statement describing how the project components and neighborhood characteristics relate to the City's commitment to affirmatively furthering fair housing and promoting equitable access to opportunity.

Section 5: Community profile – The complete data of all indicators in the Equitable Development Data Explorer for the local, community, the borough, and the city (for reference purposes).

Appendix – Other documents or information referenced by this report that are not included elsewhere in the applicant's land use application (supporting data for market-rate rents).

## 2. PROJECT SPECIFIC INFORMATION

For guidance, please refer to the [racial equity report submission guide](#).

### 2.1. Description of residential space and affordability

#### 2.1.1 Reporting residential floor area

**Total residential zoning square feet:** 210,307 sf

#### 2.1.2 Profile of anticipated residential affordability

Report the number of anticipated housing units. If income-restricted, report unit count by Area Media Income (AMI) tier. If not, report as “not income-restricted.”

Income Restriction	Unit Count		Anticipated Affordability***				
			AMI	Rent (2024)*		Eligible Income (2024)**	
	#	%		studio – 3-bedroom		1-person – 5-person	
Low Income	26	10%	60%	\$1,630	\$2,420	\$65,200	\$100,600
Low Income	26	10%	80%	\$2,170	\$3,230	\$87,000	\$134,200
Moderate Income	26	10%	100%	\$2,720	\$4,040	\$108,700	\$167,700
Not Income Restricted	183	70%	n/a	\$2,680	\$4,500	\$107,000	\$180,000
<b>Total New Units</b>	<b>261</b>	<b>100%</b>					

*\*Rents are based on unit size. Rents shown are illustrative (based on 2024 AMI), rounded to the nearest \$10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

*\*\*Qualifying incomes are based on household size. Incomes shown are illustrative (based on 2024 AMI, rounded to the nearest \$100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.*

*Provide additional comments below, such as anticipated unit sizes. If applicable, report the proposed Mandatory Inclusionary Housing option. If applicable, describe any affordable housing financing programs.*

The Proposed Development will contain a total of 261 residential units. Of these 261 units, 78 will be income-restricted pursuant to the Mandatory Inclusionary Housing Program ("MIH"), and 183 will be market-rate (not income-restricted).

Pursuant to MIH Option 2, the 78 income-restricted units comprise at least 30% of the Proposed Development's residential floor area, at a weighted Area Median Income ("AMI") average of 80%, with no income band above 100%. 26 units will be offered at 60% AMI, another 26 units will be offered at 80% AMI, and 26 units will be offered at 100% AMI. The table above provides example rents and eligible incomes, by AMI income band.

The Proposed Development would contain 88 studio apartments (26 of which would be income-restricted), 72 one-bedroom apartments (22 of which would be income-restricted), 87 two-bedroom apartments (26 of which would be income-restricted), and 14 three-bedroom apartments (four of which would be income restricted). Nine of the income-restricted studio apartments will be offered at 60% AMI, eight will be offered at 80% AMI, and nine will be offered at 100% AMI. Seven of the income-restricted one-bedroom apartments will be offered at 60% AMI, eight will be offered at 80% AMI, and seven will be offered at 100% AMI. Nine of the income-restricted two-bedroom apartments will be offered at 60% AMI, eight will be offered at 80% AMI, and nine will be offered at 100% AMI. One of the income-restricted three-bedroom apartments will be offered at 60% AMI, two will be offered at 80% AMI, and one will be offered at 100% AMI.

The Proposed Development will not be seeking any affordable housing financing programs.

Based on current rental data, as applied to the unit types and unit sizes in the Proposed Development, the estimated monthly rents of the market-rate units are as follows:

	Third Quartile Area Market-Rate Rents	Associated Household Incomes (30% Rent Burden)
Studio Apartments	\$2,650/month	\$107,000/year
One-Bedroom Apartments	\$3,200/month	\$128,000/year
Two-Bedroom Apartments	\$4,020/month	\$160,800/year
Three-Bedroom Apartments	\$4,500/month	\$180,000/year

To determine the basic third quartile area market-rate rents (monthly), data from the website StreetEasy for the surrounding area was reviewed (see Appendix).

### 2.3 Estimating construction jobs

*Report anticipated construction jobs in both person-years and average yearly workers for each development site.*

Development Site	Person-years	Average yearly workers
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73-99 Empire Boulevard	272.9	142.2
<b>Total</b>	<b>272.9</b>	<b>142.2</b>

### 3. Community Profile Summary

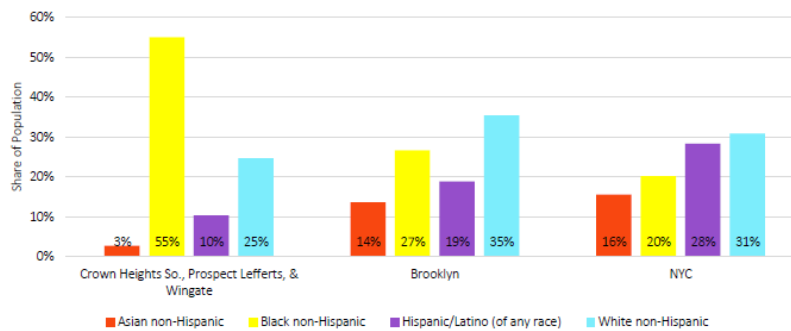
The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5). The summary is available for download through the [Equitable Development Data Explorer](#).

#### Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

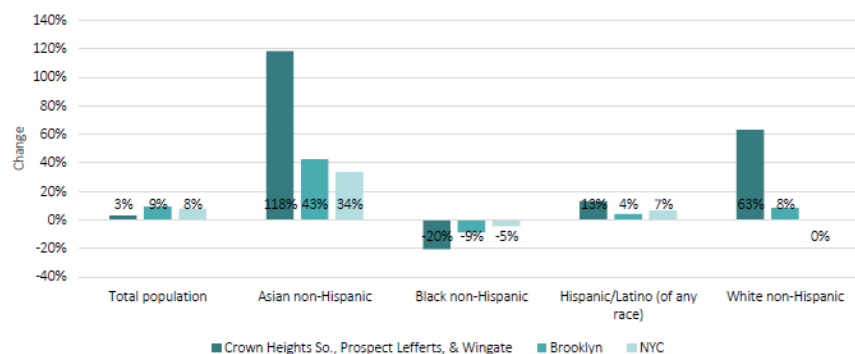


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Household Economic Security – Income

Figure 3: Median Household Income, 2017-2021 (Five-Year Estimate)

Shows the estimated median household income (in 2021 dollars) for the local area, borough, and city. Median means half of all households in the area make more than this amount and half make less. Compares the local area to the borough and city.

"For 2017-2021, the estimated median household income in [area] was [\$]."

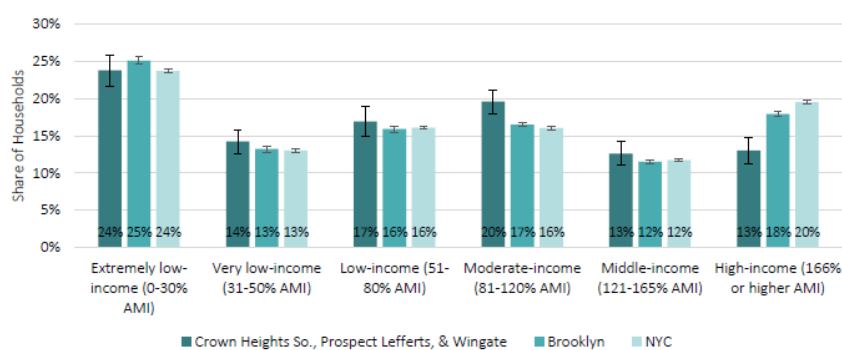


Source: American Community Survey 2017-2021; Community Profile Table 2.02

Figure 4: Share of Households in Each HUD AMI Band, 2017-2021 (Five-Year Estimate)

Shows the share of households within each 2019 U.S. Housing and Urban Development (HUD) Area Median Income (AMI) band. Compares the local area to the borough and city. U.S. Housing and Urban Development (HUD) Area Median Income (AMI) is based on rental prices.

"For 2017-2021, an estimated [percent] of households in [area] were in [HUD AMI band]."



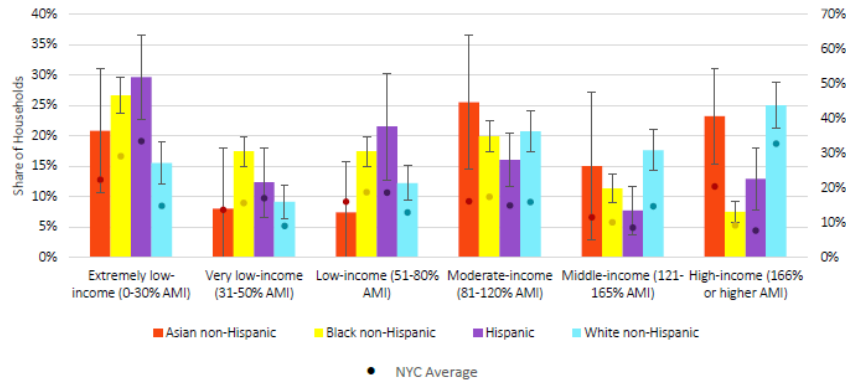
Source: American Community Survey 2017-2021; Community Profile Table 2.03



Figure 5: Share of Households in Each HUD AMI Band by Race & Ethnicity, 2017-2021 (Five-Year Estimate)

Shows the share of PUMA households within each 2019 U.S. Housing and Urban Development (HUD) Area Median Income (AMI) band, by mutually exclusive race & Hispanic ethnicity of householder. HUD AMI bands are used to determine eligibility for income-restricted housing.

*"In the local area, an estimated [percent] of [race/ethnicity] households were in [HUD AMI band] in 2017-2021."*



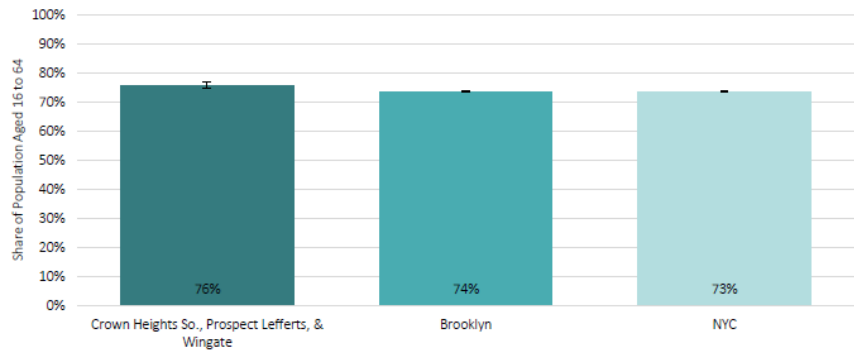
Source: American Community Survey 2017-2021; Community Profile Table 2.03

### Household Economic Security – Jobs

Figure 6: Labor Force Participation, 2017-2021 (Five-Year Estimate)

Shows the share of the total population aged 16-64 who is employed or seeking work. Compares the local area to the borough and city.

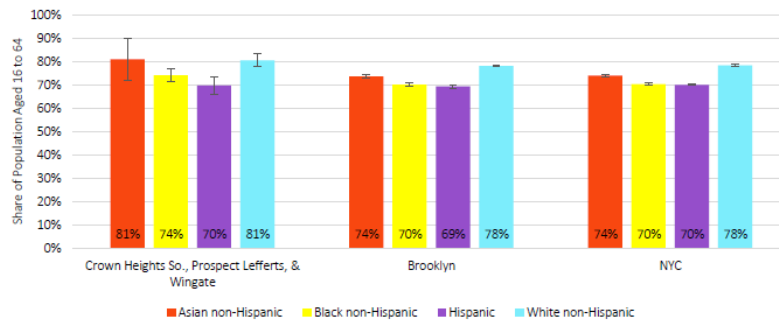
*"In 2017-2021, an estimated [percent] in [area] were employed or seeking work."*



Source: American Community Survey 2017-2021; Community Profile Table 2.04

**Figure 7: Labor Force Participation by Race & Ethnicity, 2017-2021 (Five-Year Estimate)**  
Shows the share of the total population aged 16-64 who is employed or seeking work, by mutually exclusive race & Hispanic ethnicity. Compares the local area to the borough and city.

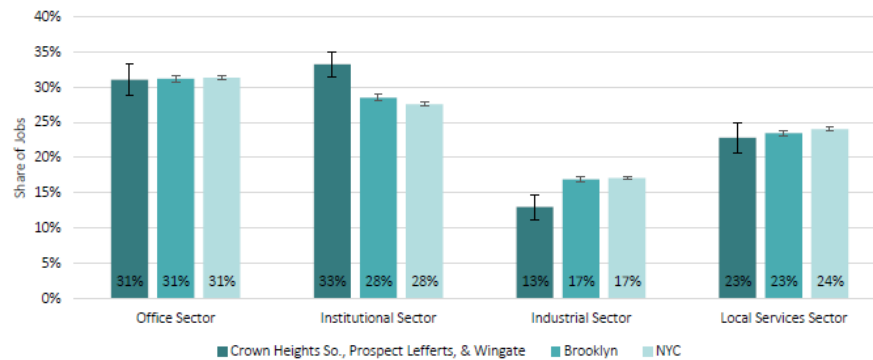
*"In 2017-2021, an estimated [percent] of [race/ethnicity] group in [area] were employed or seeking work."*



Source: American Community Survey 2017-2021; Community Profile Table 2.04

**Figure 8: Share of Employed Residents by Business Sector<sup>1</sup>, 2017-2021 (Five-Year Estimate)**  
Shows the share of workers who live in an area by the business sector in which they work. Compares the local area to the borough and city.

*"In 2017-2021, an estimated [percent] of employed people in [area] worked in [business sector]."*



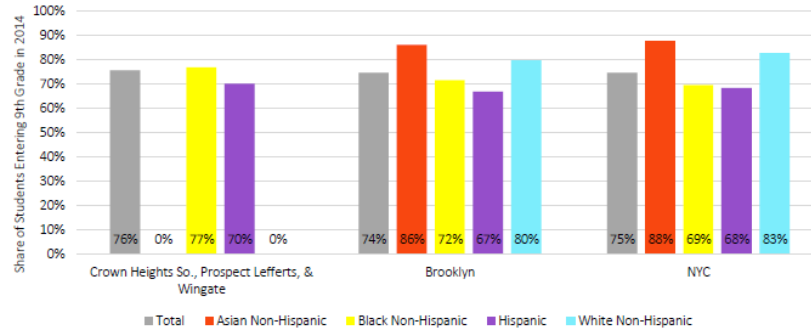
Source: American Community Survey 2017-2021; Community Profile Table 2.06

## Education & Access to Transit

**Figure 9: High School Graduation Rate, 2018**

Shows the rate of students who entered 9<sup>th</sup> grade in 2014 and graduated by 2018. Shows the share of total students and share of students by mutually exclusive race and ethnicity groups. Compares the local area to the borough and city.

*"The 2018 graduation rate for [race/ethnicity] group in [area] was [percent]."*

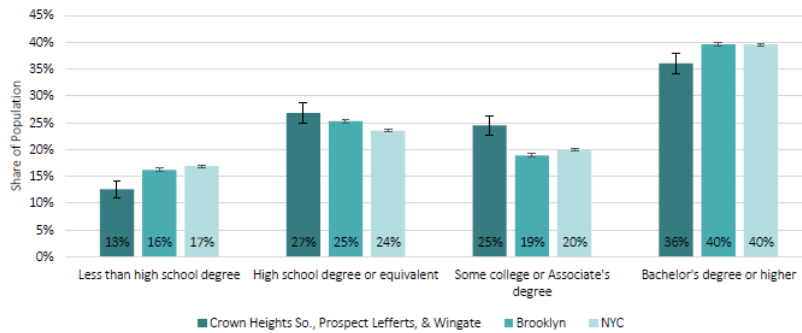


Source: NYC Department of Education 2018; Community Profile Table 5.13

**Figure 10: Educational Attainment, 2017-2021 (Five-Year Estimate)**

Shows the share of the population 25 years and over, by highest level of educational attainment. Compares the local area to the borough and city.

*"In 2017-2021, an estimated [percent] of the population 25 years and over in [area] had [educational attainment]."*

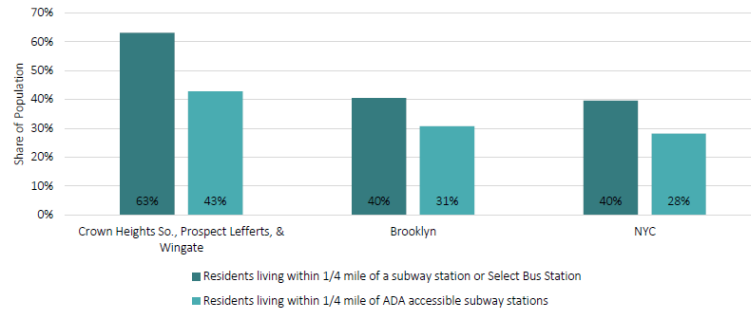


Source: American Community Survey 2017-2021; Community Profile Table 2.01

**Figure 11: Access to Transit, 2021**

Shows the share of population that lives within 1/4 mile of a subway station or select bus service stop; and share of population that lives 1/4 mile of an ADA accessible subway station. Compares the local area to the borough and city.

*"In 2021, about [percent] of residents in [area] lived near an ADA accessible subway station."*



Source: Department of City Planning 2021; Community Profile Table 5.09

## Housing Security, Affordability, and Quality

**Figure 12: Rent-Burdened & Severely Rent-Burdened Households, 2017-2021 (Five-Year Estimate)**

Shows the percent of households who spent 30% or more of their income on rent (rent-burdened) and the percent who spent 50% or more of their income on rent (severely rent-burdened). Compares the local area to the borough and city.

*"In 2017-2021, an estimated [percent] of households in [area] were severely rent-burdened."*



Source: American Community Survey 2017-2021; Community Profile Table 3.04

Figure 13: Median Gross Rent, 2017-2021 (Five-Year Estimate)

Shows the median rent for occupied units paying rent. Median means half of all units have rental costs higher than this amount and half have rents lower than this amount. Compares the local area to the borough and city.

"In 2017-2021, the estimated median price of rental units in [area] was [\$]."

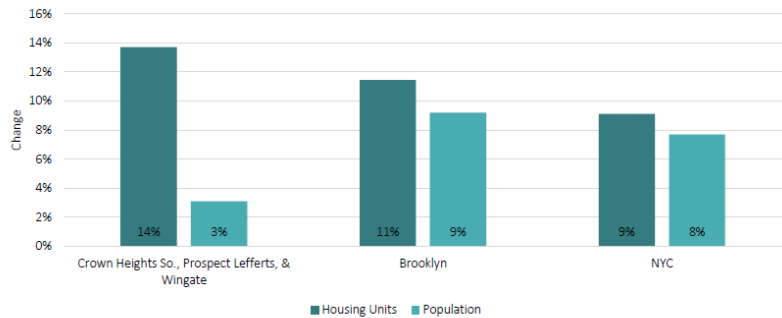


Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."

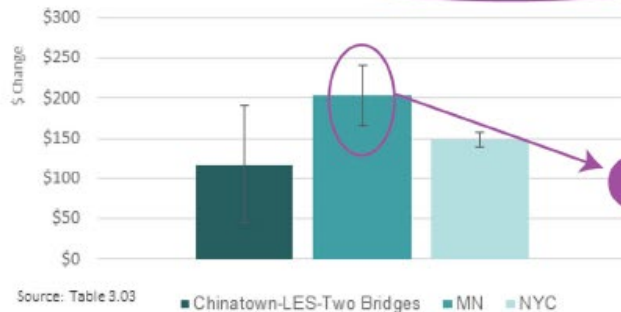


Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

## Understanding error bars

### Understanding error bars

Figure 14: Change in Median Gross Rent, Five-Year Estimate (2008-2012 to 2015-2019)



1

**Five-year estimates** refer to data from the American Community Survey (ACS). The ACS is a monthly survey sent to a sample of households throughout the country. To have a large enough sample to create estimates of characteristics for small areas, the ACS "rolls-up" the sample for five-year periods.

Because the ACS data are from a sample, the estimates come with some uncertainty, which is shown in the chart as **error bars**.

2

These "I" figures are called **error bars**. Error bars account for uncertainty in **sample data** by representing the range in which the data could fall.

In this example, the **error bars** tell us that the change in rent in Manhattan is somewhere between about \$160 and \$245.

Data drawn from a larger sample are more accurate and have a smaller **error bar**, which is why the size of the **error bar** gets smaller as the geography increases in size.



#### Correct interpretation of this chart:

"Rents in Chinatown increased between about \$50 and \$190."

Based on the **error bar** for Chinatown, this is correct.



#### Incorrect interpretation of this chart:

"Changes in rents in Manhattan were larger than those in Chinatown."

Because the **error bars** for Chinatown and Manhattan overlap, we cannot say for certain whether changes were higher or lower. In other words, the range of rent changes in Manhattan (\$160-\$245) overlap with the range in Chinatown (\$45-\$195).

#### 4. Affirmatively furthering fair housing and promoting equitable access to opportunity

*Provide a narrative statement describing how the project relates to New York City's goals and strategies to affirmatively further fair housing and promote equitable access to opportunity. These goals and strategies are described in the city's fair housing plan, [Where We Live NYC](#).*

The proposed development furthers several of the fair housing and equitable access to opportunity goals outlined in the City's fair housing plan known as "Where We Live NYC" as follows:

##### **Goal #2: Facilitate equitable housing development in New York City and the region**

The Proposed Development furthers this goal in a couple critical ways. It would provide new income-restricted housing units, and new income-restricted housing units in a transit-rich area of Brooklyn near major parkland and cultural institutions.

Public Use Microdata Area (PUMA) 4011, which roughly corresponds to Brooklyn Community District 9, is one of the few neighborhoods in New York City in which housing production (which increased by 13.7%) significantly outpaced population growth in the last 13 years (which grew by 3.1%). However, only 21% of the new housing constructed across that period was income-restricted to those in the low- to moderate-income bands (51-120% AMI). The Proposed Development's 78 income-restricted units would be a significant addition to low- and moderate-income housing in the area, itself counting for a 6% increase in these types of units since 2010.

The Development Site also sits in a very transit-rich area of Brooklyn. The "Prospect Park" stop of the New York City Transit B and Q trains (as well as the Franklin Avenue shuttle/S train) is only two blocks west, and the "Sterling Street" stop of the NYCT 2 and 5 trains is just three blocks southeast. It is also directly served by the B43 bus which runs along Empire Boulevard, as well as the B16, B41, B48, and B49 buses which provide stops within the surrounding two blocks. The Development Site also sits just east of Prospect Park, providing its residents with immediate access to a large New York City park and major cultural and recreational institutions, such as the Brooklyn Museum, the Brooklyn Botanic Gardens, and the Prospect Park Zoo. This is significant to note given the 78 low- and moderate-income households that would call the Development Site home; in lower-income neighborhoods in NYC, residents have access to 21% less park space than those in high-income areas.<sup>1</sup>

##### **Goal #3: Preserve affordable housing and prevent displacement of long-standing residents**

At the outset, the Development Site does not currently contain any residential use. Therefore, none is threatened by the Proposed Development itself. That said, the Proposed Development affirmatively furthers the goal of creating affordable housing by producing 78 new permanently affordable (income-restricted) housing units. As discussed in the previous section, these will all be offered in the low and moderate-income brackets at 60%, 80% and 100% AMIs, providing those households an opportunity to live in modern, accessible, and affordable units.

Moreover, the new permanently affordable units will be subject to HPD Marketing Guidelines, which provide a preference for applications from within the Community District. This aspect serves to specifically prevent the

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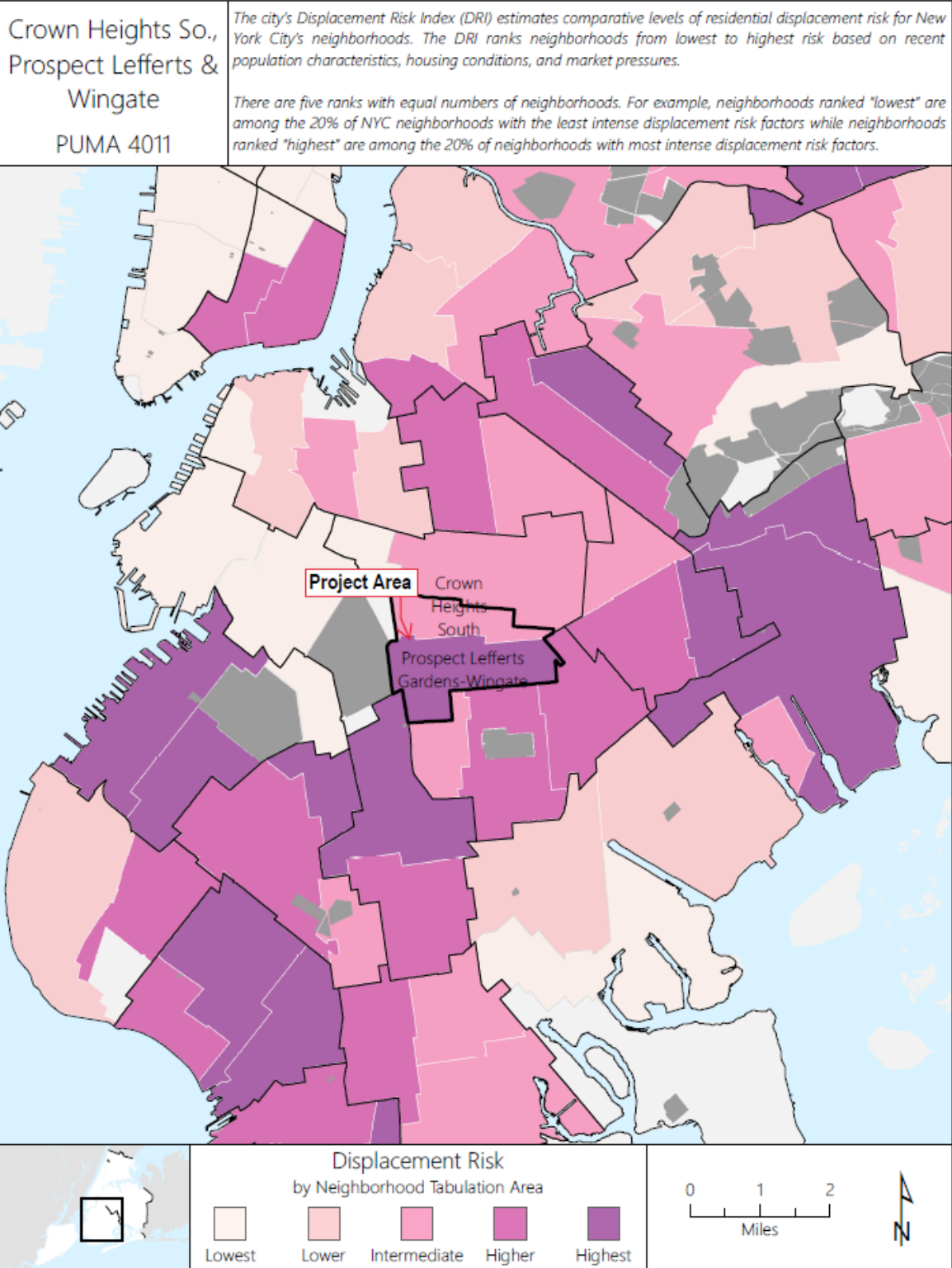
<sup>1</sup> <https://www.nytimes.com/2021/05/27/nyregion/parks-access-nyc.html>

displacement of existing residents, a key condition as the Neighborhood Tabulation Area in which the Development Site sits (NTA BK60) is considered as having the “highest” displacement risk. The Population Vulnerability and Housing Conditions subindices list the area as “higher” risk, with almost 80% of the population in the area being non-white, over 95% of the housing in the area not having any income restrictions, and 82.3% of the housing units being renter-occupied. The Market Pressure subindex also lists the area as being in the “highest” category.

**Goal #5: Create more independent and integrated living options for people with disabilities**

Because this is a new development, it must be built pursuant to ADA guidelines, and set aside a portion of the income-restricted units for people with disabilities. This not only means the building will be designed to be accessible (including ADA-compliant elevators and ramps), but it will provide new affordable housing opportunities for people with disabilities as well. The transit accessibility of the Site will also allow disabled residents a greater opportunity to reach surrounding areas, as the Prospect Park stop of the B, Q, and Franklin Avenue shuttle trains is an MTA-accessible station.





## 5. Community Profile

*The community profile provides data tables for all indicators from [the Equitable Development Data Explorer](#) (EDDE) for the relevant Community District2. Includes approximately 50 indicators across five categories:*

- *demographic;*
- *household economic security;*
- *housing affordability, quality, and security;*
- *housing production; and*
- *quality of life and access to opportunity.*

*Where possible, these indicators are broken down by mutually exclusive race/ethnicity and show change over time.*

*All community profiles can be downloaded from the [Equitable Development Data Explorer](#).*

Demographic Conditions  
PUMA 4011

Table 1.01.T: Mutually Exclusive Race/Hispanic Origin

	Census SF1, 2000		Census SF1, 2010		Census PL 94-171, 2020		Change, 2010 to 2020		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total population	112,670	100.0%	107,129	100.0%	110,492	100.0%	3,363	3.1%	
Asian non-Hispanic	870	0.8%	1,348	1.3%	2,942	2.7%	1,594	118.2%	1.4
Black non-Hispanic	89,043	79.0%	76,499	71.4%	60,875	55.1%	-15,624	-20.4%	-16.3
Hispanic/Latino (of any race)	9,281	8.2%	10,050	9.4%	11,363	10.3%	1,313	13.1%	0.9
White non-Hispanic	9,711	8.6%	16,716	15.6%	27,275	24.7%	10,559	63.2%	9.1
Non-Hispanic of some other race or combination of races	3,765	3.3%	2,516	2.3%	8,037	7.3%	5,521	219.4%	5.0

Table 1.02.T: Age - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	114,012	2,404	1.3	100.0%		110,109	2,975	1.6	100.0%		111,227	3,739	2.0	100.0%		1,118	4,778	1.0%	4.4%		
Under 16 years	27,111	1,340	3.0	23.8%	1.1%	23,516	1,270	3.3	21.4%	1.0%	18,631	1,662	5.4	16.8%	1.4%	-4,885	2,092	-20.8%	8.3%	-4.6	1.7
16 to 64 years	75,543	1,488	1.2	66.3%	1.9%	74,067	2,087	1.7	67.3%	0.5%	75,296	3,139	2.5	67.7%	1.7%	1,229	3,769	1.7%	5.1%	0.4	1.8
65 years and over	11,358	943	5.0	10.0%	0.8%	12,526	734	3.6	11.4%	0.6%	17,300	1,209	4.2	15.6%	1.0%	4,774	1,414	38.1%	12.6%	4.2	1.2
Median age (years)	33.7	1.0	1.8			33.9	0.8	1.5			36.2	0.8	1.4			2.0	1.0				

Table 1.02.A: Age - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	563	373	40.3	100.0%		1,941	590	18.5	100.0%		2,472	505	12.4	100.0%		531	777	27.4%	46.6%		
Under 16 years	106	96	55.0	18.8%	11.6%	211	145	41.7	10.9%	6.7%	301	220	44.4	12.2%	8.5%	90	263	42.7%	143.1%	1.3	10.8
16 to 64 years	279	156	33.9	49.6%	42.9%	1,491	486	19.8	76.8%	9.0%	2,025	389	11.7	81.9%	23.0%	534	623	35.8%	51.4%	5.1	24.7
65 years and over	178	124	42.4	31.6%	6.9%	239	126	32.1	12.3%	5.3%	146	90	37.4	5.9%	3.4%	-93	155	-38.9%	49.6%	-6.4	6.3
Median age (years)	45.0	12.8	17.3			38.8	4.7	7.4			31.3	2.8	5.4			-7.0	5.0				

Table 1.02.B: Age - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	90,754	2,146	1.4	100.0%		78,713	2,616	2.0	100.0%		65,661	3,247	3.0	100.0%		-13,052	4,170	-16.6%	5.0%		
Under 16 years	20,932	1,219	3.5	23.1%	1.2%	14,940	959	3.9	19.0%	1.0%	9,763	1,332	8.3	14.9%	1.9%	-5,177	1,641	-34.7%	9.9%	-4.1	2.1
16 to 64 years	60,739	1,570	1.6	66.9%	0.7%	53,409	1,770	2.0	67.9%	3.2%	42,474	2,332	3.3	64.7%	1.5%	-10,935	2,928	-20.5%	5.1%	-3.2	3.5
65 years and over	9,083	852	5.7	10.0%	0.9%	10,364	747	4.4	13.2%	0.8%	13,424	1,105	5.0	20.4%	1.3%	3,060	1,334	29.5%	14.2%	7.2	1.5
Median age (years)	34.5	1.1	1.9			37.6	1.0	1.7			42.9	1.3	1.9			5.0	2.0				

Table 1.02.H: Age - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	9,289	1,457	9.5	100.0%		10,070	1,242	7.5	100.0%		10,924	1,345	7.5	100.0%		854	1,831	8.5%	18.9%		
Under 16 years	1,957	409	12.7	21.1%	2.9%	2,399	490	12.4	23.8%	3.9%	1,976	462	14.2	18.1%	3.6%	-423	673	-17.6%	25.6%	-5.7	5.3
16 to 64 years	6,432	726	6.9	69.2%	13.4%	6,503	899	8.4	64.6%	4.0%	7,457	957	7.8	68.3%	2.5%	954	1,313	14.7%	21.6%	3.7	4.7
65 years and over	900	279	18.8	9.7%	2.6%	1,168	214	11.2	11.6%	1.6%	1,491	350	14.3	13.6%	2.7%	323	410	27.7%	38.0%	2.0	3.1
Median age (years)	34.7	4.0	7.0			33.6	2.2	4.0			35.0	2.1	3.7			1.0	3.0				

Table 1.02.W: Age - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	9,499	1,472	9.4	100.0%		17,770	1,522	5.2	100.0%		27,277	2,361	5.3	100.0%		9,507	2,809	53.5%	18.7%		
Under 16 years	3,118	513	10.0	32.8%	1.8%	5,715	792	8.4	32.2%	3.5%	5,505	978	10.8	20.2%	3.1%	-210	1,258	-3.7%	21.7%	-12.0	4.7
16 to 64 years	5,613	681	7.4	59.1%	11.6%	11,401	1,012	5.4	64.2%	1.5%	20,164	1,891	5.7	73.9%	2.7%	8,763	2,145	76.9%	22.8%	9.7	3.1
65 years and over	768	257	20.4	8.1%	2.4%	654	198	18.4	3.7%	1.1%	1,608	288	10.9	5.9%	0.9%	954	349	145.9%	86.5%	2.2	1.4
Median age (years)	24.0	2.3	5.8			24.9	1.1	2.6			30.0	0.7	1.5			5.0	1.0				

Table 1.03.T: Foreign-born Population - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total population	114,012	2,404	1.3	100.0%		110,109	2,975	1.6	100.0%		111,227	3,739	2.0	100.0%		1,118	4,778	1.0%	4.4%		
Foreign-born	55,848	1,815	2.0	49.0%	1.2%	49,282	2,302	2.8	44.8%	1.7%	42,775	2,139	3.0	38.5%	1.4%	-6,507	3,142	-13.2%	5.9%	-6.3	2.2

Table 1.03.A: Foreign-born Population - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population	563	373	40.3	100.0%		1,941	590	18.5	100.0%		2,472	505	12.4	100.0%		531	777	27.4%	46.6%		
Foreign-born	303	187	37.5	53.8%	48.8%	1,552	506	19.8	80.0%	9.5%	1,566	323	12.6	63.3%	1.9%	14	600	0.9%	38.9%	-16.7	9.7

Table 1.03.B: Foreign-born Population - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population	90,754	2,146	1.4	100.0%		78,713	2,616	2.0	100.0%		65,661	3,247	3.0	100.0%		-13,052	4,170	-16.6%	5.0%		
Foreign-born	46,826	1,787	2.3	51.6%	1.5%	39,175	2,290	3.6	49.8%	2.4%	30,921	1,688	3.3	47.1%	1.1%	-8,254	2,845	-21.1%	6.3%	-2.7	2.6

Table 1.03.H: Foreign-born Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population	9,289	1,457	9.5	100.0%		10,070	1,242	7.5	100.0%		10,924	1,345	7.5	100.0%		854	1,831	8.5%	18.9%		
Foreign-born	5,126	753	8.9	55.2%	11.9%	4,438	856	11.7	44.1%	6.5%	4,426	925	12.7	40.5%	6.8%	-12	1,260	-0.3%	28.4%	-3.6	9.4

Table 1.03.W: Foreign-born Population - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population	9,499	1,472	9.4	100.0%		17,770	1,522	5.2	100.0%		27,277	2,361	5.3	100.0%		9,507	2,809	53.5%	18.7%		
Foreign-born	1,728	444	15.6	18.2%	3.7%	3,392	618	11.1	19.1%	3.1%	3,992	741	11.3	14.6%	2.4%	600	965	17.7%	30.6%	-4.5	3.9

Table 1.04.T: Limited English Speaking Population - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 5 years and over	105,875	810	0.5	100.0%		102,288	2,761	1.6	100.0%		111,227	4,359	10.2	100.0%		8,939	5,160	8.7%	5.2%		
Speak English less than "very well"	13,100	1,235	5.7	12.4%	1.2%	13,495	1,405	6.3	13.2%	1.3%	8,485	1,340	9.6	7.6%	1.2%	-5,010	1,942	-37.1%	11.9%	-5.6	1.8

Table 1.04.A: Limited English Speaking Population - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 5 years and over	548	218	24.1	100.0%		1,859	570	18.7	100.0%		2,394	460	11.7	100.0%		535	732	28.8%	46.6%		
Speak English less than "very well"	171	150	53.3	31.2%	24.4%	923	388	25.5	49.7%	14.3%	590	269	27.7	24.6%	10.2%	-333	472	-36.1%	39.6%	-25.1	17.6

Table 1.04.B: Limited English Speaking Population - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 5 years and over	84,410	1,380	1.0	100.0%		74,403	2,499	2.0	100.0%		63,143	3,046	2.9	100.0%		-11,260	3,940	-15.1%	5.0%		
Speak English less than "very well"	8,774	1,032	7.2	10.4%	1.2%	7,473	1,141	9.3	10.0%	1.5%	3,853	909	14.3	6.1%	1.4%	-3,620	1,459	-48.4%	14.5%	-3.9	2.1

Table 1.04.H: Limited English Speaking Population - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 5 years and over	8,776	839	5.8	100.0%		9,021	1,084	7.3	100.0%		10,275	1,261	7.5	100.0%		1,254	1,663	13.9%	19.6%		
Speak English less than "very well"	2,421	558	14.0	27.6%	5.8%	3,050	697	13.9	33.8%	6.6%	2,569	625	14.8	25.0%	5.2%	-481	936	-15.8%	28.1%	-8.8	8.4

Table 1.04.W: Limited English Speaking Population - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 5 years and over	8,557	829	5.9	100.0%		15,557	1,314	5.1	100.0%		24,925	2,203	5.4	100.0%		9,368	2,565	60.2%	19.6%		
Speak English less than "very well"	1,100	379	20.9	12.9%	4.2%	1,737	568	19.9	11.2%	3.5%	1,423	488	20.9	5.7%	1.9%	-314	749	-18.1%	38.8%	-5.5	4.0

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Table 2.01.T: Educational Attainment (Highest Grade Completed) - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 25 years and over	70,625	1,528	1.3	100.0%		70,947	1,939	1.7	100.0%		80,915	2,602	2.0	100.0%		9,968	3,245	14.0%	4.8%		
Less than high school degree	20,390	1,206	3.6	28.9%	1.6%	13,703	1,062	4.7	19.3%	1.4%	10,205	1,224	7.3	12.6%	1.5%	-3,498	1,620	-25.5%	10.6%	-6.7	2.1
High school degree or equivalent	21,790	1,238	3.5	30.9%	1.6%	21,929	1,193	3.3	30.9%	1.5%	21,654	1,654	4.6	26.8%	1.9%	-275	2,039	-1.3%	9.3%	-4.1	2.4
Some college or Associate's degree	18,224	1,153	3.8	25.8%	1.5%	19,597	1,440	4.5	27.6%	1.9%	19,863	1,608	4.9	24.5%	1.8%	266	2,159	1.4%	11.1%	-3.1	2.6
Bachelor's degree or higher	10,221	899	5.3	14.5%	1.2%	15,718	1,216	4.7	22.2%	1.6%	29,193	1,795	3.7	36.1%	1.9%	13,475	2,168	85.7%	18.4%	13.9	2.5

Table 2.01.A: Educational Attainment (Highest Grade Completed) - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 25 years and over	420	191	27.6	100.0%		1,574	476	18.4	100.0%		1,880	358	11.6	100.0%		306	596	19.4%	42.7%		
Less than high school degree	90	88	59.7	21.4%	18.7%	525	321	37.2	33.4%	17.8%	90	90	60.9	4.8%	4.7%	-435	333	-82.9%	20.1%	-28.6	18.4
High school degree or equivalent	79	83	63.7	18.8%	17.8%	440	210	29.0	28.0%	10.3%	286	201	42.7	15.2%	10.3%	-154	291	-35.0%	55.2%	-12.8	14.6
Some college or Associate's degree	69	77	68.2	16.4%	16.9%	59	63	64.6	3.7%	3.8%	143	141	59.8	7.6%	7.3%	84	154	142.4%	352.3%	3.9	8.2
Bachelor's degree or higher	182	126	42.0	43.3%	22.5%	550	281	31.0	34.9%	14.4%	1,361	345	15.4	72.4%	12.1%	811	445	147.5%	141.1%	37.5	18.8

Table 2.01.B: Educational Attainment (Highest Grade Completed) - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 25 years and over	57,344	1,574	1.7	100.0%		52,893	1,823	2.1	100.0%		49,887	2,182	2.7	100.0%		-3,006	2,843	-5.7%	5.3%		
Less than high school degree	16,794	1,115	4.0	29.3%	1.8%	10,613	876	5.0	20.1%	1.5%	7,502	1,066	8.6	15.0%	2.0%	-3,111	1,380	-29.3%	11.6%	-5.1	2.5
High school degree or equivalent	18,086	1,150	3.9	31.5%	1.8%	17,822	1,211	4.1	33.7%	2.0%	16,868	1,394	5.0	33.8%	2.4%	-954	1,847	-5.4%	10.1%	0.1	3.1
Some college or Associate's degree	14,837	1,059	4.3	25.9%	1.7%	15,501	1,239	4.9	29.3%	2.1%	13,954	1,362	5.9	28.0%	2.4%	-1,547	1,841	-10.0%	11.4%	-1.3	3.2
Bachelor's degree or higher	7,627	786	6.3	13.3%	1.3%	8,957	971	6.6	16.9%	1.7%	11,563	1,216	6.4	23.2%	2.2%	2,606	1,556	29.1%	19.5%	6.3	2.8

Table 2.01.H: Educational Attainment (Highest Grade Completed) - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 25 years and over	5,918	698	7.2	100.0%		6,565	806	7.5	100.0%		7,522	923	7.5	100.0%		957	1,225	14.6%	19.9%		
Less than high school degree	2,324	445	11.6	39.3%	5.9%	1,919	450	14.3	29.2%	5.8%	1,519	442	17.7	20.2%	5.3%	-400	631	-20.8%	29.6%	-9.0	7.9
High school degree or equivalent	1,710	383	13.6	28.9%	5.5%	1,910	467	14.9	29.1%	6.2%	2,014	662	20.0	26.8%	8.2%	104	810	5.4%	43.2%	-2.3	10.3
Some college or Associate's degree	1,460	354	14.7	24.7%	5.2%	1,593	355	13.5	24.3%	4.5%	1,856	463	15.2	24.7%	5.4%	263	583	16.5%	39.0%	0.4	7.0
Bachelor's degree or higher	424	192	27.5	7.2%	3.1%	1,143	344	18.3	17.4%	4.8%	2,133	540	15.4	28.4%	6.3%	990	640	86.6%	73.4%	11.0	7.9

Table 2.01.W: Educational Attainment (Highest Grade Completed) - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 25 years and over	4,537	615	8.2	100.0%		8,833	685	4.7	100.0%		18,302	1,507	5.0	100.0%		9,469	1,655	107.2%	23.4%		
Less than high school degree	460	200	26.4	10.1%	4.2%	420	211	30.5	4.8%	2.4%	753	282	22.8	4.1%	1.5%	333	352	79.3%	112.3%	-0.7	2.8
High school degree or equivalent	1,203	322	16.3	26.5%	6.1%	1,378	325	14.3	15.6%	3.5%	1,615	395	14.9	8.8%	2.0%	237	512	17.2%	39.8%	-6.8	4.0

Some college or Associate's degree	1,277	331	15.8	28.1%	6.2%	2,273	446	11.9	25.7%	4.6%	3,016	633	12.8	16.5%	3.2%	743	774	32.7%	38.1%	-9.2	5.6
Bachelor's degree or higher	1,597	370	14.1	35.2%	6.6%	4,762	580	7.4	53.9%	5.1%	12,918	1,180	5.6	70.6%	2.8%	8,156	1,315	171.3%	41.3%	16.7	5.8

Table 2.02.T: Median Household Income (2021 Dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households	40,679	546	0.8	43,830	1,122	1.6	3,151	1,248	7.7%	3.1%
Median household income (dollars)	\$44,914	\$2,941	4.0	\$65,651	\$4,315	4.0	\$20,737	\$5,222	46.2%	13.6%

Table 2.02.A: Median Household Income (2021 Dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with an Asian non-Hispanic householder	742	254	20.8	1,077	250	14.1	335	356	45.1%	60.0%
Median household income (dollars)	\$43,984	\$23,272	32.2	\$82,223	\$29,220	21.6	\$38,239	\$37,355	86.9%	119.1%

Table 2.02.B: Median Household Income (2021 Dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Black non-Hispanic householder	30,107	878	1.8	26,057	1,054	2.5	-4,050	1,372	-13.5%	4.3%
Median household income (dollars)	\$45,271	\$3,419	4.6	\$54,720	\$5,565	6.2	\$9,449	\$6,531	20.9%	15.3%

Table 2.02.H: Median Household Income (2021 Dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a Hispanic householder	3,957	606	9.3	4,100	638	9.5	143	880	3.6%	22.6%
Median household income (dollars)	\$26,350	\$4,586	10.6	\$58,590	\$14,821	15.4	\$32,240	\$15,514	122.4%	68.3%

Table 2.02.W: Median Household Income (2021 Dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Total households with a White non-Hispanic householder	5,082	461	5.5	10,597	1,025	5.9	5,515	1,124	108.5%	27.7%
Median household income (dollars)	\$61,138	\$9,126	9.1	\$95,519	\$8,295	5.3	\$34,381	\$12,332	56.2%	27.0%

Table 2.03.T: Households by AMI Band - Total Population

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	43,830	1,122	1.6	100.0%	
Extremely low-income (0-30% AMI)	10,431	960	5.6	23.8%	2.1%
Very low-income (31-50% AMI)	6,208	716	7.0	14.2%	1.6%
Low-income (51-80% AMI)	7,391	905	7.4	16.9%	2.0%
Moderate-income (81-120% AMI)	8,584	749	5.3	19.6%	1.6%
Middle-income (121-165% AMI)	5,538	711	7.8	12.6%	1.6%
High-income (166% or higher AMI)	5,678	776	8.3	13.0%	1.7%

Table 2.03.A: Households by AMI Band - Asian Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	1,077	250	14.1	100.0%	
Extremely low-income (0-30% AMI)	224	122	33.1	20.8%	10.2%
Very low-income (31-50% AMI)	86	108	76.5	8.0%	9.9%
Low-income (51-80% AMI)	80	91	69.4	7.4%	8.3%
Moderate-income (81-120% AMI)	275	135	29.9	25.5%	11.1%
Middle-income (121-165% AMI)	162	137	51.3	15.0%	12.2%
High-income (166% or higher AMI)	250	103	25.0	23.2%	7.9%

Table 2.03.B: Households by AMI Band - Black Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	26,057	1,054	2.5	100.0%	
Extremely low-income (0-30% AMI)	6,936	820	7.2	26.6%	3.0%
Very low-income (31-50% AMI)	4,522	680	9.1	17.4%	2.5%
Low-income (51-80% AMI)	4,529	675	9.1	17.4%	2.5%
Moderate-income (81-120% AMI)	5,177	687	8.1	19.9%	2.5%
Middle-income (121-165% AMI)	2,936	627	13.0	11.3%	2.4%
High-income (166% or higher AMI)	1,957	461	14.3	7.5%	1.7%

Table 2.03.H: Households by AMI Band - Hispanic

ACS PUMS, 2017-2021				
Number			Percent	
Estimate	MOE	CV	Estimate	MOE

Total households with a Hispanic householder	4,100	638	9.5	100.0%	
Extremely low-income (0-30% AMI)	1,214	345	17.3	29.6%	7.0%
Very low-income (31-50% AMI)	505	246	29.6	12.3%	5.7%
Low-income (51-80% AMI)	883	385	26.5	21.5%	8.8%
Moderate-income (81-120% AMI)	654	206	19.2	16.0%	4.4%
Middle-income (121-165% AMI)	314	172	33.2	7.7%	4.0%
High-income (166% or higher AMI)	530	225	25.8	12.9%	5.1%

Table 2.03.W: Households by AMI Band - White Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	10,597	1,025	5.9	100.0%	
Extremely low-income (0-30% AMI)	1,638	395	14.7	15.5%	3.4%
Very low-income (31-50% AMI)	961	302	19.1	9.1%	2.7%
Low-income (51-80% AMI)	1,288	335	15.8	12.2%	2.9%
Moderate-income (81-120% AMI)	2,195	420	11.6	20.7%	3.4%
Middle-income (121-165% AMI)	1,861	401	13.1	17.6%	3.4%
High-income (166% or higher AMI)	2,654	472	10.8	25.0%	3.7%

Table 2.04.T: Labor Force - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Population 16 to 64 years	74,067	2,087	1.7	100.0%		75,296	3,139	2.5	100.0%		1,229	3,769	1.7%	5.1%		
In labor force	54,251	1,838	2.1	73.2%	1.4%	57,024	2,542	2.7	75.7%	1.2%	2,773	3,137	5.1%	5.9%	2.5	1.8

Table 2.04.A: Labor Force - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic population 16 to 64 years	1,491	486	19.8	100.0%		2,025	389	11.7	100.0%		534	623	35.8%	51.4%		
In labor force	1,090	393	21.9	73.1%	11.4%	1,641	365	13.5	81.0%	9.1%	551	536	50.6%	63.8%	7.9	14.6

Table 2.04.B: Labor Force - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic population 16 to 64 years	53,409	1,770	2.0	100.0%		42,474	2,332	3.3	100.0%		-10,935	2,928	-20.5%	5.1%		
In labor force	40,578	1,629	2.4	76.0%	1.7%	31,482	2,059	4.0	74.1%	2.6%	-9,096	2,625	-22.4%	6.0%	-1.9	3.1

Table 2.04.H: Labor Force - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic population 16 to 64 years	6,503	899	8.4	100.0%		7,457	957	7.8	100.0%		954	1,313	14.7%	21.6%		
In labor force	4,044	719	10.8	62.2%	7.0%	5,196	729	8.5	69.7%	3.9%	1,152	1,024	28.5%	29.1%	7.5	8.0

Table 2.04.W: Labor Force - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic population 16 to 64 years	11,401	1,012	5.4	100.0%		20,164	1,891	5.7	100.0%		8,763	2,145	76.9%	22.8%		
In labor force	7,584	720	5.8	66.5%	2.2%	16,228	1,625	6.1	80.5%	2.8%	8,644	1,777	114.0%	29.5%	14.0	3.6

Table 2.05.T: Occupation - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	45,819	1,827	2.4	100.0%		52,564	2,259	2.6	100.0%		6,745	2,905	14.7%	6.7%		
Management, business, science, and arts	14,324	1,136	4.8	31.3%	2.1%	24,757	1,703	4.2	47.1%	2.5%	10,433	2,047	72.8%	18.1%	15.8	3.3
Service	14,523	1,301	5.4	31.7%	2.5%	12,810	1,421	6.7	24.4%	2.5%	-1,713	1,927	-11.8%	12.6%	-7.3	3.5
Sales and office	10,653	1,001	5.7	23.3%	2.0%	8,882	925	6.3	16.9%	1.6%	-1,771	1,363	-16.6%	11.7%	-6.4	2.6
Natural resources, construction, and maintenance	2,623	522	12.1	5.7%	1.1%	2,580	683	16.1	4.9%	1.3%	-43	860	-1.6%	32.6%	-0.8	1.7
Production, transportation, and material moving	3,696	534	8.8	8.1%	1.1%	3,535	661	11.4	6.7%	1.2%	-161	850	-4.4%	22.6%	-1.4	1.6

Median Wages by Occupation

Management, business, science, and arts	\$51,751	\$3,723	4.4			\$63,781	\$3,651	3.5			\$12,030	\$5,214	23.2%	11.3%		
Service	\$25,639	\$2,407	5.7			\$29,576	\$1,969	4.0			\$3,937	\$3,110	15.4%	13.3%		
Sales and office	\$36,021	\$3,013	5.1			\$35,525	\$5,502	9.4			-\$496	\$6,273	-1.4%	17.4%		
Natural resources, construction, and maintenance	\$40,410	\$6,232	9.4			\$60,076	\$20,330	20.6			\$19,666	\$21,264	48.7%	55.3%		
Production, transportation, and material moving	\$31,496	\$6,405	12.4			\$36,036	\$6,974	11.8			\$4,540	\$9,469	14.4%	32.1%		

Table 2.05.A: Occupation - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	1,040	381	22.3	100.0%		1,609	363	13.7	100.0%		569	526	54.7%	66.6%		
Management, business, science, and arts	396	242	37.1	38.1%	18.6%	1,062	309	17.7	66.0%	12.2%	666	392	168.2%	181.5%	27.9	22.2
Service	320	163	31.0	30.8%	10.9%	149	143	58.4	9.3%	8.6%	-171	217	-53.4%	50.6%	-21.5	13.9
Sales and office	144	118	49.6	13.8%	10.1%	338	191	34.4	21.0%	10.9%	194	225	134.7%	233.6%	7.2	14.9
Natural resources, construction, and maintenance	46	55	72.4	4.4%	5.0%	0					-46	55	-100.0%	0.0%	-4.4	5.0
Production, transportation, and material moving	134	108	48.8	12.9%	9.2%	60	70	71.3	3.7%	4.3%	-74	129	-55.2%	63.5%	-9.2	10.2

Median Wages by Occupation

Management, business, science, and arts	\$50,485	\$29,087	35.0			\$69,633	\$7,124	6.2			\$19,148	\$29,947	37.9%	80.7%		
Service	\$27,645	\$8,465	18.6			\$18,046	\$21,323	71.8			-\$9,599	\$22,942	-34.7%	79.7%		
Sales and office	\$22,120	\$34,357	94.4			\$24,023	\$26,455	66.9			\$1,903	\$43,362	8.6%	206.8%		
Natural resources, construction, and maintenance	\$48,358	\$43,179	54.3								-\$48,358	\$43,179	-100.0%	0.0%		
Production, transportation, and material moving	\$15,072	\$11,581	46.7			\$44,165	\$97,737	134.5			\$29,093	\$98,421	193.0%	686.4%		



Table 2.05.B: Occupation - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	33,543	1,696	3.1	100.0%		28,709	1,870	4.0	100.0%		-4,834	2,525	-14.4%	7.1%		
Management, business, science, and arts	9,035	1,001	6.7	26.9%	2.7%	9,370	925	6.0	32.6%	2.4%	335	1,363	3.7%	15.4%	5.7	3.6
Service	11,596	1,129	5.9	34.6%	2.9%	9,851	1,230	7.6	34.3%	3.7%	-1,745	1,670	-15.0%	13.5%	-0.3	4.7
Sales and office	7,908	924	7.1	23.6%	2.5%	4,966	723	8.8	17.3%	2.3%	-2,942	1,173	-37.2%	11.7%	-6.3	3.4
Natural resources, construction, and maintenance	2,069	471	13.8	6.2%	1.4%	1,845	569	18.7	6.4%	1.9%	-224	739	-10.8%	34.2%	0.2	2.4
Production, transportation, and material moving	2,935	489	10.1	8.7%	1.4%	2,677	678	15.4	9.3%	2.3%	-258	836	-8.8%	27.7%	0.6	2.7

Median Wages by Occupation

Management, business, science, and arts	\$53,295	\$4,155	4.7			\$63,924	\$5,691	5.4			\$10,629	\$7,047	19.9%	14.2%		
Service	\$26,002	\$2,844	6.6			\$29,593	\$2,299	4.7			\$3,591	\$3,657	13.8%	15.3%		
Sales and office	\$37,757	\$3,296	5.3			\$33,459	\$6,289	11.4			-\$4,298	\$7,100	-11.4%	18.4%		
Natural resources, construction, and maintenance	\$39,924	\$7,998	12.2			\$66,759	\$16,374	14.9			\$26,835	\$18,223	67.2%	53.0%		
Production, transportation, and material moving	\$35,027	\$6,866	11.9			\$35,866	\$8,752	14.8			\$839	\$11,124	2.4%	32.0%		

Table 2.05.H: Occupation - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	3,486	668	11.7	100.0%		4,887	695	8.6	100.0%		1,401	964	40.2%	33.5%		
Management, business, science, and arts	617	240	23.7	17.7%	6.0%	1,865	499	16.3	38.2%	8.7%	1,248	554	202.3%	142.7%	20.5	10.6
Service	1,400	493	21.4	40.2%	11.9%	1,223	366	18.2	25.0%	6.6%	-177	614	-12.6%	40.4%	-15.2	13.6
Sales and office	878	317	21.9	25.2%	7.7%	815	295	22.0	16.7%	5.5%	-63	433	-7.2%	47.5%	-8.5	9.5
Natural resources, construction, and maintenance	227	143	38.3	6.5%	3.9%	476	263	33.5	9.7%	5.2%	249	299	109.7%	175.7%	3.2	6.5
Production, transportation, and material moving	364	235	39.3	10.4%	6.5%	508	265	31.7	10.4%	5.2%	144	354	39.6%	115.8%	0.0	8.3

Median Wages by Occupation

Management, business, science, and arts	\$45,347	\$23,015	30.9			\$65,586	\$9,768	9.1			\$20,239	\$25,002	44.6%	76.5%		
Service	\$22,577	\$5,407	14.6			\$28,588	\$8,486	18.0			\$6,011	\$10,062	26.6%	48.3%		
Sales and office	\$26,549	\$4,529	10.4			\$51,317	\$19,055	22.6			\$24,768	\$19,586	93.3%	79.0%		
Natural resources, construction, and maintenance	\$42,891	\$32,574	46.2			\$38,180	\$14,044	22.4			-\$4,711	\$35,472	-11.0%	75.1%		
Production, transportation, and material moving	\$25,074	\$13,992	33.9			\$33,430	\$9,474	17.2			\$8,356	\$16,898	33.3%	83.4%		

Table 2.05.W: Occupation - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	6,878	720	6.4	100.0%		15,166	1,514	6.1	100.0%		8,288	1,676	120.5%	31.9%		
Management, business, science, and arts	3,969	672	10.3	57.7%	7.7%	11,027	1,296	7.1	72.7%	4.5%	7,058	1,460	177.8%	57.3%	15.0	8.9
Service	923	254	16.7	13.4%	3.4%	1,134	312	16.7	7.5%	1.9%	211	402	22.9%	47.8%	-5.9	3.9
Sales and office	1,535	327	13.0	22.3%	4.1%	2,569	467	11.0	16.9%	2.6%	1,034	570	67.4%	46.9%	-5.4	4.9
Natural resources, construction, and maintenance	236	169	43.5	3.4%	2.4%	187	116	37.7	1.2%	0.8%	-49	205	-20.8%	75.1%	-2.2	2.5
Production, transportation, and material moving	215	123	34.8	3.1%	1.8%	249	122	29.9	1.6%	0.8%	34	173	15.8%	87.2%	-1.5	2.0

Median Wages by Occupation

Management, business, science, and arts	\$46,666	\$11,235	14.6			\$64,352	\$6,618	6.3			\$17,686	\$13,039	37.9%	36.1%		
Service	\$21,038	\$9,997	28.9			\$31,100	\$4,337	8.5			\$10,062	\$10,897	47.8%	73.2%		
Sales and office	\$35,239	\$7,831	13.5			\$38,349	\$9,206	14.6			\$3,110	\$12,086	8.8%	35.6%		
Natural resources, construction, and maintenance	\$38,023	\$28,287	45.2			\$60,416	\$41,108	41.4			\$22,393	\$49,900	58.9%	160.2%		
Production, transportation, and material moving	\$17,236	\$12,831	45.3			\$52,390	\$42,561	49.4			\$35,154	\$44,453	204.0%	334.9%		

Table 2.06.T: Industry - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed population 16 to 64 years	45,819	1,827	2.4	100.0%		52,564	2,259	2.6	100.0%		6,745	2,905	14.7%	6.7%		
Agriculture, forestry, fishing and hunting, and mining	18	30	101.7	0.0%	0.1%	17	29	103.1	0.0%	0.1%	-1	42	-5.6%	225.2%		
Construction	2,388	498	12.7	5.2%	1.1%	1,887	513	16.5	3.6%	1.0%	-501	715	-21.0%	27.1%	-1.6	1.5
Manufacturing	1,396	362	15.8	3.0%	0.8%	844	302	21.7	1.6%	0.6%	-552	471	-39.5%	26.7%	-1.4	1.0
Wholesale trade	555	185	20.3	1.2%	0.4%	689	279	24.6	1.3%	0.5%	134	335	24.1%	65.1%	0.1	0.6
Retail trade	3,972	696	10.7	8.7%	1.5%	4,192	624	9.1	8.0%	1.1%	220	935	5.5%	24.3%	-0.7	1.9
Transportation and warehousing, and utilities	3,672	555	9.2	8.0%	1.2%	3,368	736	13.3	6.4%	1.4%	-304	922	-8.3%	24.4%	-1.6	1.8
Information	1,184	331	17.0	2.6%	0.7%	3,206	538	10.2	6.1%	1.0%	2,022	632	170.8%	88.3%	3.5	1.2
Finance and insurance, and real estate and rental and leasing	2,731	536	11.9	6.0%	1.1%	3,302	571	10.5	6.3%	1.1%	571	783	20.9%	31.6%	0.3	1.6
Professional, scientific, and management, and administrative and waste management services	3,759	638	10.3	8.2%	1.4%	7,193	897	7.6	13.7%	1.6%	3,434	1,101	91.4%	40.3%	5.5	2.1
Educational services, and health care and social assistance	17,290	1,153	4.1	37.7%	2.0%	17,458	1,200	4.2	33.2%	1.8%	168	1,664	1.0%	9.7%	-4.5	2.7
Arts, entertainment, and recreation, and accommodation, and food services	3,556	630	10.8	7.8%	1.3%	4,537	833	11.2	8.6%	1.5%	981	1,044	27.6%	32.6%	0.8	2.0
Other services, except public administration	3,271	590	11.0	7.1%	1.3%	3,248	622	11.6	6.2%	1.2%	-23	857	-0.7%	26.1%	-0.9	1.8
Public administration	2,027	449	13.5	4.4%	1.0%	2,623	644	14.9	5.0%	1.2%	596	785	29.4%	42.8%	0.6	1.6

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	\$38,432					\$54,998					\$16,566		43.1%			
Construction	\$37,335	\$5,642	9.2			\$52,228	\$20,660	24.0			\$14,893	\$21,417	39.9%	59.2%		
Manufacturing	\$45,979	\$14,954	19.8			\$63,361	\$23,342	22.4			\$17,382	\$27,721	37.8%	67.7%		
Wholesale trade	\$37,868	\$17,537	28.2			\$54,324	\$25,196	28.2			\$16,456	\$30,698	43.5%	94.0%		
Retail trade	\$22,420	\$3,243	8.8			\$26,947	\$2,494	5.6			\$4,527	\$4,091	20.2%	20.6%		
Transportation and warehousing, and utilities	\$42,140	\$9,683	14.0			\$45,560	\$9,502	12.7			\$3,420	\$13,566	8.1%	33.5%		
Information	\$52,844	\$10,586	12.2			\$67,713	\$7,250	6.5			\$14,869	\$12,831	28.1%	29.1%		
Finance and insurance, and real estate and rental and leasing	\$46,066	\$5,176	6.8			\$77,092	\$13,809	10.9			\$31,026	\$14,747	67.4%	35.4%		
Professional, scientific, and management, and administrative and waste management services	\$36,616	\$5,398	9.0			\$60,538	\$9,015	9.1			\$23,922	\$10,508	65.3%	34.6%		
Educational services, and health care and social assistance	\$35,620	\$2,248	3.8			\$40,901	\$3,061	4.5			\$5,281	\$3,798	14.8%	11.2%		
Arts, entertainment, and recreation, and accommodation, and food services	\$26,194	\$7,089	16.5			\$30,547	\$4,120	8.2			\$4,353	\$8,199	16.6%	35.3%		
Other services, except public administration	\$21,374	\$4,774	13.6			\$34,273	\$7,542	13.4			\$12,899	\$8,926	60.3%	50.3%		
Public administration	\$51,470	\$8,659	10.2			\$58,572	\$11,208	11.6			\$7,102	\$14,163	13.8%	29.0%		

Table 2.06.A: Industry - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Asian non-Hispanic population 16 to 64 years	1,040	381	22.3	100.0%		1,609	363	13.7	100.0%		569	526	54.7%	66.6%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	57	94	100.5	5.5%	8.8%	0					-57	94	-100.0%	0.0%	-5.5	8.8
Manufacturing	76	88	70.7	7.3%	8.1%	52	50	58.8	3.2%	3.0%	-24	101	-31.6%	103.0%	-4.1	8.6
Wholesale trade	0					11	19	105.6	0.7%	1.2%	11		0.0%			
Retail trade	145	108	45.4	13.9%	9.1%	202	173	52.0	12.6%	10.4%	57	204	39.3%	158.1%	-1.3	13.8
Transportation and warehousing, and utilities	26	33	76.6	2.5%	3.0%	48	49	62.3	3.0%	3.0%	22	59	84.6%	300.7%	0.5	4.2
Information	12	22	110.1	1.2%	2.0%	128	94	44.6	8.0%	5.5%	116	97	966.7%	2106.6%	6.8	5.9
Finance and insurance, and real estate and rental and leasing	23	42	110.7	2.2%	3.9%	97	77	48.5	6.0%	4.6%	74	88	321.7%	839.8%	3.8	6.0
Professional, scientific, and management, and administrative and waste management services	70	77	67.2	6.7%	7.0%	333	173	31.6	20.7%	9.7%	263	189	375.7%	578.7%	14.0	12.0
Educational services, and health care and social assistance	147	133	54.9	14.1%	11.7%	507	200	24.0	31.5%	10.2%	360	240	244.9%	340.4%	17.4	15.5
Arts, entertainment, and recreation, and accommodation, and food services	241	170	43.0	23.2%	14.0%	54	52	58.6	3.4%	3.1%	-187	178	-77.6%	26.7%	-19.8	14.3
Other services, except public administration	243	218	54.5	23.4%	19.1%	113	104	56.1	7.0%	6.3%	-130	242	-53.5%	59.8%	-16.4	20.1
Public administration	0					64	67	63.9	4.0%	4.1%	64		0.0%			

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	\$12,000										-\$12,000		-100.0%	0.0%		
Manufacturing	\$15,178	\$13,175	52.8			\$153,570	\$160,106	63.4			\$138,392	\$160,647	911.8%	1372.6%		
Wholesale trade						\$87,498										
Retail trade	\$20,948	\$30,484	88.5			\$54,665	\$49,718	55.3			\$33,717	\$58,319	161.0%	447.8%		
Transportation and warehousing, and utilities	\$17,314					\$58,570	\$60,458	62.7			\$41,256		238.3%			
Information	\$65,040					\$60,999	\$111,011	110.6			-\$4,041		-6.2%			
Finance and insurance, and real estate and rental and leasing	\$26,606					\$109,634	\$103,890	57.6			\$83,028		312.1%			
Professional, scientific, and management, and administrative and waste management services	\$60,606	\$50,302	50.5			\$70,790	\$9,361	8.0			\$10,184	\$51,165	16.8%	98.2%		
Educational services, and health care and social assistance	\$85,280	\$81,197	57.9			\$34,720	\$30,376	53.2			-\$50,560	\$86,693	-59.3%	52.6%		
Arts, entertainment, and recreation, and accommodation, and food services	\$49,788	\$29,143	35.6			\$32,811	\$77,830	144.2			-\$16,977	\$83,107	-34.1%	161.0%		
Other services, except public administration	\$22,500	\$11,934	32.2			\$41,357	\$37,507	55.1			\$18,857	\$39,360	83.8%	193.1%		
Public administration						\$72,220	\$150,786	126.9								

Table 2.06.B: Industry - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Black non-Hispanic population 16 to 64 years	33,543	1,696	3.1	100.0%		28,709	1,870	4.0	100.0%		-4,834	2,525	-14.4%	7.1%		
Agriculture, forestry, fishing and hunting, and mining	18	30	101.7	0.1%	0.1%	0					-18	30	-100.0%	0.0%	-0.1	0.1
Construction	1,870	479	15.6	5.6%	1.4%	1,103	410	22.6	3.8%	1.4%	-767	631	-41.0%	26.6%	-1.8	2.0
Manufacturing	988	318	19.6	2.9%	0.9%	439	233	32.3	1.5%	0.8%	-549	394	-55.6%	27.6%	-1.4	1.2
Wholesale trade	284	131	28.1	0.8%	0.4%	274	205	45.5	1.0%	0.7%	-10	243	-3.5%	84.8%	0.2	0.8
Retail trade	2,692	609	13.8	8.0%	1.8%	2,378	488	12.5	8.3%	1.6%	-314	780	-11.7%	27.0%	0.3	2.4
Transportation and warehousing, and utilities	3,349	569	10.3	10.0%	1.6%	2,717	688	15.4	9.5%	2.3%	-632	893	-18.9%	24.7%	-0.5	2.8
Information	536	242	27.4	1.6%	0.7%	1,065	352	20.1	3.7%	1.2%	529	427	98.7%	111.2%	2.1	1.4
Finance and insurance, and real estate and rental and leasing	2,002	401	12.2	6.0%	1.2%	1,707	406	14.5	5.9%	1.4%	-295	571	-14.7%	26.5%	-0.1	1.8
Professional, scientific, and management, and administrative and waste management services	2,540	504	12.1	7.6%	1.5%	2,646	480	11.0	9.2%	1.6%	106	696	4.2%	28.0%	1.6	2.2
Educational services, and health care and social assistance	13,275	986	4.5	39.6%	2.2%	10,865	1,138	6.4	37.8%	3.1%	-2,410	1,506	-18.2%	10.5%	-1.8	3.8
Arts, entertainment, and recreation, and accommodation, and food services	2,157	497	14.0	6.4%	1.4%	1,673	575	20.9	5.8%	2.0%	-484	760	-22.4%	32.1%	-0.6	2.4
Other services, except public administration	2,221	494	13.5	6.6%	1.4%	1,833	592	19.6	6.4%	2.0%	-388	771	-17.5%	32.4%	-0.2	2.4
Public administration	1,611	387	14.6	4.8%	1.1%	2,009	563	17.0	7.0%	1.9%	398	683	24.7%	46.0%	2.2	2.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining	\$38,432															
Construction	\$38,750	\$6,686	10.5			\$67,613	\$28,993	26.1			\$28,863	\$29,754	74.5%	80.7%		
Manufacturing	\$45,979	\$8,526	11.3			\$65,506	\$35,324	32.8			\$19,527	\$36,338	42.5%	81.2%		
Wholesale trade	\$34,525	\$16,963	29.9			\$18,828	\$34,744	112.2			-\$15,697	\$38,664	-45.5%	104.1%		
Retail trade	\$21,079	\$3,836	11.1			\$25,045	\$2,991	7.3			\$3,966	\$4,865	18.8%	25.9%		
Transportation and warehousing, and utilities	\$42,857	\$9,622	13.6			\$39,486	\$11,578	17.8			-\$3,371	\$15,054	-7.9%	34.0%		
Information	\$56,466	\$34,313	36.9			\$66,504	\$7,586	6.9			\$10,038	\$35,142	17.8%	72.8%		
Finance and insurance, and real estate and rental and leasing	\$46,039	\$4,812	6.4			\$58,179	\$11,236	11.7			\$12,140	\$12,223	26.4%	27.8%		
Professional, scientific, and management, and administrative and waste management services	\$34,200	\$8,486	15.1			\$38,165	\$10,779	17.2			\$3,965	\$13,718	11.6%	42.0%		
Educational services, and health care and social assistance	\$36,579	\$2,297	3.8			\$39,800	\$3,881	5.9			\$3,221	\$4,510	8.8%	12.6%		
Arts, entertainment, and recreation, and accommodation, and food services	\$22,866	\$6,988	18.6			\$25,019	\$10,469	25.4			\$2,153	\$12,587	9.4%	56.7%		
Other services, except public administration	\$22,194	\$6,612	18.1			\$28,107	\$8,993	19.4			\$5,913	\$11,162	26.6%	55.4%		
Public administration	\$50,024	\$9,586	11.6			\$54,852	\$11,856	13.1			\$4,828	\$15,246	9.7%	31.7%		

Table 2.06.H: Industry - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed Hispanic population 16 to 64 years	3,486	668	11.7	100.0%		4,887	695	8.6	100.0%		1,401	964	40.2%	33.5%		
Agriculture, forestry, fishing and hunting, and mining	0					0					0		0.0%			
Construction	143	120	51.2	4.1%	3.4%	436	255	35.5	8.9%	5.1%	293	282	204.9%	311.9%	4.8	6.1
Manufacturing	113	114	61.4	3.2%	3.2%	31	43	83.4	0.6%	0.9%	-82	122	-72.6%	47.1%	-2.6	3.3
Wholesale trade	67	83	74.9	1.9%	2.3%	19	31	99.2	0.4%	0.6%	-48	89	-71.6%	58.1%	-1.5	2.4
Retail trade	433	198	27.8	12.4%	5.2%	500	276	33.6	10.2%	5.5%	67	340	15.5%	82.8%	-2.2	7.6
Transportation and warehousing, and utilities	236	195	50.3	6.8%	5.5%	414	275	40.4	8.5%	5.5%	178	337	75.4%	186.0%	1.7	7.8
Information	20	39	118.5	0.6%	1.1%	160	129	48.8	3.3%	2.6%	140	135	700.0%	1688.1%	2.7	2.8
Finance and insurance, and real estate and rental and leasing	327	223	41.5	9.4%	6.1%	278	165	36.0	5.7%	3.3%	-49	277	-15.0%	76.9%	-3.7	6.9
Professional, scientific, and management, and administrative and waste management services	183	150	49.8	5.2%	4.2%	740	279	22.9	15.1%	5.3%	557	317	304.4%	364.8%	9.9	6.8
Educational services, and health care and social assistance	1,128	344	18.6	32.4%	7.7%	1,361	349	15.6	27.8%	6.0%	233	490	20.7%	48.1%	-4.6	9.8
Arts, entertainment, and recreation, and accommodation, and food services	246	152	37.5	7.1%	4.1%	491	207	25.7	10.0%	4.0%	245	257	99.6%	149.3%	2.9	5.7
Other services, except public administration	377	196	31.6	10.8%	5.2%	322	175	33.0	6.6%	3.4%	-55	263	-14.6%	64.2%	-4.2	6.2
Public administration	213	166	47.4	6.1%	4.6%	135	103	46.2	2.8%	2.1%	-78	195	-36.6%	69.1%	-3.3	5.1

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining																
Construction	\$15,466	\$26,264	103.2			\$38,180	\$26,463	42.1			\$22,714	\$37,284	146.9%	452.8%		
Manufacturing	\$22,876	\$78,458	208.5			\$41,124					\$18,248	\$78,458	79.8%			
Wholesale trade	\$12,000					\$67,498					\$55,498		462.5%			
Retail trade	\$22,998	\$5,826	15.4			\$29,035	\$6,674	14.0			\$6,037	\$8,859	26.3%	43.2%		
Transportation and warehousing, and utilities	\$43,078	\$21,675	30.6			\$45,207	\$7,156	9.6			\$2,129	\$22,826	4.9%	55.4%		
Information	\$65,040					\$84,374	\$66,677	48.0			\$19,334		29.7%			
Finance and insurance, and real estate and rental and leasing	\$31,325	\$25,788	50.0			\$83,070	\$20,514	15.0			\$51,745	\$32,952	165.2%	227.9%		
Professional, scientific, and management, and administrative and waste management services	\$44,703	\$37,201	50.6			\$50,768	\$22,508	27.0			\$6,065	\$43,480	13.6%	107.1%		
Educational services, and health care and social assistance	\$27,018	\$3,306	7.4			\$49,387	\$13,238	16.3			\$22,369	\$13,645	82.8%	53.9%		
Arts, entertainment, and recreation, and accommodation, and food services	\$32,322	\$20,310	38.2			\$26,224	\$24,899	57.7			-\$6,098	\$32,132	-18.9%	92.4%		
Other services, except public administration	\$20,520	\$4,009	11.9			\$44,165	\$36,033	49.6			\$23,645	\$36,255	115.2%	180.6%		
Public administration	\$47,047	\$31,726	41.0			\$104,604	\$55,987	32.5			\$57,557	\$64,351	122.3%	191.4%		

Table 2.06.W: Industry - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Civilian employed White non-Hispanic population 16 to 64 years	6,878	720	6.4	100.0%		15,166	1,514	6.1	100.0%		8,288	1,676	120.5%	31.9%		
Agriculture, forestry, fishing and hunting, and mining	0					17	29	103.1	0.1%	0.2%	17		0.0%			
Construction	318	193	37.0	4.6%	2.8%	348	184	32.1	2.3%	1.2%	30	267	9.4%	88.1%	-2.3	3.0
Manufacturing	174	110	38.4	2.5%	1.6%	319	166	31.6	2.1%	1.1%	145	199	83.3%	150.1%	-0.4	1.9
Wholesale trade	187	120	39.1	2.7%	1.7%	385	183	28.9	2.5%	1.2%	198	219	105.9%	164.4%	-0.2	2.1
Retail trade	535	197	22.3	7.8%	2.7%	1,059	320	18.4	7.0%	2.0%	524	376	97.9%	94.3%	-0.8	3.4
Transportation and warehousing, and utilities	61	74	73.8	0.9%	1.1%	172	109	38.6	1.1%	0.7%	111	132	182.0%	385.9%	0.2	1.3
Information	581	221	23.2	8.4%	3.1%	1,637	400	14.9	10.8%	2.4%	1,056	457	181.8%	127.4%	2.4	3.9
Finance and insurance, and real estate and rental and leasing	361	166	27.9	5.2%	2.3%	990	308	18.9	6.5%	1.9%	629	350	174.2%	152.3%	1.3	3.0
Professional, scientific, and management, and administrative and waste management services	775	235	18.4	11.3%	3.2%	3,194	546	10.4	21.1%	2.9%	2,419	594	312.1%	143.5%	9.8	4.3
Educational services, and health care and social assistance	2,482	488	12.0	36.1%	6.0%	3,894	629	9.8	25.7%	3.3%	1,412	796	56.9%	39.9%	-10.4	6.8
Arts, entertainment, and recreation, and accommodation, and food services	823	260	19.2	12.0%	3.6%	2,029	438	13.1	13.4%	2.6%	1,206	509	146.5%	94.3%	1.4	4.4
Other services, except public administration	412	169	25.0	6.0%	2.4%	821	259	19.2	5.4%	1.6%	409	309	99.3%	103.1%	-0.6	2.9
Public administration	169	131	47.2	2.5%	1.9%	301	186	37.6	2.0%	1.2%	132	228	78.1%	176.6%	-0.5	2.2

Median Wages by Industry

Agriculture, forestry, fishing and hunting, and mining						\$54,998										
Construction	\$26,961	\$25,163	56.7			\$39,735	\$22,033	33.7			\$12,774	\$33,446	47.4%	160.0%		
Manufacturing	\$73,823	\$53,790	44.3			\$60,476	\$37,076	37.3			-\$13,347	\$65,330	-18.1%	78.0%		
Wholesale trade	\$49,765	\$49,092	60.0			\$59,710	\$71,853	73.2			\$9,945	\$87,022	20.0%	186.7%		
Retail trade	\$27,849	\$11,445	25.0			\$35,320	\$27,728	47.7			\$7,471	\$29,997	26.8%	112.4%		
Transportation and warehousing, and utilities	\$12,000					\$91,405	\$113,770	75.7			\$79,405		661.7%			
Information	\$46,184	\$13,249	17.4			\$70,717	\$14,144	12.2			\$24,533	\$19,380	53.1%	53.5%		
Finance and insurance, and real estate and rental and leasing	\$72,384	\$62,541	52.5			\$118,817	\$31,578	16.2			\$46,433	\$70,061	64.1%	148.4%		
Professional, scientific, and management, and administrative and waste management services	\$48,310	\$17,970	22.6			\$77,444	\$13,662	10.7			\$29,134	\$22,574	60.3%	66.0%		
Educational services, and health care and social assistance	\$34,426	\$8,538	15.1			\$43,525	\$6,825	9.5			\$9,099	\$10,931	26.4%	37.1%		
Arts, entertainment, and recreation, and accommodation, and food services	\$28,173	\$21,528	46.5			\$32,783	\$2,817	5.2			\$4,610	\$21,712	16.4%	89.5%		
Other services, except public administration	\$15,076	\$23,324	94.0			\$58,364	\$12,248	12.8			\$43,288	\$26,345	287.1%	604.4%		
Public administration	\$76,332	\$26,800	21.3			\$85,276	\$45,558	32.5			\$8,944	\$52,856	11.7%	71.4%		



Housing Affordability, Quality, and Security  
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Table 3.01.T: Housing Tenure - Total Population

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	41,396	1,449	2.1	100.0%		40,679	546	0.8	100.0%		43,830	1,122	1.6	100.0%		3,151	1,248	7.7%	3.1%		
Owner-occupied	6,537	638	5.9	15.8%	1.4%	6,291	575	5.6	15.5%	1.4%	7,729	854	6.7	17.6%	1.9%	1,438	1,030	22.9%	17.6%	2.1	2.4
Renter-occupied	34,859	638	1.1	84.2%	3.3%	34,388	668	1.2	84.5%	1.2%	36,101	1,007	1.7	82.4%	0.9%	1,713	1,208	5.0%	3.6%	-2.1	1.5

Table 3.01.A: Housing Tenure - Asian Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	287	145	30.8	100.0%		742	254	20.8	100.0%		1,077	250	14.1	100.0%		335	356	45.1%	60.0%		
Owner-occupied	51	61	73.2	17.8%	19.4%	83	64	46.9	11.2%	7.7%	244	117	29.1	22.7%	9.5%	161	133	194.0%	266.9%	11.5	12.2
Renter-occupied	236	132	34.0	82.2%	19.4%	659	242	22.3	88.8%	11.6%	833	250	18.2	77.3%	14.7%	174	348	26.4%	59.9%	-11.5	18.7

Table 3.01.B: Housing Tenure - Black Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	33,482	688	1.2	100.0%		30,107	878	1.8	100.0%		26,057	1,054	2.5	100.0%		-4,050	1,372	-13.5%	4.3%		
Owner-occupied	5,103	576	6.9	15.2%	1.7%	4,218	501	7.2	14.0%	1.6%	4,017	621	9.4	15.4%	2.3%	-201	798	-4.8%	18.6%	1.4	2.8
Renter-occupied	28,379	813	1.7	84.8%	1.7%	25,889	890	2.1	86.0%	1.6%	22,040	1,036	2.9	84.6%	2.0%	-3,849	1,366	-14.9%	5.0%	-1.4	2.6

Table 3.01.H: Housing Tenure - Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	3,479	445	7.8	100.0%		3,957	606	9.3	100.0%		4,100	638	9.5	100.0%		143	880	3.6%	22.6%		
Owner-occupied	305	150	29.8	8.8%	4.2%	352	148	25.6	8.9%	3.5%	369	194	31.9	9.0%	4.5%	17	244	4.8%	70.6%	0.1	5.7
Renter-occupied	3,174	466	8.9	91.2%	6.6%	3,605	587	9.9	91.1%	5.0%	3,731	605	9.9	91.0%	4.2%	126	843	3.5%	23.8%	-0.1	6.5

Table 3.01.W: Housing Tenure - White Non-Hispanic

	Census PUMS, 2000					ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	2,492	416	10.2	100.0%		5,082	461	5.5	100.0%		10,597	1,025	5.9	100.0%		5,515	1,124	108.5%	27.7%		
Owner-occupied	978	266	16.5	39.2%	8.4%	1,572	250	9.7	30.9%	4.0%	2,624	527	12.2	24.8%	4.4%	1,052	583	66.9%	42.8%	-6.1	5.9
Renter-occupied	1,514	329	13.2	60.8%	8.4%	3,510	458	7.9	69.1%	6.5%	7,973	761	5.8	75.2%	10.2%	4,463	888	127.2%	36.7%	6.1	12.1

Table 3.02.T: Median Home Value (2021 dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units	6,291	575	5.6	7,729	854	6.7	1,438	1,030	22.9%	17.6%
Median value (2021 dollars)	\$683,580	\$50,996	4.5	\$853,429	\$92,859	6.6	\$169,849	\$105,940	24.8%	16.5%

Table 3.02.A: Median Home Value (2021 dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with an Asian non-Hispanic householder	83	64	46.9	244	117	29.1	161	133	194.0%	266.9%
Median value (2021 dollars)	\$799,754	\$963,150	73.2	\$662,499	\$175,198	16.1	-\$137,255	\$978,955	-17.2%	102.1%

Table 3.02.B: Median Home Value (2021 dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Black non-Hispanic householder	4,218	501	7.2	4,017	621	9.4	-201	798	-4.8%	18.6%
Median value (2021 dollars)	\$638,692	\$64,122	6.1	\$811,576	\$147,337	11.0	\$172,884	\$160,685	27.1%	26.4%

Table 3.02.H: Median Home Value (2021 dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a Hispanic householder	352	148	25.6	369	194	31.9	17	244	4.8%	70.6%
Median value (2021 dollars)	\$641,824	\$359,193	34.0	\$1,254,463	\$768,769	37.3	\$612,639	\$848,543	95.5%	162.2%

Table 3.02.W: Median Home Value (2021 dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Owner-occupied units with a White non-Hispanic householder	1,572	250	9.7	2,624	527	12.2	1,052	583	66.9%	42.8%
Median value (2021 dollars)	\$793,623	\$100,918	7.7	\$964,519	\$159,143	10.0	\$170,896	\$188,443	21.5%	25.3%

Table 3.03.T: Median Gross Rent (2021 dollars) - Total Population

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent	33,638	716	1.3	35,286	1,028	1.8	1,648	1,253	4.9%	3.8%
Median gross rent (2021 dollars)	\$1,271	\$30	1.4	\$1,524	\$53	2.1	\$253	\$61	19.9%	5.0%

Table 3.03.A: Median Gross Rent (2021 dollars) - Asian Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder	659	242	22.3	820	248	18.4	161	347	24.4%	59.2%
Median gross rent (2021 dollars)	\$1,248	\$253	12.3	\$1,979	\$376	11.5	\$731	\$453	58.5%	44.1%

Table 3.03.B: Median Gross Rent (2021 dollars) - Black Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder	25,337	940	2.3	21,613	1,039	2.9	-3,724	1,401	-14.7%	5.2%
Median gross rent (2021 dollars)	\$1,249	\$33	1.6	\$1,366	\$48	2.1	\$117	\$58	9.3%	4.8%

Table 3.03.H: Median Gross Rent (2021 dollars) - Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder	3,529	574	9.9	3,572	584	9.9	43	819	1.2%	23.3%
Median gross rent (2021 dollars)	\$1,159	\$74	3.9	\$1,494	\$184	7.5	\$335	\$198	28.9%	17.9%

Table 3.03.W: Median Gross Rent (2021 dollars) - White Non-Hispanic

	ACS PUMS, 2008-2012			ACS PUMS, 2017-2021			Change, 2008-2012 to 2017-2021			
	Number			Number			Number		Percent	
	Estimate	MOE	CV	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder	3,388	453	8.1	7,809	716	5.6	4,421	847	130.5%	37.4%
Median gross rent (2021 dollars)	\$1,607	\$121	4.6	\$1,984	\$103	3.1	\$377	\$159	23.5%	11.3%

Table 3.04.T: Gross Rent as a Percentage of Household Income (GRAPI) - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent (excluding units where GRAPI cannot be computed)	32,757	716	1.3	100.0%		34,378	1,093	1.9	100.0%		1,621	1,307	4.9%	4.0%		
30.0 percent or more (rent-burdened)	20,143	885	2.7	61.5%	2.3%	17,993	1,392	4.7	52.3%	3.7%	-2,150	1,650	-10.7%	7.9%	-9.2	4.4
50.0 percent or more (extremely rent-burdened)	11,820	898	4.6	36.1%	2.6%	9,698	964	6.0	28.2%	2.7%	-2,122	1,317	-18.0%	10.3%	-7.9	3.7

Table 3.04.A: Gross Rent as a Percentage of Household Income (GRAPI) - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with an Asian non-Hispanic householder (excluding units where GRAPI cannot be computed)	639	231	22.0	100.0%		778	247	19.3	100.0%		139	338	21.8%	58.6%		
30.0 percent or more (rent-burdened)	344	190	33.6	53.8%	22.4%	301	160	32.2	38.7%	16.4%	-43	248	-12.5%	67.1%	-15.1	27.8
50.0 percent or more (extremely rent-burdened)	219	161	44.7	34.3%	21.9%	153	119	47.3	19.7%	14.0%	-66	200	-30.1%	74.8%	-14.6	26.0

Table 3.04.B: Gross Rent as a Percentage of Household Income (GRAPI) - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Black non-Hispanic householder (excluding units where GRAPI cannot be computed)	24,689	878	2.2	100.0%		21,113	1,080	3.1	100.0%		-3,576	1,392	-14.5%	5.3%		
30.0 percent or more (rent-burdened)	14,660	812	3.4	59.4%	2.5%	11,238	1,027	5.6	53.2%	4.0%	-3,422	1,309	-23.3%	8.2%	-6.2	4.7
50.0 percent or more (extremely rent-burdened)	8,567	780	5.5	34.7%	2.9%	6,472	815	7.7	30.7%	3.5%	-2,095	1,128	-24.5%	11.7%	-4.0	4.5

Table 3.04.H: Gross Rent as a Percentage of Household Income (GRAPI) - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a Hispanic householder (excluding units where GRAPI cannot be computed)	3,491	570	9.9	100.0%		3,443	592	10.5	100.0%		-48	822	-1.4%	23.4%		
30.0 percent or more (rent-burdened)	2,434	520	13.0	69.7%	9.6%	2,129	460	13.1	61.8%	8.1%	-305	694	-12.5%	26.6%	-7.9	12.6
50.0 percent or more (extremely rent-burdened)	1,653	415	15.3	47.4%	9.0%	986	303	18.7	28.6%	7.3%	-667	514	-40.4%	23.7%	-18.8	11.6

Table 3.04.W: Gross Rent as a Percentage of Household Income (GRAPI) - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied units paying rent with a White non-Hispanic householder (excluding units where GRAPI cannot be computed)	3,239	440	8.3	100.0%		7,602	700	5.6	100.0%		4,363	827	134.7%	38.5%		
30.0 percent or more (rent-burdened)	2,253	385	10.4	69.6%	7.2%	3,610	620	10.4	47.5%	6.9%	1,357	730	60.2%	38.8%	-22.1	10.0
50.0 percent or more (extremely rent-burdened)	1,071	257	14.6	33.1%	6.5%	1,707	404	14.4	22.5%	4.9%	636	479	59.4%	53.7%	-10.6	8.1

Table 3.05.T: Rent Stabilized Housing

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Rent stabilized units	28,876	4,615	8.0	68.7%	8.9%

Table 3.06.T: Rental Units Affordable to Households by AMI Band

	2017-2021 ACS PUMS				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Occupied units paying rent	35,286	1,028	1.8	100.0%	
Extremely low-income (0-30% AMI)	2,685	604	13.7	7.6%	1.7%
Very low-income (31-50% AMI)	6,405	734	7.0	18.2%	2.0%
Low-income (51-80% AMI)	15,608	1,049	4.1	44.2%	2.7%
Moderate-income (81-120% AMI)	9,025	923	6.2	25.6%	2.5%
Middle-income (121-165% AMI)	1,410	434	18.7	4.0%	1.2%
High-income (166% or higher AMI)	153	120	47.8	0.4%	0.3%

Table 3.07.T: Housing maintenance deficiencies

	NYC Housing and Vacancy Survey, 2017				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Units with 3 or more maintenance deficiencies	7,557	2,940	20.0	20.3%	7.4%



Table 3.08.T: Overcrowding - Total Population

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units	40,679	546	0.8	100.0%		43,830	1,122	1.6	100.0%		3,151	1,248	7.7%	3.1%		
Overcrowded units (> 1 person per room)	5,363	681	7.7	13.2%	1.7%	3,382	645	11.6	7.7%	1.5%	-1,981	938	-36.9%	14.4%	-5.5	2.3

Table 3.08.A: Overcrowding - Asian Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with an Asian non-Hispanic householder	742	254	20.8	100.0%		1,077	250	14.1	100.0%		335	356	45.1%	60.0%		
Overcrowded units (> 1 person per room)	88	75	51.6	11.9%	9.2%	125	127	61.8	11.6%	11.5%	37	147	42.0%	188.4%	-0.3	14.7

Table 3.08.B: Overcrowding - Black Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Black non-Hispanic householder	30,107	878	1.8	100.0%		26,057	1,054	2.5	100.0%		-4,050	1,372	-13.5%	4.3%		
Overcrowded units (> 1 person per room)	3,903	600	9.3	13.0%	2.0%	1,839	457	15.1	7.1%	1.7%	-2,064	754	-52.9%	13.8%	-5.9	2.6

Table 3.08.H: Overcrowding - Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a Hispanic householder	3,957	606	9.3	100.0%		4,100	638	9.5	100.0%		143	880	3.6%	22.6%		
Overcrowded units (> 1 person per room)	592	286	29.4	15.0%	6.9%	516	314	37.0	12.6%	7.4%	-76	425	-12.8%	67.7%	-2.4	10.1

Table 3.08.W: Overcrowding - White Non-Hispanic

	2008-2012 ACS PUMS					2017-2021 ACS PUMS					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Occupied housing units with a White non-Hispanic householder	5,082	461	5.5	100.0%		10,597	1,025	5.9	100.0%		5,515	1,124	108.5%	27.7%		
Overcrowded units (> 1 person per room)	716	234	19.9	14.1%	4.4%	753	253	20.4	7.1%	2.3%	37	345	5.2%	49.3%	-7.0	5.0

Table 3.09.T: Residential evictions

	NYC Department of Investigation, 2019- 2024
	Number
Residential evictions executed by a city marshal	1,652

Table 3.10.T: Number of individuals in shelter system by last address

	NYC Department of Homeless Services, 2020	NYC Department of Homeless Services, 2022	Change, 2020 - 2022	
	Number	Number	Number	Percent
Total number of individuals in DHS shelter system whose last address was in this area	553	501	-52	-9.4%

Table 3.11.T: Income-restricted housing

	NYC Housing Authority, 2023; NYC Housing Preservation and Development, 2024
	Number
NYC Housing Authority units	268
Homes with new or extended affordability requirements	3,303

Table 3.12.T: Population In NYC Housing Authority Housing - Total Population

	NYC Housing Authority, 2023	
	Number	Percent
Total Population	110,492	100.0%
NYC Housing Authority tenants	255	0.2%

Table 3.12.A: Population In NYC Housing Authority Housing - Asian Non-Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
Asian non-Hispanic Population	2,942	100.0%
Asian non-Hispanic NYC Housing Authority tenants	5	0.2%

Table 3.12.B: Population In NYC Housing Authority Housing - Black Non-Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
Black non-Hispanic Population	60,875	100.0%
Black non-Hispanic NYC Housing Authority tenants	199	0.3%

Table 3.12.H: Population In NYC Housing Authority Housing - Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
Hispanic Population	11,363	100.0%
Hispanic NYC Housing Authority tenants	47	0.4%

Table 3.12.W: Population In NYC Housing Authority Housing - White Non-Hispanic

	NYC Housing Authority, 2023	
	Number	Percent
White non-Hispanic Population	27,275	100.0%
White non-Hispanic NYC Housing Authority tenants	3	0.0%

Table 3.13.T: Housing Lottery Applications - Total Population

	NYC Housing	
	Number	Percent
Total housing lottery applications	Data are not available by Community District	

Table 3.13.A: Housing Lottery Applications - Asian Non-

	NYC Housing	
	Number	Percent
Total housing lottery applications with an Asian non-Hispanic householder	Data are not available by Community District	

Table 3.13.B: Housing Lottery Applications - Black Non-

	NYC Housing	
	Number	Percent
Total housing lottery applications with a Black non-Hispanic householder	Data are not available by Community District	

Table 3.13.H: Housing Lottery Applications - Hispanic

	NYC Housing	
	Number	Percent
Total housing lottery applications with a Hispanic householder	Data are not available by Community District	

Table 3.13.W: Housing Lottery Applications - White Non-

	NYC Housing	
	Number	Percent
Total housing lottery applications with a White non-Hispanic householder	Data are not available by Community District	

Table 3.14.T: Housing Lottery Leases - Total Population

	NYC Housing	
	Number	Percent
Total signed leases	Data are not available by Community District	

Table 3.14.A: Housing Lottery Leases - Asian Non-Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with an Asian non-Hispanic householder	Data are not available by Community District	

Table 3.14.B: Housing Lottery Leases - Black Non-Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with a Black non-Hispanic householder	Data are not available by Community District	

Table 3.14.H: Housing Lottery Leases - Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with a Hispanic householder	Data are not available by Community District	

Table 3.14.W: Housing Lottery Leases - White Non-Hispanic

	NYC Housing	
	Number	Percent
Total signed leases with a White non-Hispanic householder	Data are not available by Community District	

## Housing Production PUMA 4011



Table 4.01.T: Change in Housing Units 2010 - 2023

	NYC Department of City Planning Housing Database, 2023 Q4	
	Number	Percent
Net change	5,800	13.7%
New building	5,615	13.3%
Alterations that increase units	492	1.2%
Alterations that decrease units	-52	-0.1%
Demolitions	-255	-0.6%

Table 4.02.T: Homes with New or Extended Affordability Requirements by AMI Band

	NYC Housing Preservation and Development, 2014-2024	
	New Construction	Preservation
	Number	Number
Extremely low-income (0-30% AMI)	232	78
Very low-income (31-50% AMI)	303	333
Low-income (51-80% AMI)	561	523
Moderate-income (81-120% AMI)	39	122
Middle-income (121-165% AMI)	744	6
High-income (166% or higher AMI)	3	6

Table 4.03.T: Areas Within A Historic District

	Historic Districts - Open Data	
	Number	Percent
Total square miles within the PUMA	1.7	100.0%
Square miles of historic districts	0.1	6.1%

## Quality of Life and Access to Opportunity PUMA 4011

Table 5.01.T: Health Outcomes - Self-reported Health Among Survey Respondents

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Good, Very Good, or Excellent health	80.9%	-8.1%	6.1%

Table 5.02.T: Health Outcomes - Diabetes Prevalence Among Survey Respondents

	NYC Community Health Survey, 2019-2020		
	Percent		
	Estimate	MOE (-)	MOE (+)
Diagnosed with diabetes	9.8%	-3.3%	4.6%

Table 5.03.T: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Total Population

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 65 years	271.1	199.8	214.9	15.0	7.6%

Table 5.03.A: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Asian Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 65 years	0.0	0.0	0.0	0.0	0.0%

Table 5.03.B: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Black Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 65 years	277.5	207.3	218.3	11.0	5.3%

Table 5.03.H: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 65 years	263.4	197.0	230.6	34.0	17.1%

Table 5.03.W: Health Outcomes - Premature Mortality (Rate Per 100,000 Residents) - White Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 65 years	208.4	168.5	210.9	42.0	25.2%

Table 5.04.T: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Total Population

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Deaths before 1 year	6.9	3.3	5.4	2.0	64.9%

Table 5.04.A: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Asian Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic deaths before 1 year	0.0	0.0	0.0	0.0	0.0%

Table 5.04.B: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Black Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic deaths before 1 year	8.3	4.4	9.0	5.0	104.5%

Table 5.04.H: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic deaths before 1 year	0.0	0.0	0.0	0.0	0.0%

Table 5.04.W: Health Outcomes - Infant Mortality (Rate Per 1,000 Live Births) - White Non-Hispanic

	NYC Vital Statistics, 2000-2004	NYC Vital Statistics, 2010-2014	NYC Vital Statistics, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic deaths before 1 year	0.0	0.0	3.4	3.0	0.0%

Table 5.05.T: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Total Population

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Drug-related overdose deaths	0.0	4.7	14.5	10.0	206.2%

Table 5.05.A: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Asian Non-Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Asian non-Hispanic drug-related overdose deaths	0.0	0.0	0.0	0.0	0.0%

Table 5.05.B: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Black Non-Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Black non-Hispanic drug-related overdose deaths	0.0	0.0	11.6	12.0	0.0%

Table 5.05.H: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
Hispanic drug-related overdose deaths	0.0	0.0	0.0	0.0	0.0%

Table 5.05.W: Health Outcomes - Overdose Deaths (Rate Per 100,000 Residents) - White Non-Hispanic

	NYC EpiQuery, 2000-2004	NYC EpiQuery, 2010-2014	NYC EpiQuery, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Number	Percent
White non-Hispanic drug-related overdose deaths	0.0	0.0	26.4	26.0	0.0%

Table 5.06.T: Health Outcomes - COVID-19 Deaths - Total Population

	NYC Department of Health and Mental Hygiene, 2022
	Number
COVID-19 deaths between 2020 and February 2022	503

Table 5.06.A: Health Outcomes - COVID-19 Deaths - Asian Non-Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
Asian non-Hispanic COVID-19 deaths between 2020 and February 2022	0

Table 5.06.B: Health Outcomes - COVID-19 Deaths - Black Non-Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
Black non-Hispanic COVID-19 deaths between 2020 and February 2022	718

Table 5.06.H: Health Outcomes - COVID-19 Deaths - Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
Hispanic COVID-19 deaths between 2020 and February 2022	387

Table 5.06.W: Health Outcomes - COVID-19 Deaths - White Non-Hispanic

	NYC Department of Health and Mental Hygiene, 2022
	Number
White non-Hispanic COVID-19 deaths between 2020 and February 2022	202



Table 5.07.T: Health Outcomes - Heat Vulnerability Index

	NYC Department of Health and Mental Hygiene, 2021	
	Score 1-5	
Heat Vulnerability Index (1=Low)		5

Table 5.08.T: Access to Jobs

	NYC Department of City Planning, 2021
	Number
Total jobs within 30 minutes	94,794

Table 5.09.T: Access to Transit

	NYC Department of City Planning, 2021 Percent Estimate
Residents living within 1/4 mile of Select Bus Station or subway station	63.1%
Residents living within 1/4 mile of ADA accessible subway stations	42.8%

Table 5.10.T: Commute - Total Population

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Total workers 16 years and over	46,798	1,831	2.4	100.0%		54,540	2,204	2.5	100.0%		7,742	2,865	16.5%	6.6%		
Drove or carpooled to work	8,833	1,060	7.3	18.9%	2.1%	9,028	1,049	7.1	16.6%	1.8%	195	1,491	2.2%	17.1%	-2.3	2.8

Table 5.10.A: Commute - Asian Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Asian non-Hispanic workers 16 years and over	1,026	376	22.3	100.0%		1,609	363	13.7	100.0%		583	523	56.8%	67.5%		
Drove or carpooled to work	176	148	50.9	17.2%	12.9%	46	39	51.8	2.9%	2.3%	-130	153	-73.9%	31.2%	-14.3	13.1

Table 5.10.B: Commute - Black Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Black non-Hispanic workers 16 years and over	34,496	1,724	3.0	100.0%		30,460	1,912	3.8	100.0%		-4,036	2,574	-11.7%	7.1%		
Drove or carpooled to work	6,708	939	8.5	19.4%	2.5%	6,572	968	9.0	21.6%	2.9%	-136	1,349	-2.0%	19.9%	2.2	3.8

Table 5.10.H: Commute - Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
Hispanic workers 16 years and over	3,614	686	11.5	100.0%		4,931	716	8.8	100.0%		1,317	992	36.4%	32.6%		
Drove or carpooled to work	530	266	30.5	14.7%	6.8%	459	212	28.0	9.3%	4.1%	-71	340	-13.4%	59.1%	-5.4	7.9

Table 5.10.W: Commute - White Non-Hispanic

	ACS PUMS, 2008-2012					ACS PUMS, 2017-2021					Change, 2008-2012 to 2017-2021					
	Number			Percent		Number			Percent		Number		Percent		Pctg. Pt.	
	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	CV	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE
White non-Hispanic workers 16 years and over	6,777	745	6.7	100.0%		15,254	1,501	6.0	100.0%		8,477	1,676	125.1%	33.2%		
Drove or carpooled to work	1,356	317	14.2	20.0%	4.1%	1,632	440	16.4	10.7%	2.7%	276	542	20.4%	42.9%	-9.3	4.9

Table 5.11.T: Education Access - Access To Broadband Internet At Home - Total Population

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households	43,830	1,122	1.6	100.0%	
With a computer	33,529	1,508	2.7	76.5%	2.8%
With a broadband internet subscription	31,659	1,501	2.9	72.2%	2.9%

Table 5.11.A: Education Access - Access to Broadband Internet At Home - Asian Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with an Asian non-Hispanic householder	1,077	250	14.1	100.0%	
With a computer	974	248	15.5	90.4%	9.4%
With a broadband internet subscription	1,009	240	14.5	93.7%	4.9%

Table 5.11.B: Education Access - Access to Broadband Internet At Home - Black Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Black non-Hispanic householder	26,057	1,054	2.5	100.0%	
With a computer	18,470	1,178	3.9	70.9%	3.5%
With a broadband internet subscription	17,601	1,141	3.9	67.5%	3.4%

Table 5.11.H: Education Access - Access to Broadband Internet At Home - Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a Hispanic householder	4,100	638	9.5	100.0%	
With a computer	2,609	540	12.6	63.6%	8.7%
With a broadband internet subscription	2,729	586	13.1	66.6%	9.9%

Table 5.11.W: Education Access - Access to Broadband Internet At Home - White Non-Hispanic

	ACS PUMS, 2017-2021				
	Number			Percent	
	Estimate	MOE	CV	Estimate	MOE
Total households with a White non-Hispanic householder	10,597	1,025	5.9	100.0%	
With a computer	9,763	952	5.9	92.1%	1.2%
With a broadband internet subscription	8,762	913	6.3	82.7%	3.2%

Table 5.12.T: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Total Population

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	46.8%
Math proficient	42.7%

Table 5.12.A: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Asian Non-Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	34.4%
Math proficient	35.6%

Table 5.12.B: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Black Non-Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	46.3%
Math proficient	41.6%

Table 5.12.H: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	44.7%
Math proficient	44.8%

Table 5.12.W: Educational Outcomes - Subject Test Proficiency (Tested Student Population, 3rd-8th Grade) - White Non-Hispanic

	NYC Department of Education, 2018
	Percent
English Language Arts proficient	65.3%
Math proficient	62.2%

**Table 5.13.T: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Total Population**

Students graduating high school by 2018 (local or Regents diploma)	NYC Department of Education, 2018
	Percent
	75.6%

**Table 5.13.A: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Asian Non-Hispanic**

Students graduating high school by 2018 (local or Regents diploma)	NYC Department of Education, 2018
	Percent
	0.0%

**Table 5.13.B: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Black Non-Hispanic**

Students graduating high school by 2018 (local or Regents diploma)	NYC Department of Education, 2018
	Percent
	76.8%

**Table 5.13.H: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - Hispanic**

Students graduating high school by 2018 (local or Regents diploma)	NYC Department of Education, 2018
	Percent
	70.0%

**Table 5.13.W: Educational Outcomes - High School Graduation Rate (Students Entering 9th Grade In 2014) - White Non-Hispanic**

Students graduating high school by 2018 (local or Regents diploma)	NYC Department of Education, 2018
	Percent
	0.0%

Table 5.14.T: Open Space - Park Access

	Department of Parks and Recreation, 2021	
	Number	Percent
	Estimate	Estimate
Total Population	110,492	100.0%
Residents within walking distance of a park	91,458	82.3%



Table 5.15.T: Public Safety - Traffic Injuries (Rate Per 100 Street Miles)

	NYC Vision Zero View, 2010-2014		NYC Vision Zero View, 2016-2020		Change, 2010-2014 to 2016-2020		
	Number	Percent	Number	Percent	Number	Percent	Pctg. Pt.
Total injuries	1,702.4	100%	1,846.3	100%	144.0	8.5%	
Pedestrian injuries	421.1	25%	345.9	19%	-75.0	-18%	-6.0
Cyclist injuries	144.7	9%	177.6	10%	33.0	23%	1.1
Motorist injuries	1,136.6	67%	1,322.9	72%	186.0	16%	4.9

Table 5.16.T: Public Safety - Traffic Fatalities (Rate Per 100 Street Miles)

	NYC Vision Zero View, 2010-2014	NYC Vision Zero View, 2016-2020	Change, 2010-2014 to 2016-2020	
	Number	Number	Number	Percent
Total fatalities	6.5	3.4	-3.1	-47.5%

Table 5.17.T: Public Safety - Pedestrian Injury Hospitalization  
(Rate Per 100,000 Residents)

	NYC Department of Heath and Mental Hygiene, 2019	
	Number	
Total pedestrian hospitalizations		16.3

Table 5.18.T: Public Safety - Non Fatal Assault  
Hospitalizations (Rate Per 100,000 Residents)

	NYC Department of Heath and Mental Hygiene, 2019
	Number
Total non-fatal assault hospitalizations	63.0

## **Appendix**

## **Studio Apartment Comparables**

*(source: StreetEasy)*

## Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
1571 Sterling Place	\$1,700	#C2		3 Broker/fee	1	1
212 Albany Avenue	\$1,800	#2		11 Broker/fee	1	1
1213 Lincoln Place	\$1,995	#2R		10 Broker/fee	1	1
1212 Lincoln Place	\$2,100	#4H		13 Broker/fee	1	1
809 Park Place	\$2,200	#1C		6 Broker/fee	1	1
2175 Bergen Street	\$2,259	#5J		9 Broker/no-fee	1	1
1101 Union Street	\$2,300	#D6		2 Broker/fee	1	1
1691 Carroll Street	\$2,380	#5A		7 Broker/no-fee	1	1
943 Saint Marks Avenue	\$2,400	#2B		27 Broker/fee	1	1
802 Park Place	\$2,400	#1C		16 Broker/fee	1	1
807 Saint Johns Place	\$2,400	#3A		31 Broker/fee	1	1
825 Crown Street	\$2,480	#7T		9 Broker/no-fee	1	1
1622 Prospect Place	\$2,495	#1		5 Broker/no-fee	1	1
817 Saint Johns Place	\$2,500	#2F		18 Broker/fee	1	1
788 Park Place	\$2,500	#15		4 Broker/fee	1	1
209 Troy Avenue	\$2,500	PENTH		14 Broker/no-fee	1	1
778 Prospect Place	\$2,540	#1B		13 Broker/no-fee	1	1
1259 Lincoln Place	\$2,575	#3B		9 Broker/no-fee	1	1
905 Sterling Place	\$2,599	#1H		9 Broker/no-fee	1	1
264 Sullivan Place	\$2,600	#4B		2 Broker/no-fee	1	1
1046 Bergen Street	\$2,600	#1D		4 Broker/fee	1	1
2370 Pacific Street	\$2,600	#1B		7 Broker/fee	1	1.5

828 Saint Johns Place	\$2,644 #4F	3 Broker/fee	1	1
600 Sterling Place	\$2,700 #3A	29 Broker/fee	1	1
452 Park Place	\$2,700 #3D	2 Broker/fee	1	1
1365 Prospect Place	\$2,727 #1	15 Broker/no-fee	1	1.5
870 Saint Johns Place	\$2,800 #1	32 Broker/fee	1	1
1119 Carroll Street	\$2,875 #4C	10 Broker/no-fee	1	1
1119 Carroll Street	\$2,875 #3D	10 Broker/no-fee	1	1
278 New York Avenue	\$2,875 #1	3 Broker/no-fee	1	1
15 Crown Street	\$2,950 #2C	5 Broker/no-fee	1	1
1261 Pacific Street	\$2,950 #1R	77 Broker/no-fee	1	1.5
2266 Atlantic Avenue	\$2,975 #6A	18 By owner/no-fee	1	1
368 New York Avenue	\$2,995 #3R	25 Broker/no-fee	1	1
637 Prospect Place	\$3,000 #4	1 Broker/no-fee	1	1
765 Washington Avenue	\$3,000 #2	7 Broker/fee	1	1
682 Prospect Place	\$3,000 #3F	72 By owner/no-fee	1	1
996 Carroll Street	\$3,175 #4M	9 Broker/no-fee	1	1
812 Saint Johns Place	\$3,200 #1B	22 Broker/fee	1	1.5
457 Park Place	\$3,395 #1N	5 Broker/no-fee	1	1
781 Washington Avenue	\$3,400 #3A	7 Broker/no-fee	1	1
689 Franklin Avenue	\$3,400 #4A	2 Broker/fee	1	1
1040 Dean Street	\$3,401 #301	16 Broker/fee	1	1
1010 Pacific Street	\$3,442 #109	25 Broker/no-fee	1	1
564 Saint Johns Place	\$3,457 #810	98 Broker/no-fee	1	1
655 Washington Avenue	\$3,495 #4B	88 Broker/no-fee	1	1



834 Sterling Place	\$3,500 #507	1 By owner/no-fee	1	1
887 Bergen Street	\$3,500 #3A	1 Broker/fee	1	1
1120 Saint Johns Place	\$3,500 #407	7 Broker/no-fee	1	1
1042 President Street	\$3,500 #2B	22 Broker/no-fee	1	1
1042 President Street	\$3,600 #5B	17 Broker/no-fee	1	1
658 Park Place	\$3,600 #1	4 Broker/fee	1	1.5
1042 President Street	\$3,600 #4B	2 Broker/no-fee	1	1
1101 President Street	\$3,625 #1116	49 Broker/no-fee	1	1
709 Sterling Place	\$3,650 #1R	7 Broker/no-fee	1	1.5
945 Bergen Street	\$3,650 #407	53 Broker/no-fee	1	1
341 Eastern Parkway	\$3,841 #7L	8 Broker/fee	1	1
550 Prospect Place	\$3,850 #507	0 Broker/no-fee	1	1
409 Eastern Parkway	\$3,856 #300	15 Broker/no-fee	1	1
564 Saint Johns Place	\$3,925 #714	31 Broker/no-fee	1	1
564 Saint Johns Place	\$3,929 #126	129 Broker/no-fee	1	1
979 Pacific Street	\$4,000 #3D	28 Broker/no-fee	1	1
550 Prospect Place	\$4,000 #703	0 Broker/no-fee	1	1
550 Prospect Place	\$4,200 #706	58 Broker/no-fee	1	1
564 Saint Johns Place	\$4,264 #306	32 Broker/no-fee	1	1
979 Pacific Street	\$4,300 #6B	21 Broker/no-fee	1	1
564 Saint Johns Place	\$4,303 #204	3 Broker/no-fee	1	1
409 Eastern Parkway	\$4,495 #8110	7 Broker/no-fee	1	1
979 Pacific Street	\$4,500 #3F	28 Broker/no-fee	1	1

# Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
289 Empire Boulevard	\$850	#6G		0 Broker/fee	1	1
1647 Sterling Place	\$1,595	#4G		0 Broker/fee	1	1
1656 Saint Johns Place	\$1,720	#3B		9 Broker/fee	1	1
1261 Bergan Street	\$1,755	#4		1 Broker/fee	1	1
946 Saint Marks Avenue	\$1,795	#1F		2 Broker/fee	1	1
881 Washington Avenue	\$1,800	#1H		0 Broker/fee	1	1
1518 Pacific Street	\$1,900	#2		0 Broker/fee	1	1
2027 Pacific Street	\$1,950	#2D		5 Broker/no-fee	1	1
190 Utica Avenue	\$1,962	#2B		12 Broker/fee	1	1
1547 Bergen Street	\$2,000	#1F		7 Broker/fee	1	1
1213 Lincoln Place	\$2,050	#2Z		12 Broker/fee	1	1
1213 Lincoln Place	\$2,100	#2H		6 Broker/fee	1	1
1023 Carroll Street	\$2,150	#49		12 Broker/fee	1	1
571 Nostrand Avenue	\$2,150	#3R		21 Broker/fee	1	1
1571 Sterling Place	\$2,199	#B4		6 Broker/no-fee	1	1
1306 Saint Johns Place	\$2,200	#4D		6 Broker/fee	1	1
1077 Bergen Street	\$2,200	#1A		4 Broker/fee	1	1
468 Prospect Place	\$2,200	#4		1 Broker/fee	1	1
635 Grand Avenue	\$2,200	#1		0 Broker/fee	1	1
2175 Bergen Street	\$2,259	#5H		15 Broker/no-fee	1	1
2175 Bergen Street	\$2,259	#5D		19 Broker/fee	1	1

698 Eastern Parkway	\$2,300 #1B	3 Broker/fee	1	1
500 Saint Johns Place	\$2,300 #5B	1 Broker/fee	1	1
751 Nostrand Avenue	\$2,300 #3F	6 Broker/fee	1	1
860 Nostrand Avenue	\$2,300 #1A	3 Broker/no-fee	1	1
1306 Saint Johns Place	\$2,300 #4B	7 Broker/no-fee	1	1
1581 President Street	\$2,350 #14	4 Broker/no-fee	1	1
2178 Bergen Street	\$2,450 #4E	16 Broker/no-fee	1	1
1691 Carroll Street	\$2,479 #5D	11 Broker/no-fee	1	1
825 Crown Street	\$2,480 #7O	8 Broker/fee	1	1
825 Crown Street	\$2,480 #7R	6 Broker/fee	1	1
825 Crown Street	\$2,480 #7H	1 Broker/fee	1	1
825 Crown Street	\$2,480 #7K	5 Broker/no-fee	1	1
825 Crown Street	\$2,480 #7S	7 Broker/fee	1	1
825 Crown Street	\$2,480 #7G	4 Broker/fee	1	1
12 Ford Street	\$2,480 #7D	6 Broker/fee	1	1
594 Saint Marks Avenue	\$2,500 #3F	18 Broker/no-fee	1	1
1746 President Street	\$2,500 #5C	0 Broker/fee	1	1
665 Saint Marks Avenue	\$2,540 #TWOI	4 Broker/fee	1	1
1188 Sterling Place	\$2,550 #2	2 Broker/fee	1	1.5
1046 Bergen Street	\$2,575 #1B	4 Broker/fee	1	1
1259 Lincoln Place	\$2,650 #2C	14 Broker/no-fee	1	1
1666 Dean Street	\$2,685 #2B	7 By owner/no-fee	1	1
1666 Dean Street	\$2,685 #2B	13 Broker/no-fee	1	1
2370 Pacific Street	\$2,699 #1	10 Broker/fee	1	1.5

1188 Sterling Place	\$2,700 #1	4 Broker/fee	1	1.5
825 Crown Street	\$2,725 #7P	8 Broker/no-fee	1	1
825 Crown Street	\$2,745 #7Q	6 Broker/no-fee	1	1
950 Nostrand Avenue	\$2,750 #3F	0 Broker/no-fee	1	1
12 Ford Street	\$2,750 #7AA	7 Broker/no-fee	1	1
825 Crown Street	\$2,750 #7E	6 Broker/no-fee	1	1
828 Saint Johns Place	\$2,799 #2A	6 Broker/no-fee	1	1
1054 Bergen Street	\$2,800 #A4	14 Broker/fee	1	1
264 Sullivan Place	\$2,800 #5B	26 Broker/no-fee	1	1
775 Franklin Avenue	\$2,800 #3F	14 Broker/fee	1	1
828 Saint Johns Place	\$2,845 #2F	6 Broker/no-fee	1	1
1046 Bergen Street	\$2,850 #2D	13 Broker/fee	1	1
826 Saint Johns Place	\$2,875 #3F	5 Broker/no-fee	1	1
734 Prospect Place	\$2,899 #4	10 Broker/no-fee	1	1
1061 Bergen Street	\$2,900 #3	1 Broker/no-fee	1	1
772 Saint Johns Place	\$2,949 #4A	7 Broker/no-fee	1	1
665 Saint Marks Avenue	\$2,950 #2D	2 Broker/no-fee	1	1
1004 Union Street	\$2,999 #3B	12 Broker/no-fee	1	1
996 Carroll Street	\$2,999 #4H	4 Broker/no-fee	1	1
748 Lincoln Place	\$3,000 #1A	33 Broker/no-fee	1	1
309 New York Avenue	\$3,000 #4R	6 Broker/no-fee	1	1
632 Sterling Place	\$3,000 #2B	7 Broker/no-fee	1	1
734 Prospect Place	\$3,000 #1	10 Broker/no-fee	1	1

497 Saint Marks Avenue	\$3,100 #6I	6 Broker/no-fee	1	1
564 Saint Johns Place	\$3,191 #719	23 Broker/no-fee	1	1
787 Dean Street	\$3,195 #4	5 Broker/fee	1	1
996 Carroll Street	\$3,198 #5B	8 Broker/no-fee	1	1
709 Sterling Place	\$3,199 #1K	6 Broker/no-fee	1	1.5
368 New York Avenue	\$3,200 #4R	0 Broker/no-fee	1	1
996 Carroll Street	\$3,248 #5R	6 Broker/no-fee	1	1
709 Sterling Place	\$3,250 #1G	8 Broker/no-fee	1	1.5
787 Dean Street	\$3,295 #D4	4 Broker/fee	1	1
457 Park Place	\$3,295 #3R	23 Broker/no-fee	1	1
781 Washington Avenue	\$3,400 #4A	9 Broker/no-fee	1	1
500 Sterling Place	\$3,450 #3D	8 Broker/no-fee	1	1
787 Dean Street	\$3,495 #4RR	6 Broker/fee	1	1
795 Franklin Avenue	\$3,500 #2A	2 Broker/fee	1	1
887 Bergen Street	\$3,500 #3B	14 Broker/fee	1	1
798 Lincoln Place	\$3,600 #GARD	4 Broker/fee	1	1
1042 President Street	\$3,600 #6B	3 Broker/no-fee	1	1
892 Bergen Street	\$3,600 #3B	16 Broker/no-fee	1	1
651 Washington Avenue	\$3,625 #6F	1 Broker/fee	1	1
409 Eastern Parkway	\$3,650 #55	8 Broker/no-fee	1	1
409 Eastern Parkway	\$3,795 #905	8 Broker/no-fee	1	1
341 Eastern Parkway	\$3,841 #7/7I	14 Broker/fee	1	1
550 Prospect Place	\$3,875 #607	29 Broker/no-fee	1	1
409 Eastern Parkway	\$3,995 #B14	8 Broker/no-fee	1	1

836 Bergen Street	\$4,000 #326	5 Broker/no-fee	1	1
836 Bergen Street	\$4,200 #328	2 Broker/no-fee	1	1
836 Bergen Street	\$4,300 #329	5 Broker/no-fee	1	1
836 Bergen Street	\$4,600 #322	9 Broker/no-fee	1	1
836 Bergen Street	\$4,600 #319	5 Broker/no-fee	1	1

## **One-Bedroom Apartment Comparables**

*(source: StreetEasy)*

## Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
1571 Sterling Place	\$1,700	#C2		3 Broker/fee	1	1
212 Albany Avenue	\$1,800	#2		11 Broker/fee	1	1
1213 Lincoln Place	\$1,995	#2R		10 Broker/fee	1	1
1212 Lincoln Place	\$2,100	#4H		13 Broker/fee	1	1
809 Park Place	\$2,200	#1C		6 Broker/fee	1	1
2175 Bergen Street	\$2,259	#5J		9 Broker/no-fee	1	1
1101 Union Street	\$2,300	#D6		2 Broker/fee	1	1
1691 Carroll Street	\$2,380	#5A		7 Broker/no-fee	1	1
943 Saint Marks Avenue	\$2,400	#2B		27 Broker/fee	1	1
802 Park Place	\$2,400	#1C		16 Broker/fee	1	1
807 Saint Johns Place	\$2,400	#3A		31 Broker/fee	1	1
825 Crown Street	\$2,480	#7T		9 Broker/no-fee	1	1
1622 Prospect Place	\$2,495	#1		5 Broker/no-fee	1	1
817 Saint Johns Place	\$2,500	#2F		18 Broker/fee	1	1
788 Park Place	\$2,500	#15		4 Broker/fee	1	1
209 Troy Avenue	\$2,500	PENTH		14 Broker/no-fee	1	1
778 Prospect Place	\$2,540	#1B		13 Broker/no-fee	1	1
1259 Lincoln Place	\$2,575	#3B		9 Broker/no-fee	1	1
905 Sterling Place	\$2,599	#1H		9 Broker/no-fee	1	1
264 Sullivan Place	\$2,600	#4B		2 Broker/no-fee	1	1
1046 Bergen Street	\$2,600	#1D		4 Broker/fee	1	1
2370 Pacific Street	\$2,600	#1B		7 Broker/fee	1	1.5



828 Saint Johns Place	\$2,644 #4F	3 Broker/fee	1	1
600 Sterling Place	\$2,700 #3A	29 Broker/fee	1	1
452 Park Place	\$2,700 #3D	2 Broker/fee	1	1
1365 Prospect Place	\$2,727 #1	15 Broker/no-fee	1	1.5
870 Saint Johns Place	\$2,800 #1	32 Broker/fee	1	1
1119 Carroll Street	\$2,875 #4C	10 Broker/no-fee	1	1
1119 Carroll Street	\$2,875 #3D	10 Broker/no-fee	1	1
278 New York Avenue	\$2,875 #1	3 Broker/no-fee	1	1
15 Crown Street	\$2,950 #2C	5 Broker/no-fee	1	1
1261 Pacific Street	\$2,950 #1R	77 Broker/no-fee	1	1.5
2266 Atlantic Avenue	\$2,975 #6A	18 By owner/no-fee	1	1
368 New York Avenue	\$2,995 #3R	25 Broker/no-fee	1	1
637 Prospect Place	\$3,000 #4	1 Broker/no-fee	1	1
765 Washington Avenue	\$3,000 #2	7 Broker/fee	1	1
682 Prospect Place	\$3,000 #3F	72 By owner/no-fee	1	1
996 Carroll Street	\$3,175 #4M	9 Broker/no-fee	1	1
812 Saint Johns Place	\$3,200 #1B	22 Broker/fee	1	1.5
457 Park Place	\$3,395 #1N	5 Broker/no-fee	1	1
781 Washington Avenue	\$3,400 #3A	7 Broker/no-fee	1	1
689 Franklin Avenue	\$3,400 #4A	2 Broker/fee	1	1
1040 Dean Street	\$3,401 #301	16 Broker/fee	1	1
1010 Pacific Street	\$3,442 #109	25 Broker/no-fee	1	1
564 Saint Johns Place	\$3,457 #810	98 Broker/no-fee	1	1
655 Washington Avenue	\$3,495 #4B	88 Broker/no-fee	1	1

834 Sterling Place	\$3,500 #507	1 By owner/no-fee	1	1
887 Bergen Street	\$3,500 #3A	1 Broker/fee	1	1
1120 Saint Johns Place	\$3,500 #407	7 Broker/no-fee	1	1
1042 President Street	\$3,500 #2B	22 Broker/no-fee	1	1
1042 President Street	\$3,600 #5B	17 Broker/no-fee	1	1
658 Park Place	\$3,600 #1	4 Broker/fee	1	1.5
1042 President Street	\$3,600 #4B	2 Broker/no-fee	1	1
1101 President Street	\$3,625 #1116	49 Broker/no-fee	1	1
709 Sterling Place	\$3,650 #1R	7 Broker/no-fee	1	1.5
945 Bergen Street	\$3,650 #407	53 Broker/no-fee	1	1
341 Eastern Parkway	\$3,841 #7L	8 Broker/fee	1	1
550 Prospect Place	\$3,850 #507	0 Broker/no-fee	1	1
409 Eastern Parkway	\$3,856 #300	15 Broker/no-fee	1	1
564 Saint Johns Place	\$3,925 #714	31 Broker/no-fee	1	1
564 Saint Johns Place	\$3,929 #126	129 Broker/no-fee	1	1
979 Pacific Street	\$4,000 #3D	28 Broker/no-fee	1	1
550 Prospect Place	\$4,000 #703	0 Broker/no-fee	1	1
550 Prospect Place	\$4,200 #706	58 Broker/no-fee	1	1
564 Saint Johns Place	\$4,264 #306	32 Broker/no-fee	1	1
979 Pacific Street	\$4,300 #6B	21 Broker/no-fee	1	1
564 Saint Johns Place	\$4,303 #204	3 Broker/no-fee	1	1
409 Eastern Parkway	\$4,495 #8110	7 Broker/no-fee	1	1
979 Pacific Street	\$4,500 #3F	28 Broker/no-fee	1	1

Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
289 Empire Boulevard	\$850	#6G		0 Broker/fee	1	1
1647 Sterling Place	\$1,595	#4G		0 Broker/fee	1	1
1656 Saint Johns Place	\$1,720	#3B		9 Broker/fee	1	1
1261 Bergan Street	\$1,755	#4		1 Broker/fee	1	1
946 Saint Marks Avenue	\$1,795	#1F		2 Broker/fee	1	1
881 Washington Avenue	\$1,800	#1H		0 Broker/fee	1	1
1518 Pacific Street	\$1,900	#2		0 Broker/fee	1	1
2027 Pacific Street	\$1,950	#2D		5 Broker/no-fee	1	1
190 Utica Avenue	\$1,962	#2B		12 Broker/fee	1	1
1547 Bergen Street	\$2,000	#1F		7 Broker/fee	1	1
1213 Lincoln Place	\$2,050	#2Z		12 Broker/fee	1	1
1213 Lincoln Place	\$2,100	#2H		6 Broker/fee	1	1
1023 Carroll Street	\$2,150	#49		12 Broker/fee	1	1
571 Nostrand Avenue	\$2,150	#3R		21 Broker/fee	1	1
1571 Sterling Place	\$2,199	#B4		6 Broker/no-fee	1	1
1306 Saint Johns Place	\$2,200	#4D		6 Broker/fee	1	1
1077 Bergen Street	\$2,200	#1A		4 Broker/fee	1	1
468 Prospect Place	\$2,200	#4		1 Broker/fee	1	1
635 Grand Avenue	\$2,200	#1		0 Broker/fee	1	1
2175 Bergen Street	\$2,259	#5H		15 Broker/no-fee	1	1
2175 Bergen Street	\$2,259	#5D		19 Broker/fee	1	1

698 Eastern Parkway	\$2,300 #1B	3 Broker/fee	1	1
500 Saint Johns Place	\$2,300 #5B	1 Broker/fee	1	1
751 Nostrand Avenue	\$2,300 #3F	6 Broker/fee	1	1
860 Nostrand Avenue	\$2,300 #1A	3 Broker/no-fee	1	1
1306 Saint Johns Place	\$2,300 #4B	7 Broker/no-fee	1	1
1581 President Street	\$2,350 #14	4 Broker/no-fee	1	1
2178 Bergen Street	\$2,450 #4E	16 Broker/no-fee	1	1
1691 Carroll Street	\$2,479 #5D	11 Broker/no-fee	1	1
825 Crown Street	\$2,480 #7O	8 Broker/fee	1	1
825 Crown Street	\$2,480 #7R	6 Broker/fee	1	1
825 Crown Street	\$2,480 #7H	1 Broker/fee	1	1
825 Crown Street	\$2,480 #7K	5 Broker/no-fee	1	1
825 Crown Street	\$2,480 #7S	7 Broker/fee	1	1
825 Crown Street	\$2,480 #7G	4 Broker/fee	1	1
12 Ford Street	\$2,480 #7D	6 Broker/fee	1	1
594 Saint Marks Avenue	\$2,500 #3F	18 Broker/no-fee	1	1
1746 President Street	\$2,500 #5C	0 Broker/fee	1	1
665 Saint Marks Avenue	\$2,540 #TWOI	4 Broker/fee	1	1
1188 Sterling Place	\$2,550 #2	2 Broker/fee	1	1.5
1046 Bergen Street	\$2,575 #1B	4 Broker/fee	1	1
1259 Lincoln Place	\$2,650 #2C	14 Broker/no-fee	1	1
1666 Dean Street	\$2,685 #2B	7 By owner/no-fee	1	1
1666 Dean Street	\$2,685 #2B	13 Broker/no-fee	1	1
2370 Pacific Street	\$2,699 #1	10 Broker/fee	1	1.5

1188 Sterling Place	\$2,700 #1	4 Broker/fee	1	1.5
825 Crown Street	\$2,725 #7P	8 Broker/no-fee	1	1
825 Crown Street	\$2,745 #7Q	6 Broker/no-fee	1	1
950 Nostrand Avenue	\$2,750 #3F	0 Broker/no-fee	1	1
12 Ford Street	\$2,750 #7AA	7 Broker/no-fee	1	1
825 Crown Street	\$2,750 #7E	6 Broker/no-fee	1	1
828 Saint Johns Place	\$2,799 #2A	6 Broker/no-fee	1	1
1054 Bergen Street	\$2,800 #A4	14 Broker/fee	1	1
264 Sullivan Place	\$2,800 #5B	26 Broker/no-fee	1	1
775 Franklin Avenue	\$2,800 #3F	14 Broker/fee	1	1
828 Saint Johns Place	\$2,845 #2F	6 Broker/no-fee	1	1
1046 Bergen Street	\$2,850 #2D	13 Broker/fee	1	1
826 Saint Johns Place	\$2,875 #3F	5 Broker/no-fee	1	1
734 Prospect Place	\$2,899 #4	10 Broker/no-fee	1	1
1061 Bergen Street	\$2,900 #3	1 Broker/no-fee	1	1
772 Saint Johns Place	\$2,949 #4A	7 Broker/no-fee	1	1
665 Saint Marks Avenue	\$2,950 #2D	2 Broker/no-fee	1	1
1004 Union Street	\$2,999 #3B	12 Broker/no-fee	1	1
996 Carroll Street	\$2,999 #4H	4 Broker/no-fee	1	1
748 Lincoln Place	\$3,000 #1A	33 Broker/no-fee	1	1
309 New York Avenue	\$3,000 #4R	6 Broker/no-fee	1	1
632 Sterling Place	\$3,000 #2B	7 Broker/no-fee	1	1
734 Prospect Place	\$3,000 #1	10 Broker/no-fee	1	1

497 Saint Marks Avenue	\$3,100 #6I	6 Broker/no-fee	1	1
564 Saint Johns Place	\$3,191 #719	23 Broker/no-fee	1	1
787 Dean Street	\$3,195 #4	5 Broker/fee	1	1
996 Carroll Street	\$3,198 #5B	8 Broker/no-fee	1	1
709 Sterling Place	\$3,199 #1K	6 Broker/no-fee	1	1.5
368 New York Avenue	\$3,200 #4R	0 Broker/no-fee	1	1
996 Carroll Street	\$3,248 #5R	6 Broker/no-fee	1	1
709 Sterling Place	\$3,250 #1G	8 Broker/no-fee	1	1.5
787 Dean Street	\$3,295 #D4	4 Broker/fee	1	1
457 Park Place	\$3,295 #3R	23 Broker/no-fee	1	1
781 Washington Avenue	\$3,400 #4A	9 Broker/no-fee	1	1
500 Sterling Place	\$3,450 #3D	8 Broker/no-fee	1	1
787 Dean Street	\$3,495 #4RR	6 Broker/fee	1	1
795 Franklin Avenue	\$3,500 #2A	2 Broker/fee	1	1
887 Bergen Street	\$3,500 #3B	14 Broker/fee	1	1
798 Lincoln Place	\$3,600 #GARD	4 Broker/fee	1	1
1042 President Street	\$3,600 #6B	3 Broker/no-fee	1	1
892 Bergen Street	\$3,600 #3B	16 Broker/no-fee	1	1
651 Washington Avenue	\$3,625 #6F	1 Broker/fee	1	1
409 Eastern Parkway	\$3,650 #55	8 Broker/no-fee	1	1
409 Eastern Parkway	\$3,795 #905	8 Broker/no-fee	1	1
341 Eastern Parkway	\$3,841 #7/7I	14 Broker/fee	1	1
550 Prospect Place	\$3,875 #607	29 Broker/no-fee	1	1
409 Eastern Parkway	\$3,995 #B14	8 Broker/no-fee	1	1

836 Bergen Street	\$4,000 #326	5 Broker/no-fee	1	1
836 Bergen Street	\$4,200 #328	2 Broker/no-fee	1	1
836 Bergen Street	\$4,300 #329	5 Broker/no-fee	1	1
836 Bergen Street	\$4,600 #322	9 Broker/no-fee	1	1
836 Bergen Street	\$4,600 #319	5 Broker/no-fee	1	1

## **Two-Bedroom Apartment Comparables**

*(source: StreetEasy)*



## Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
1662 Atlantic Avenue	\$2,200	#4		11 Broker/fee	2	1
1556 Atlantic Avenue	\$2,200	#2R		4 Broker/fee	2	1
1220 Saint Marks Avenue	\$2,250	#2B		16 Broker/fee	2	1
1289 Saint Johns Place	\$2,250	#3B		16 Broker/no-fee	2	1
477 Ralph Avenue	\$2,299	#2C		11 Broker/no-fee	2	1
1145 President Street	\$2,400	#4		3 Broker/fee	2	1
2151 Bergen Street	\$2,400	#3		3 Broker/fee	2	1
1649 Bedford Avenue	\$2,475	#2		16 Broker/fee	2	1
152 Sackman Street	\$2,500	#1		37 Broker/no-fee	2	1
1310 Saint Johns Place	\$2,500	#2F		3 Broker/no-fee	2	1
1289 Bergen Street	\$2,500	#3		3 Broker/fee	2	1
1322 Prospect Place	\$2,550	#1L		1 Broker/no-fee	2	1
1579 Sterling Place	\$2,550	#RC5		23 Broker/fee	2	1
1689 Sterling Place	\$2,559	#3F		17 Broker/no-fee	2	1
143 Albany Avenue	\$2,595	#1R		0 Broker/no-fee	2	1
1295 Park Place	\$2,600	#2F		23 Broker/no-fee	2	1
1522 Lincoln Place	\$2,600	#3		15 Broker/no-fee	2	1
1294 Park Place	\$2,600	#2F		3 Broker/no-fee	2	1
1294 Park Place	\$2,600	#2B		1 Broker/no-fee	2	1
1738 Union Street	\$2,600	#4B		22 Broker/no-fee	2	1
1522 Lincoln Place	\$2,600	#3		22 Broker/no-fee	2	1
235 Utica Avenue	\$2,600	#3A		11 Broker/no-fee	2	1

2175 Bergen Street	\$2,632 #5K	9 Broker/no-fee	2	1
1691 Carroll Street	\$2,640 #4G	7 Broker/no-fee	2	1
876 Lincoln Place	\$2,695 #8	7 Broker/fee	2	1
703 Sterling Place	\$2,700 #4A	3 Broker/fee	2	1
1867 Prospect Place	\$2,700 #2	2 Broker/fee	2	1
2175 Bergen Street	\$2,792 #5L	9 Broker/no-fee	2	2
2175 Bergen Street	\$2,792 #2H	9 Broker/no-fee	2	2
240 Crown Street	\$2,795 #2Y	0 Broker/fee	2	1
240 Crown Street	\$2,795 #2M	10 Broker/fee	2	1
631 Nostrand Avenue	\$2,800 #3A	49 Broker/no-fee	2	1
692 Saint Marks Avenue	\$2,800 #1F	25 Broker/no-fee	2	1
711 Saint Marks Avenue	\$2,800 #2E	4 Broker/fee	2	1
2175 Bergen Street	\$2,850 #3F	12 Broker/no-fee	2	2
1159 Dean Street	\$2,900 #1A	2 Broker/no-fee	2	1
825 Crown Street	\$2,925 #4Y	9 Broker/no-fee	2	1
82 Utica Avenue	\$2,945 #1A	14 Broker/no-fee	2	1.5
560 Prospect Place	\$2,995 #2	4 Broker/fee	2	1
711 Saint Marks Avenue	\$3,000 #31A	8 Broker/fee	2	1
130 New York Avenue	\$3,000 #2R	3 Broker/no-fee	2	1
1148 Pacific Street	\$3,050 #3R	14 Broker/no-fee	2	2
825 Crown Street	\$3,050 #5X	9 Broker/no-fee	2	1
873 Bergen Street	\$3,090 #3	1 Broker/fee	2	1
24 Ford Street	\$3,100 #5I	9 Broker/no-fee	2	1
734 Prospect Place	\$3,100 #2F	1 Broker/no-fee	2	1

452 Park Place	\$3,100 #4F	2 Broker/fee	2	1
1631 Pacific Street	\$3,195 #3A	9 Broker/fee	2	1
733 Franklin Avenue	\$3,200 #1	15 Broker/fee	2	1
1610 Bedford Avenue	\$3,200 #1A	4 Broker/no-fee	2	1
950 Nostrand Avenue	\$3,250 #1	15 Broker/no-fee	2	1
1578 Union Street	\$3,250 #2C	2 Broker/no-fee	2	1
586 Lincoln Place	\$3,295 #4R	2 Broker/no-fee	2	2
600 Saint Marks Avenue	\$3,300 #5B	14 Broker/no-fee	2	1
778 Prospect Place	\$3,340 #1	19 Broker/no-fee	2	1
2175 Bergen Street	\$3,350 #7H	9 Broker/no-fee	2	2
2266 Atlantic Avenue	\$3,400 #6B	18 By owner/no-fee	2	2
774 Classon Avenue	\$3,400 #1A	10 Broker/fee	2	1
806 Saint Johns Place	\$3,500 #5B	8 Broker/no-fee	2	1
169 Rogers Avenue	\$3,500 #1D	0 Broker/no-fee	2	1.5
912 Bergen Street	\$3,500 #6A	29 Broker/no-fee	2	1
770 Saint Marks Avenue	\$3,500 #3W	1 Broker/no-fee	2	2
1889 Bergen Street	\$3,500 #4A	11 Broker/no-fee	2	2.5
1359 Dean Street	\$3,600 #2	5 Broker/fee	2	1
952 Bergen Street	\$3,600 #7	17 Broker/no-fee	2	2
1361 Dean Street	\$3,700 #2	12 Broker/fee	2	1
806 Saint Johns Place	\$3,950 #2E	8 Broker/no-fee	2	2
806 Saint Johns Place	\$3,950 #1C	29 Broker/no-fee	2	2
1035 Washington Avenue	\$4,000 #1W	16 Broker/fee	2	2

945 Bergen Street	\$4,000 #205	28 Broker/no-fee	2	2
564 Saint Johns Place	\$4,074 #317	3 Broker/no-fee	2	1
920 Pacific Street	\$4,199 #2B	1 Broker/no-fee	2	2
263 Eastern Parkway	\$4,199 #2L	3 Broker/fee	2	1
1042 President Street	\$4,200 #4C	22 Broker/no-fee	2	1
921 Washington Avenue	\$4,225 #858	9 Broker/no-fee	2	1
325 Empire Boulevard	\$4,300 #1	31 Broker/no-fee	2	1.5
1079 Bergen Street	\$4,300 #1	25 Broker/no-fee	2	1.5
1101 President Street	\$4,370 #1104	2 Broker/no-fee	2	1
1042 President Street	\$4,400 #6F	2 Broker/no-fee	2	1
105 Rogers Avenue	\$4,400 #2A	9 Broker/no-fee	2	1
858 Lincoln Place	\$4,500 #GARI	38 Broker/fee	2	2
1042 President Street	\$4,500 #2F	17 Broker/no-fee	2	1
941 Washington Avenue	\$4,500 #761	9 Broker/no-fee	2	2
689 Franklin Avenue	\$4,500 #3B	2 Broker/fee	2	2
1120 Saint Johns Place	\$4,600 #503	8 Broker/no-fee	2	2
1010 Pacific Street	\$4,635 #311	49 Broker/no-fee	2	2
1010 Pacific Street	\$4,635 #211	25 Broker/no-fee	2	2
1010 Pacific Street	\$4,635 #411	25 Broker/no-fee	2	2
1010 Pacific Street	\$4,635 #711	25 Broker/no-fee	2	2
1010 Pacific Street	\$4,725 #622	7 Broker/no-fee	2	2
1010 Pacific Street	\$4,725 #422	49 Broker/no-fee	2	2
836 Bergen Street	\$4,900 #436	4 Broker/no-fee	2	1
942 Pacific Street	\$4,995 #1A	2 Broker/fee	2	2

979 Pacific Street	\$5,400	#6I	21	Broker/no-fee	2	1
499 Park Place	\$5,500	#1R	33	Broker/no-fee	2	2
409 Eastern Parkway	\$5,550	#7133	44	Broker/no-fee	2	2
409 Eastern Parkway	\$5,995	#1009	35	Broker/no-fee	2	2
805 Washington Avenue	\$6,000	#5A	35	Broker/no-fee	2	2
979 Pacific Street	\$6,100	#2I	21	Broker/no-fee	2	2
979 Pacific Street	\$6,300	#3E	28	Broker/no-fee	2	2

#### Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
1187 Bergen Street	\$1,600	#2		0 Broker/fee	2	1
1020 President Street	\$2,250	#4B		2 Broker/fee	2	1
1656 Sterling Place	\$2,300	#2		5 Broker/fee	2	1
1436 Atlantic Avenue	\$2,300	#3BB		8 Broker/no-fee	2	1
649 Classon Avenue	\$2,317	#4B		0 Broker/fee	2	1
2024 Bergan Street	\$2,350	#2P		2 Broker/no-fee	2	1
477 Ralph Avenue	\$2,399	#2F		13 Broker/no-fee	2	1
2095 Bergen Street	\$2,400	#2		2 Broker/fee	2	2
1318 Bergen Street	\$2,450	#2R		5 By owner/no-fee	2	1
1232 Saint Marks Avenue	\$2,450	#1		6 Broker/no-fee	2	1
1310 Saint Johns Place	\$2,499	#3A		4 Broker/no-fee	2	1
1565 Lincoln Place	\$2,500	#2		5 Broker/fee	2	1
1236 Pacific Street	\$2,520	#4G		6 Broker/fee	2	1
1322 Prospect Place	\$2,595	#1D		7 Broker/no-fee	2	1

1867 Prospect Place	\$2,599 #2	3 Broker/fee	2	1
943 Saint Marks Avenue	\$2,600 #3D	11 Broker/no-fee	2	1
546 Saint Marks Avenue	\$2,600 #1	2 Broker/fee	2	1
2288 Atlantic Avenue	\$2,650 #2A	8 Broker/no-fee	2	1
1322 Prospect Place	\$2,695 #1H	8 Broker/no-fee	2	1
886 Lincoln Place	\$2,695 #7	3 Broker/fee	2	1
1031 Bergen Street	\$2,700 #3B	3 Broker/fee	2	1
98 Troy Avenue	\$2,750 #1F	5 Broker/no-fee	2	2
1691 Carroll Street	\$2,750 #4/E	6 Broker/no-fee	2	1
1622 Prospect Place	\$2,750 #1R	11 Broker/no-fee	2	1
1691 Carroll Street	\$2,750 #4E	7 Broker/no-fee	2	1
2175 Bergen Street	\$2,792 #2G	15 Broker/no-fee	2	2
1322 Prospect Place	\$2,795 #4L	7 Broker/no-fee	2	1
240 Crown Street	\$2,795 #2M	14 Broker/fee	2	1
1322 Prospect Place	\$2,795 #4F	7 Broker/no-fee	2	1
722 Nostrand Avenue	\$2,800 #4	12 Broker/fee	2	1
1253 Pacific Street	\$2,800 #3	2 Broker/fee	2	1
1558 Park Place	\$2,800 #1R	6 Broker/fee	2	1
1558 Park Place	\$2,850 #1B	6 Broker/fee	2	1
1061 Bergen Street	\$2,900 #1	3 Broker/no-fee	2	1
711 Saint Marks Avenue	\$2,900 #2D	13 Broker/fee	2	1
1994 Bergen Street	\$2,900 #1A	7 Broker/no-fee	2	1
1362 Saint Marks Avenue	\$2,925 #1	9 Broker/no-fee	2	2

825 Crown Street	\$2,925 #4G	6 Broker/no-fee	2	1
825 Crown Street	\$2,950 #4Q	7 Broker/no-fee	2	1
1539 Dean Street	\$2,999 #201	2 Broker/no-fee	2	1
1539 Dean Street	\$2,999 #203	3 Broker/no-fee	2	1
1539 Dean Street	\$2,999 #1C	2 Broker/no-fee	2	1
1515 Park Place	\$3,000 #507	10 Broker/no-fee	2	1
600 Lincoln Place	\$3,000 #4B	7 Broker/no-fee	2	1
1612 Bergen Street	\$3,000 #1A	1 Broker/no-fee	2	1
873 Bergen Street	\$3,090 #5	9 Broker/fee	2	1
825 Crown Street	\$3,095 #5W	7 Broker/no-fee	2	1
1539 Dean Street	\$3,099 #2B	4 Broker/no-fee	2	1
1539 Dean Street	\$3,099 #2G	2 Broker/no-fee	2	1
1072 Bergen Street	\$3,199 #2A	7 Broker/no-fee	2	1
1058 Bergen Street	\$3,200 #3RB	11 Broker/no-fee	2	1
825 Crown Street	\$3,245 #5V	6 Broker/no-fee	2	1
1600 Bedford Avenue	\$3,250 #3A	3 Broker/fee	2	1
2175 Bergen Street	\$3,350 #7G	16 Broker/no-fee	2	2
307 Eastern Parkway	\$3,399 #2F	12 Broker/no-fee	2	1
748 Lincoln Place	\$3,400 #2A	12 Broker/no-fee	2	1
960 Pacific Street	\$3,499 #1B	8 Broker/no-fee	2	2
806 Saint Johns Place	\$3,500 #3E	6 Broker/no-fee	2	1
770 Saint Marks Avenue	\$3,500 #3K	2 Broker/no-fee	2	1
806 Saint Johns Place	\$3,500 #4B	7 Broker/no-fee	2	1
931 Saint Marks Avenue	\$3,500 #GARC	7 Broker/fee	2	1

665 Saint Marks Avenue	\$3,500 #FIVEE	2 Broker/no-fee	2	1
748 Lincoln Place	\$3,500 #2A	6 Broker/no-fee	2	1
871 Bergen Street	\$3,500 #2C	7 Broker/fee	2	1
632 Sterling Place	\$3,500 #3A	7 Broker/no-fee	2	1
169 Rogers Avenue	\$3,500 #1A	11 Broker/no-fee	2	1.5
770 Saint Marks Avenue	\$3,500 #3I	21 Broker/fee	2	2
805 Saint Marks Avenue	\$3,595 #D4H	9 Broker/no-fee	2	1
928 Saint Marks Avenue	\$3,600 #2	8 Broker/fee	2	1
960 Pacific Street	\$3,749 #1A	6 Broker/no-fee	2	2
1629 Pacific Street	\$3,750 #1R	3 Broker/fee	2	1
781 Washington Avenue	\$3,850 #2L	8 Broker/no-fee	2	1
781 Washington Avenue	\$3,850 #1E	8 Broker/no-fee	2	1
806 Saint Johns Place	\$3,950 #1A	6 Broker/no-fee	2	2
806 Saint Johns Place	\$3,950 #1D	13 Broker/no-fee	2	2
921 Washington Avenue	\$4,225 #855	12 Broker/no-fee	2	1
392 Saint Marks Avenue	\$4,350 #3A	6 Broker/no-fee	2	2
1101 President Street	\$4,370 #507	8 Broker/no-fee	2	2
1578 Union Street	\$4,500 #3/C	13 Broker/fee	2	1
655 Prospect Place	\$4,500 #1	3 Broker/no-fee	2	2
941 Washington Avenue	\$4,500 #760	7 Broker/no-fee	2	2
1889 Bergen Street	\$4,500 #4F	14 Broker/no-fee	2	1.5
836 Bergen Street	\$4,583 PENTH	1 Broker/no-fee	2	1
1120 Saint Johns Place	\$4,600 #209	10 Broker/no-fee	2	2



1010 Pacific Street	\$4,725 #522	18 Broker/no-fee	2	2
1010 Pacific Street	\$4,725 #622	18 Broker/no-fee	2	2
1010 Pacific Street	\$4,745 #511	18 Broker/no-fee	2	2
1010 Pacific Street	\$4,745 #611	18 Broker/no-fee	2	2
836 Bergen Street	\$5,000 #PH10	2 Broker/no-fee	2	1
1010 Pacific Street	\$5,046 #3110	2 Broker/no-fee	2	2
1010 Pacific Street	\$5,046 #3220	2 Broker/no-fee	2	2
1010 Pacific Street	\$5,195 #221-C	2 Broker/no-fee	2	2
906 Bergen Street	\$5,250 #6A	18 By owner/no-fee	2	2
836 Bergan Street	\$5,600 #433	5 Broker/no-fee	2	1
836 Bergen Street	\$5,600 #435	2 Broker/no-fee	2	1
836 Bergen Street	\$5,700 #PH7	8 Broker/no-fee	2	1
836 Bergen Street	\$5,800 #430	3 Broker/no-fee	2	1
836 Bergan Street	\$5,999 #429	7 Broker/no-fee	2	1
836 Bergen Street	\$6,500 PENTH	7 Broker/no-fee	2	1
836 Bergen Street	\$6,800 #306	5 Broker/no-fee	2	2

## **Three-Bedroom Apartment Comparables**

*(source: StreetEasy)*

## Active Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
1517 Dean Street	\$2,600	#3		9 Broker/fee	3	1
812 Crown Street	\$2,600	#2F	22	Broker/fee	3	1
1364 Sterling Place	\$2,695	#4	22	Broker/fee	3	1
238 Schenectady Avenue	\$2,695	#1L	10	Broker/fee	3	1
2060 Pacific Street	\$2,700	#3	14	Broker/fee	3	1
1928 Pacific Street	\$2,700	#2F	78	Broker/no-fee	3	1
1213 Lincoln Place	\$2,750	#3A	10	Broker/fee	3	1
1768 Bergen Street	\$2,750	#1	20	Broker/no-fee	3	1
1212 Lincoln Place	\$2,750	#3C	16	Broker/fee	3	1
1671 Lincoln Place	\$2,800	#4C	3	Broker/no-fee	3	1
1442 Pacific Street	\$2,900	#3R	17	Broker/fee	3	2
734 Prospect Place	\$2,950	#5	3	Broker/no-fee	3	1
1400 Bedford Avenue	\$3,000	#2	16	Broker/fee	3	1
165 Schenectady Avenue	\$3,000	#2	9	Broker/fee	3	1
1319 Bedford Avenue	\$3,000	#3F	7	Broker/fee	3	1.5
1358 Saint Marks Avenue	\$3,000	#2	212	Broker/fee	3	1
1882 Bergen Street	\$3,000	#2	3	Broker/fee	3	2
716 Nostrand Avenue	\$3,099	#5B	42	Broker/no-fee	3	1
57 Buffalo Avenue	\$3,100	#2C	0	Broker/no-fee	3	2
2276 Atlantic Avenue	\$3,100	#2	39	Broker/no-fee	3	1
2099 Pacific Street	\$3,195	#2F	10	Broker/no-fee	3	1.5
658 Prospect Place	\$3,195	#4	18	Broker/fee	3	1

230 Schenectady Avenue	\$3,199 #R3	13 Broker/no-fee	3	2
1279 Saint Johns Place	\$3,200 #3F	7 Broker/no-fee	3	2
1568 Prospect Place	\$3,200 #3	18 Broker/fee	3	2
1797 Prospect Place	\$3,200 #2R	24 Broker/fee	3	1
95 Kingston Avenue	\$3,250 #4L	29 Broker/no-fee	3	1
1688 Bergen Street	\$3,295 #1	35 Broker/fee	3	2
600 Park Place	\$3,350 #16	8 Broker/no-fee	3	1
74 Buffalo Avenue	\$3,399 #1	59 Broker/no-fee	3	1.5
860 Nostrand Avenue	\$3,495 #8	14 Broker/no-fee	3	1
1034 Lincoln Place	\$3,500 #2R	16 Broker/fee	3	1
1363 Saint Johns Place	\$3,500 #3B	8 Broker/no-fee	3	1
980 Bergen Street	\$3,600 #21	8 Broker/no-fee	3	1
46 Rogers Avenue	\$3,800 #1	4 Broker/no-fee	3	1
286 Eastern Parkway	\$3,850 #1A	25 Broker/fee	3	1
68 Troy Avenue	\$3,900 #1L	28 Broker/no-fee	3	2.5
637 Sterling Place	\$3,995 #1R	3 Broker/no-fee	3	1
1246 Pacific Street	\$3,995 #3B	4 Broker/fee	3	1
143 Schenectady Avenue	\$3,999 #2A	10 Broker/no-fee	3	2
1274 Saint Marks Avenue	\$4,000 #3	17 Broker/fee	3	1
1136 President Street	\$4,095 #2	146 Broker/no-fee	3	1
119 Albany Avenue	\$4,200 #1A	6 Broker/no-fee	3	1
996 Carroll Street	\$4,250 #2K	9 Broker/no-fee	3	2
882 Nostrand Avenue	\$4,300 #2	8 Broker/fee	3	2
756 Lincoln Place	\$4,365 #2	21 Broker/no-fee	3	2

1486 Bedford Avenue	\$4,475	#2R	7	Broker/no-fee	3	1
1760 Dean Street	\$4,500	#2	51	Broker/no-fee	3	2
118 Albany Avenue	\$4,500	#1A	8	Broker/no-fee	3	1
82 Utica Avenue	\$4,904	#2A	14	Broker/no-fee	3	2.5
1101 President Street	\$4,925	#706	14	Broker/no-fee	3	2
1380 Sterling Place	\$4,950	#1	42	Broker/fee	3	3
1766 Dean Street	\$5,000	#3	6	Broker/no-fee	3	2
921 Washington Avenue	\$5,150	#859	0	Broker/no-fee	3	2
1130 President Street	\$5,250	#3	86	Broker/no-fee	3	2
941 Washington Avenue	\$5,300	#763	2	Broker/no-fee	3	2
1101 President Street	\$5,325	#618	14	Broker/no-fee	3	2
1365 Prospect Place	\$5,454	#2	15	Broker/no-fee	3	2.5
505 Eastern Parkway	\$5,500	#2	8	Broker/no-fee	3	3
597 Grand Avenue	\$5,750	#3G	9	Broker/no-fee	3	2
851 Park Place	\$6,500	#2	36	Broker/fee	3	1

#### Past Listings

address	price_per_month	unit	days_on_market	listing_type	beds	baths
461 Saratoga Avenue	\$2,650	#3F	22	Broker/no-fee	3	1
238 Schenectady Avenue	\$2,695	#2L	15	Broker/fee	3	1
611 Nostrand Avenue	\$2,700	#2R	10	Broker/no-fee	3	1
461 Saratoga Avenue	\$2,750	#2B	14	Broker/no-fee	3	1
455 Saratoga Avenue	\$2,750	#2	3	Broker/no-fee	3	1.5
1213 Lincoln Place	\$2,750	#3C	13	Broker/fee	3	1

1671 Lincoln Place	\$2,800 #4D	15 Broker/no-fee	3	1
1355 Saint Marks Avenue	\$2,895 #4	2 Broker/no-fee	3	2
2344 Pacific Street	\$2,999 #2F	11 Broker/no-fee	3	1
1319 Bedford Avenue	\$3,000 #2R	10 Broker/fee	3	1.5
1319 Bedford Avenue	\$3,000 #2F	3 Broker/fee	3	1.5
1412 Sterling Place	\$3,050 #3	15 Broker/fee	3	1
1412 Sterling Place	\$3,050 #1	6 Broker/fee	3	1
2344 Pacific Street	\$3,100 #2	15 Broker/no-fee	3	1
2344 Pacific Street	\$3,100 #3	6 Broker/no-fee	3	1
1446 Dean Street	\$3,100 #3	7 Broker/fee	3	1
230 Schenectady Avenue	\$3,199 #3R	10 Broker/no-fee	3	2
1580 President Street	\$3,200 #8	3 Broker/no-fee	3	1
1518 Bedford Avenue	\$3,200 #1R	2 Broker/fee	3	1
1321 Bedford Avenue	\$3,250 #2R	0 Broker/fee	3	1.5
818 Prospect Place	\$3,250 1R--GA	0 Broker/fee	3	2
1323 Bedford Avenue	\$3,250 #2A	0 Broker/fee	3	1.5
818 Prospect Place	\$3,250 1-GARI	8 Broker/fee	3	2
2099 Pacific Street	\$3,300 #2	14 Broker/no-fee	3	1.5
57 Buffalo Avenue	\$3,300 #2A	4 Broker/no-fee	3	2
1279 Saint Johns Place	\$3,350 #3RR	15 Broker/no-fee	3	2
1279 Saint Johns Place	\$3,350 #3A	9 Broker/no-fee	3	2
1166 Pacific Street	\$3,400 #A3	15 Broker/fee	3	1.5
600 Park Place	\$3,400 #16	13 Broker/no-fee	3	1

1386 Lincoln Place	\$3,400 #2	14 Broker/no-fee	3	2
1365 Saint Johns Place	\$3,400 #1A	18 Broker/no-fee	3	1.5
1154 President Street	\$3,450 #4A	3 Broker/no-fee	3	1
654 Park Place	\$3,500 #2RF	7 Broker/no-fee	3	1
1013 Pacific Street	\$3,500 #3A	4 Broker/fee	3	1
909 Saint Marks Avenue	\$3,500 #4B	10 Broker/no-fee	3	1
1020 Carroll Street	\$3,500 #2F	7 Broker/no-fee	3	1
1011 Pacific Street	\$3,600 #3L	5 Broker/no-fee	3	1
1011 Pacific Street	\$3,600 #3R	3 Broker/no-fee	3	1
1013 Pacific Street	\$3,600 #3R	5 Broker/no-fee	3	1
245 Sullivan Place	\$3,650 #A5	8 Broker/no-fee	3	1.5
860 Nostrand Avenue	\$3,695 #9R	17 Broker/no-fee	3	1
860 Nostrand Avenue	\$3,700 #9	15 Broker/no-fee	3	1
933 Pacific Street	\$3,750 #3	6 Broker/fee	3	1
732 Saint Marks Avenue	\$3,800 #42	3 Broker/no-fee	3	1
90 Sullivan Place	\$3,860 #2E	3 Broker/fee	3	2
1246 Pacific Street	\$3,995 #3A	7 Broker/fee	3	1
563 Eastern Parkway	\$3,995 #2	11 Broker/fee	3	1
1246 Pacific Street	\$4,000 #3D	9 Broker/fee	3	1
980 Bergen Street	\$4,000 #17	30 Broker/no-fee	3	1
1027 President Street	\$4,000 #3B	3 Broker/no-fee	3	1
90 Sullivan Place	\$4,000 #5E	2 Broker/no-fee	3	2
1246 Pacific Street	\$4,200 #3C	7 Broker/fee	3	1
871 Bergen Street	\$4,250 #1D	8 Broker/fee	3	1.5

996 Carroll Street	\$4,299 #2H	8 Broker/no-fee	3	1.5
996 Carroll Street	\$4,349 #2D	17 Broker/no-fee	3	1.5
996 Carroll Street	\$4,375 #2L	6 Broker/no-fee	3	1.5
457 Park Place	\$4,495 #2R	2 Broker/fee	3	1.5
1052 Dean Street	\$4,498 #4J	7 Broker/no-fee	3	2
1511 Dean Street	\$4,500 #1A	18 Broker/no-fee	3	1.5
666 Park Place	\$4,500 #1R	2 Broker/fee	3	1
1119 Carroll Street	\$4,500 #3B	7 Broker/no-fee	3	1.5
1756 Dean Street	\$4,500 #GARD	7 Broker/no-fee	3	2
1756 Dean Street	\$4,500 #2	14 Broker/no-fee	3	2
788 Park Place	\$4,500 #5	11 Broker/fee	3	1
1509 Dean Street	\$4,500 #1	26 Broker/no-fee	3	1.5
1511 Dean Street	\$4,500 #1F	9 Broker/no-fee	3	1.5
1052 Dean Street	\$4,500 #4G	14 Broker/no-fee	3	2
1756 Dean Street	\$4,500 #2	13 Broker/no-fee	3	2
1578 Union Street	\$4,600 #3H	15 Broker/no-fee	3	1
105A Rogers Avenue	\$4,995 #1	8 Broker/no-fee	3	2
105A Rogers Avenue	\$5,000 #1A	12 Broker/no-fee	3	2
921 Washington Avenue	\$5,100 #850	0 Broker/no-fee	3	2
921 Washington Avenue	\$5,100 #848	8 Broker/no-fee	3	2
921 Washington Avenue	\$5,150 #857	10 Broker/no-fee	3	2
921 Washington Avenue	\$5,150 #852	5 Broker/no-fee	3	2
921 Washington Avenue	\$5,150 #854	8 Broker/no-fee	3	2



921 Washington Avenue	\$5,150 #856	6 Broker/no-fee	3	2
941 Washington Avenue	\$5,300 #756	5 Broker/no-fee	3	2
941 Washington Avenue	\$5,300 #758	8 Broker/no-fee	3	2
941 Washington Avenue	\$5,300 #754	9 Broker/no-fee	3	2
941 Washington Avenue	\$5,300 #759	14 Broker/no-fee	3	2
1101 President Street	\$5,325 #518	30 Broker/no-fee	3	2
762 Park Place	\$5,400 #3D	28 Broker/no-fee	3	2
1762 Dean Street	\$5,500 #3	13 Broker/no-fee	3	2.5
1762 Dean Street	\$5,500 #PHE	23 Broker/no-fee	3	2.5
1762 Dean Street	\$5,500 #3	14 Broker/no-fee	3	2.5
809 Prospect Place	\$7,250 #1	5 Broker/no-fee	3	3