



Community Profile

Rings: 1, 2, 3 mile radii

500-530 Boylston St, Boston, MA 02116,

Latitude: 42.3503

Longitude: -71.07461

	1 mile	2 mile	3 mile
Population Summary			
2000 Total Population	74,439	199,280	434,069
2010 Total Population	82,006	225,370	467,794
2019 Total Population	95,833	260,740	525,801
2019 Group Quarters	10,722	39,769	56,447
2024 Total Population	102,611	279,875	557,110
2019-2024 Annual Rate	1.38%	1.43%	1.16%
2019 Total Daytime Population	272,258	692,322	937,737
Workers	232,792	583,819	714,112
Residents	39,466	108,503	223,625
Household Summary			
2000 Households	39,323	90,730	184,987
2000 Average Household Size	1.65	1.88	2.12
2010 Households	42,349	100,301	197,961
2010 Average Household Size	1.70	1.88	2.09
2019 Households	48,647	115,815	221,618
2019 Average Household Size	1.75	1.91	2.12
2024 Households	52,031	124,846	235,385
2024 Average Household Size	1.77	1.92	2.13
2019-2024 Annual Rate	1.35%	1.51%	1.21%
2010 Families	11,964	32,791	77,794
2010 Average Family Size	2.60	2.76	2.94
2019 Families	14,291	38,197	86,861
2019 Average Family Size	2.66	2.79	2.96
2024 Families	15,510	41,359	92,218
2024 Average Family Size	2.68	2.81	2.97
2019-2024 Annual Rate	1.65%	1.60%	1.20%
Housing Unit Summary			
2000 Housing Units	41,840	96,741	195,654
Owner Occupied Housing Units	24.6%	23.7%	25.5%
Renter Occupied Housing Units	69.4%	70.1%	69.0%
Vacant Housing Units	6.0%	6.2%	5.5%
2010 Housing Units	46,476	109,676	213,843
Owner Occupied Housing Units	27.0%	25.6%	27.3%
Renter Occupied Housing Units	64.1%	65.9%	65.3%
Vacant Housing Units	8.9%	8.5%	7.4%
2019 Housing Units	52,959	125,893	238,326
Owner Occupied Housing Units	27.1%	25.1%	27.2%
Renter Occupied Housing Units	64.8%	66.9%	65.8%
Vacant Housing Units	8.1%	8.0%	7.0%
2024 Housing Units	56,310	134,845	251,652
Owner Occupied Housing Units	26.9%	24.8%	27.1%
Renter Occupied Housing Units	65.5%	67.8%	66.4%
Vacant Housing Units	7.6%	7.4%	6.5%
Median Household Income			
2019	\$85,940	\$81,650	\$75,334
2024	\$102,882	\$100,445	\$89,546
Median Home Value			
2019	\$1,053,217	\$792,532	\$691,506
2024	\$1,174,239	\$900,500	\$773,134
Per Capita Income			
2019	\$71,279	\$57,501	\$49,417
2024	\$81,127	\$66,769	\$57,347
Median Age			
2010	30.9	29.1	29.7
2019	32.5	30.5	31.4
2024	33.1	31.2	32.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Households by Income			
Household Income Base	48,647	115,808	221,600
<\$15,000	18.5%	17.2%	16.9%
\$15,000 - \$24,999	7.9%	7.7%	7.9%
\$25,000 - \$34,999	4.5%	5.3%	5.9%
\$35,000 - \$49,999	6.0%	6.8%	7.9%
\$50,000 - \$74,999	9.0%	10.1%	11.2%
\$75,000 - \$99,999	8.4%	9.2%	9.9%
\$100,000 - \$149,999	13.8%	15.2%	15.8%
\$150,000 - \$199,999	9.7%	10.1%	9.3%
\$200,000+	22.3%	18.4%	15.1%
Average Household Income	\$139,447	\$126,675	\$115,364
2024 Households by Income			
Household Income Base	52,031	124,839	235,367
<\$15,000	16.0%	14.3%	14.4%
\$15,000 - \$24,999	7.3%	6.7%	6.9%
\$25,000 - \$34,999	4.4%	5.0%	5.6%
\$35,000 - \$49,999	5.4%	6.0%	7.0%
\$50,000 - \$74,999	8.1%	9.0%	10.2%
\$75,000 - \$99,999	7.7%	8.7%	9.5%
\$100,000 - \$149,999	14.1%	16.1%	17.0%
\$150,000 - \$199,999	11.5%	12.4%	11.6%
\$200,000+	25.6%	21.7%	18.0%
Average Household Income	\$159,560	\$147,080	\$133,948
2019 Owner Occupied Housing Units by Value			
Total	14,325	31,575	64,708
<\$50,000	0.2%	0.2%	0.4%
\$50,000 - \$99,999	0.1%	0.1%	0.2%
\$100,000 - \$149,999	0.1%	0.2%	0.3%
\$150,000 - \$199,999	0.2%	0.3%	0.7%
\$200,000 - \$249,999	0.3%	0.7%	1.4%
\$250,000 - \$299,999	0.4%	1.3%	2.3%
\$300,000 - \$399,999	3.8%	6.8%	9.3%
\$400,000 - \$499,999	6.8%	11.1%	14.1%
\$500,000 - \$749,999	19.6%	26.4%	27.8%
\$750,000 - \$999,999	16.0%	16.5%	15.5%
\$1,000,000 - \$1,499,999	23.2%	18.7%	15.6%
\$1,500,000 - \$1,999,999	9.2%	6.4%	5.1%
\$2,000,000 +	20.1%	11.2%	7.3%
Average Home Value	\$1,211,095	\$987,881	\$864,674
2024 Owner Occupied Housing Units by Value			
Total	15,137	33,393	68,111
<\$50,000	0.0%	0.1%	0.1%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.1%	0.1%	0.4%
\$200,000 - \$249,999	0.1%	0.2%	0.6%
\$250,000 - \$299,999	0.2%	0.6%	1.2%
\$300,000 - \$399,999	2.4%	3.9%	5.8%
\$400,000 - \$499,999	4.6%	8.3%	11.4%
\$500,000 - \$749,999	16.4%	25.2%	28.5%
\$750,000 - \$999,999	16.7%	18.7%	18.5%
\$1,000,000 - \$1,499,999	26.7%	22.6%	19.0%
\$1,500,000 - \$1,999,999	10.3%	7.3%	5.8%
\$2,000,000 +	22.3%	12.7%	8.3%
Average Home Value	\$1,294,657	\$1,070,590	\$945,176

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age			
Total	82,004	225,371	467,792
0 - 4	3.4%	3.7%	4.7%
5 - 9	2.0%	2.5%	3.4%
10 - 14	1.7%	2.3%	3.2%
15 - 24	26.2%	29.3%	25.0%
25 - 34	25.2%	25.0%	24.7%
35 - 44	12.0%	11.3%	12.1%
45 - 54	9.8%	9.1%	9.8%
55 - 64	8.9%	7.9%	8.2%
65 - 74	6.1%	4.9%	4.9%
75 - 84	3.5%	2.8%	2.9%
85 +	1.3%	1.1%	1.2%
18 +	91.9%	89.9%	86.6%
2019 Population by Age			
Total	95,833	260,737	525,800
0 - 4	3.2%	3.4%	4.2%
5 - 9	2.3%	2.7%	3.6%
10 - 14	2.0%	2.5%	3.3%
15 - 24	23.4%	26.2%	22.2%
25 - 34	24.4%	24.8%	24.5%
35 - 44	12.5%	12.4%	13.2%
45 - 54	9.2%	8.5%	9.2%
55 - 64	9.4%	8.4%	8.8%
65 - 74	8.0%	6.5%	6.6%
75 - 84	4.1%	3.2%	3.2%
85 +	1.6%	1.3%	1.3%
18 +	91.1%	89.9%	86.8%
2024 Population by Age			
Total	102,611	279,875	557,109
0 - 4	3.3%	3.5%	4.3%
5 - 9	2.3%	2.7%	3.4%
10 - 14	2.0%	2.4%	3.2%
15 - 24	22.3%	25.4%	21.5%
25 - 34	24.3%	24.4%	24.0%
35 - 44	12.7%	12.9%	13.8%
45 - 54	8.9%	8.5%	9.2%
55 - 64	9.0%	8.0%	8.4%
65 - 74	8.4%	6.9%	7.0%
75 - 84	5.0%	4.0%	3.9%
85 +	1.7%	1.4%	1.4%
18 +	91.1%	89.9%	87.2%
2010 Population by Sex			
Males	40,663	110,523	227,584
Females	41,343	114,847	240,210
2019 Population by Sex			
Males	47,611	128,702	257,238
Females	48,222	132,038	268,563
2024 Population by Sex			
Males	50,840	137,951	272,525
Females	51,771	141,924	284,584

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	82,007	225,369	467,794
White Alone	68.1%	65.2%	61.4%
Black Alone	8.4%	13.0%	14.8%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	17.4%	13.6%	12.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.2%	4.6%	7.5%
Two or More Races	2.7%	3.4%	4.0%
Hispanic Origin	8.9%	11.2%	15.7%
Diversity Index	58.0	63.1	69.7
2019 Population by Race/Ethnicity			
Total	95,833	260,740	525,801
White Alone	62.2%	60.5%	56.7%
Black Alone	9.2%	13.7%	15.3%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	20.8%	15.9%	14.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.2%	5.5%	8.8%
Two or More Races	3.3%	4.0%	4.7%
Hispanic Origin	11.5%	14.0%	19.2%
Diversity Index	65.0	68.9	74.9
2024 Population by Race/Ethnicity			
Total	102,611	279,873	557,110
White Alone	59.4%	58.2%	54.2%
Black Alone	9.7%	14.0%	15.5%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	22.0%	17.0%	15.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.0%	6.2%	9.7%
Two or More Races	3.6%	4.3%	5.0%
Hispanic Origin	13.5%	15.9%	21.3%
Diversity Index	68.5	71.7	77.3
2010 Population by Relationship and Household Type			
Total	82,006	225,370	467,794
In Households	87.8%	83.5%	88.7%
In Family Households	38.7%	41.2%	50.8%
Householder	14.5%	14.6%	16.6%
Spouse	11.0%	9.4%	10.2%
Child	10.7%	13.7%	18.2%
Other relative	1.7%	2.5%	3.7%
Nonrelative	0.7%	1.0%	1.9%
In Nonfamily Households	49.1%	42.3%	37.9%
In Group Quarters	12.2%	16.5%	11.3%
Institutionalized Population	0.3%	1.4%	0.9%
Noninstitutionalized Population	11.9%	15.1%	10.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Population 25+ by Educational Attainment			
Total	66,265	169,964	350,496
Less than 9th Grade	6.4%	5.1%	6.3%
9th - 12th Grade, No Diploma	3.4%	4.3%	5.0%
High School Graduate	7.8%	9.9%	12.6%
GED/Alternative Credential	1.6%	2.0%	2.0%
Some College, No Degree	6.5%	8.5%	9.3%
Associate Degree	2.4%	2.8%	3.2%
Bachelor's Degree	32.7%	32.2%	30.2%
Graduate/Professional Degree	39.3%	35.1%	31.5%
2019 Population 15+ by Marital Status			
Total	88,648	238,402	466,986
Never Married	57.2%	62.7%	60.1%
Married	34.0%	28.8%	30.4%
Widowed	3.2%	2.7%	3.2%
Divorced	5.6%	5.8%	6.3%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.4%	95.4%	95.8%
Civilian Unemployed (Unemployment Rate)	4.6%	4.6%	4.2%
2019 Employed Population 16+ by Industry			
Total	57,472	153,603	306,679
Agriculture/Mining	0.1%	0.1%	0.1%
Construction	1.6%	2.0%	3.0%
Manufacturing	5.4%	4.9%	4.9%
Wholesale Trade	1.1%	1.6%	1.5%
Retail Trade	5.8%	5.7%	6.2%
Transportation/Utilities	1.4%	2.2%	2.6%
Information	3.2%	2.6%	2.7%
Finance/Insurance/Real Estate	13.8%	11.7%	9.7%
Services	65.2%	66.2%	66.2%
Public Administration	2.3%	2.9%	3.2%
2019 Employed Population 16+ by Occupation			
Total	57,472	153,603	306,681
White Collar	82.2%	81.2%	75.5%
Management/Business/Financial	29.0%	25.3%	21.6%
Professional	36.5%	37.3%	35.8%
Sales	7.8%	8.5%	8.0%
Administrative Support	8.9%	10.2%	10.2%
Services	13.9%	13.6%	17.0%
Blue Collar	3.9%	5.2%	7.5%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	0.7%	1.1%	2.1%
Installation/Maintenance/Repair	0.4%	0.6%	0.8%
Production	1.6%	1.4%	1.9%
Transportation/Material Moving	1.2%	2.0%	2.6%
2010 Population By Urban/ Rural Status			
Total Population	82,006	225,370	467,794
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	42,349	100,301	197,961
Households with 1 Person	52.4%	46.9%	41.1%
Households with 2+ People	47.6%	53.1%	58.9%
Family Households	28.3%	32.7%	39.3%
Husband-wife Families	21.5%	21.1%	24.1%
With Related Children	6.1%	6.8%	9.3%
Other Family (No Spouse Present)	6.8%	11.6%	15.2%
Other Family with Male Householder	1.4%	2.2%	3.2%
With Related Children	0.5%	0.8%	1.3%
Other Family with Female Householder	5.3%	9.3%	12.0%
With Related Children	3.1%	5.8%	7.6%
Nonfamily Households	19.4%	20.4%	19.6%
All Households with Children	9.7%	13.4%	18.4%
Multigenerational Households	0.8%	1.6%	2.3%
Unmarried Partner Households	8.0%	8.1%	8.2%
Male-female	5.7%	6.4%	6.7%
Same-sex	2.4%	1.7%	1.5%
2010 Households by Size			
Total	42,350	100,302	197,961
1 Person Household	52.4%	46.9%	41.1%
2 Person Household	33.0%	33.0%	31.9%
3 Person Household	8.3%	11.0%	13.4%
4 Person Household	4.4%	5.8%	8.1%
5 Person Household	1.3%	2.0%	3.3%
6 Person Household	0.4%	0.7%	1.3%
7 + Person Household	0.2%	0.5%	1.0%
2010 Households by Tenure and Mortgage Status			
Total	42,349	100,301	197,961
Owner Occupied	29.6%	28.0%	29.5%
Owned with a Mortgage/Loan	22.4%	21.7%	22.7%
Owned Free and Clear	7.2%	6.3%	6.8%
Renter Occupied	70.4%	72.0%	70.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	46,476	109,676	213,843
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments			
1.	Laptops and Lattes (3A)	Metro Renters (3B)	Laptops and Lattes (3A)
2.	Metro Renters (3B)	Laptops and Lattes (3A)	Metro Renters (3B)
3.	Dorms to Diplomas (14C)	Trendsetters (3C)	Trendsetters (3C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$178,418,468	\$389,020,910	\$675,597,752
Average Spent	\$3,667.62	\$3,358.99	\$3,048.48
Spending Potential Index	171	157	142
Education: Total \$	\$138,361,527	\$294,310,884	\$512,896,581
Average Spent	\$2,844.19	\$2,541.22	\$2,314.33
Spending Potential Index	178	159	145
Entertainment/Recreation: Total \$	\$241,634,276	\$522,972,507	\$912,528,287
Average Spent	\$4,967.10	\$4,515.59	\$4,117.57
Spending Potential Index	152	138	126
Food at Home: Total \$	\$396,180,728	\$868,832,112	\$1,518,796,710
Average Spent	\$8,143.99	\$7,501.90	\$6,853.22
Spending Potential Index	157	145	132
Food Away from Home: Total \$	\$300,708,265	\$654,696,947	\$1,129,647,425
Average Spent	\$6,181.43	\$5,652.95	\$5,097.27
Spending Potential Index	168	154	139
Health Care: Total \$	\$392,363,794	\$852,321,561	\$1,492,490,252
Average Spent	\$8,065.53	\$7,359.34	\$6,734.52
Spending Potential Index	136	124	113
HH Furnishings & Equipment: Total \$	\$154,763,488	\$336,254,673	\$582,978,529
Average Spent	\$3,181.36	\$2,903.38	\$2,630.56
Spending Potential Index	149	136	123
Personal Care Products & Services: Total \$	\$66,502,086	\$144,723,514	\$250,467,970
Average Spent	\$1,367.03	\$1,249.61	\$1,130.18
Spending Potential Index	154	141	127
Shelter: Total \$	\$1,568,794,875	\$3,403,935,867	\$5,949,409,742
Average Spent	\$32,248.54	\$29,391.15	\$26,845.34
Spending Potential Index	174	159	145
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$182,027,552	\$386,502,088	\$675,995,948
Average Spent	\$3,741.80	\$3,337.24	\$3,050.28
Spending Potential Index	151	135	123
Travel: Total \$	\$167,887,504	\$360,522,692	\$631,085,318
Average Spent	\$3,451.14	\$3,112.92	\$2,847.63
Spending Potential Index	154	139	127
Vehicle Maintenance & Repairs: Total \$	\$81,093,885	\$177,249,731	\$305,347,801
Average Spent	\$1,666.99	\$1,530.46	\$1,377.81
Spending Potential Index	146	134	120

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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