



# Community Profile

Rings: 1, 3, 5 mile radii

892 River St, Boston, MA 02136, USA

Latitude: 42.2618  
Longitude: -71.10924

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2010 Total Population	27,107	175,267	433,355
2020 Total Population	28,244	186,262	463,835
2020 Group Quarters	215	3,438	8,554
2023 Total Population	28,221	188,759	470,661
2023 Group Quarters	215	3,442	8,561
2028 Total Population	28,195	189,530	474,650
2023-2028 Annual Rate	-0.02%	0.08%	0.17%
2023 Total Daytime Population	19,896	142,208	398,381
Workers	6,180	53,505	176,171
Residents	13,716	88,703	222,210
<b>Household Summary</b>			
2010 Households	9,642	65,783	166,937
2010 Average Household Size	2.79	2.61	2.54
2020 Total Households	10,120	69,742	179,109
2020 Average Household Size	2.77	2.62	2.54
2023 Total Households	10,308	71,033	182,687
2023 Average Household Size	2.72	2.61	2.53
2028 Total Households	10,344	71,577	185,161
2028 Average Household Size	2.70	2.60	2.52
2023-2028 Annual Rate	0.07%	0.15%	0.27%
2010 Families	6,765	42,917	101,221
2010 Average Family Size	3.33	3.22	3.20
2023 Families	7,100	45,321	108,022
2023 Average Family Size	3.29	3.27	3.24
2028 Families	7,140	45,746	109,603
2028 Average Family Size	3.27	3.25	3.22
2023-2028 Annual Rate	0.11%	0.19%	0.29%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,968	67,773	167,158
Owner Occupied Housing Units	57.8%	50.4%	46.3%
Renter Occupied Housing Units	39.3%	46.1%	49.4%
Vacant Housing Units	2.9%	3.5%	4.3%
2010 Housing Units	10,271	70,387	178,560
Owner Occupied Housing Units	54.1%	49.2%	45.4%
Renter Occupied Housing Units	39.8%	44.2%	48.1%
Vacant Housing Units	6.1%	6.5%	6.5%
2020 Housing Units	10,601	73,468	189,213
Vacant Housing Units	4.5%	5.1%	5.3%
2023 Housing Units	10,745	74,685	192,937
Owner Occupied Housing Units	57.7%	51.8%	46.2%
Renter Occupied Housing Units	38.2%	43.3%	48.5%
Vacant Housing Units	4.1%	4.9%	5.3%
2028 Housing Units	10,837	75,546	196,136
Owner Occupied Housing Units	59.0%	52.7%	46.8%
Renter Occupied Housing Units	36.5%	42.0%	47.6%
Vacant Housing Units	4.5%	5.3%	5.6%
<b>Median Household Income</b>			
2023	\$84,603	\$86,849	\$86,404
2028	\$95,263	\$101,162	\$101,263
<b>Median Home Value</b>			
2023	\$560,041	\$627,861	\$667,370
2028	\$624,381	\$685,298	\$728,066
<b>Per Capita Income</b>			
2023	\$42,589	\$48,004	\$50,401
2028	\$49,504	\$55,914	\$58,749
<b>Median Age</b>			
2010	38.3	37.5	36.4
2023	39.8	39.0	38.3
2028	40.5	39.9	39.3

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2023 Households by Income</b>			
Household Income Base	10,308	71,017	182,670
<\$15,000	12.3%	11.3%	13.0%
\$15,000 - \$24,999	6.1%	6.9%	7.0%
\$25,000 - \$34,999	6.1%	5.8%	5.6%
\$35,000 - \$49,999	6.7%	7.4%	6.9%
\$50,000 - \$74,999	12.7%	12.6%	12.0%
\$75,000 - \$99,999	13.8%	11.2%	10.5%
\$100,000 - \$149,999	19.2%	17.8%	17.1%
\$150,000 - \$199,999	9.4%	10.4%	10.5%
\$200,000+	13.9%	16.6%	17.3%
Average Household Income	\$116,569	\$127,618	\$129,957
<b>2028 Households by Income</b>			
Household Income Base	10,344	71,561	185,144
<\$15,000	11.0%	10.2%	11.8%
\$15,000 - \$24,999	5.1%	5.9%	6.0%
\$25,000 - \$34,999	5.0%	4.9%	4.7%
\$35,000 - \$49,999	5.6%	6.2%	5.8%
\$50,000 - \$74,999	12.2%	11.7%	11.2%
\$75,000 - \$99,999	13.1%	10.5%	9.8%
\$100,000 - \$149,999	19.5%	17.8%	17.2%
\$150,000 - \$199,999	11.3%	12.2%	12.2%
\$200,000+	17.3%	20.6%	21.2%
Average Household Income	\$134,874	\$148,122	\$150,750
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	6,199	38,671	89,116
<\$50,000	4.7%	2.4%	1.6%
\$50,000 - \$99,999	0.3%	0.6%	0.5%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.3%	0.1%	0.2%
\$200,000 - \$249,999	0.8%	0.4%	0.5%
\$250,000 - \$299,999	3.2%	1.9%	1.5%
\$300,000 - \$399,999	7.4%	5.8%	4.8%
\$400,000 - \$499,999	21.4%	14.2%	11.7%
\$500,000 - \$749,999	49.2%	47.6%	43.6%
\$750,000 - \$999,999	7.0%	18.1%	21.7%
\$1,000,000 - \$1,499,999	2.3%	4.5%	7.4%
\$1,500,000 - \$1,999,999	0.5%	2.0%	3.0%
\$2,000,000 +	2.8%	2.2%	3.5%
Average Home Value	\$604,142	\$688,190	\$761,273
<b>2028 Owner Occupied Housing Units by Value</b>			
Total	6,393	39,805	91,796
<\$50,000	2.9%	1.2%	0.8%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.0%
\$200,000 - \$249,999	0.1%	0.0%	0.1%
\$250,000 - \$299,999	0.5%	0.3%	0.2%
\$300,000 - \$399,999	2.0%	1.5%	1.3%
\$400,000 - \$499,999	14.7%	8.8%	6.8%
\$500,000 - \$749,999	60.0%	51.3%	44.7%
\$750,000 - \$999,999	10.2%	24.1%	27.0%
\$1,000,000 - \$1,499,999	3.6%	6.2%	10.2%
\$1,500,000 - \$1,999,999	1.1%	3.2%	4.3%
\$2,000,000 +	4.9%	3.2%	4.6%
Average Home Value	\$714,691	\$783,883	\$857,242

**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:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2010 Population by Age</b>			
Total	27,107	175,265	433,353
0 - 4	6.0%	6.4%	6.2%
5 - 9	6.2%	6.4%	5.9%
10 - 14	7.0%	6.6%	6.1%
15 - 24	14.9%	14.2%	14.9%
25 - 34	11.8%	13.0%	14.9%
35 - 44	13.2%	13.8%	13.8%
45 - 54	15.6%	14.9%	14.3%
55 - 64	13.1%	11.9%	11.5%
65 - 74	6.8%	6.6%	6.4%
75 - 84	3.9%	4.2%	4.1%
85 +	1.4%	2.0%	1.9%
18 +	76.1%	76.2%	77.7%
<b>2023 Population by Age</b>			
Total	28,220	188,760	470,660
0 - 4	5.2%	5.5%	5.4%
5 - 9	5.8%	5.9%	5.7%
10 - 14	6.3%	6.4%	6.0%
15 - 24	12.7%	13.0%	13.3%
25 - 34	14.0%	13.8%	15.0%
35 - 44	12.4%	13.0%	13.7%
45 - 54	12.2%	12.2%	11.9%
55 - 64	13.6%	12.8%	12.3%
65 - 74	11.2%	10.2%	9.9%
75 - 84	5.0%	5.1%	4.9%
85 +	1.7%	2.1%	2.0%
18 +	78.7%	78.3%	79.4%
<b>2028 Population by Age</b>			
Total	28,195	189,531	474,649
0 - 4	5.3%	5.6%	5.4%
5 - 9	5.3%	5.4%	5.2%
10 - 14	6.0%	5.8%	5.5%
15 - 24	12.0%	12.3%	12.7%
25 - 34	13.3%	13.9%	14.8%
35 - 44	13.8%	13.7%	14.2%
45 - 54	12.1%	12.2%	12.1%
55 - 64	12.4%	11.9%	11.5%
65 - 74	11.3%	10.5%	10.1%
75 - 84	6.4%	6.2%	6.1%
85 +	2.0%	2.4%	2.3%
18 +	79.7%	79.6%	80.5%
<b>2010 Population by Sex</b>			
Males	12,636	80,901	203,435
Females	14,471	94,366	229,921
<b>2023 Population by Sex</b>			
Males	13,120	87,850	222,549
Females	15,101	100,909	248,112
<b>2028 Population by Sex</b>			
Males	13,121	88,443	224,688
Females	15,074	101,087	249,962

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 01, 2023



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Rings: 1, 3, 5 mile radii

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<b>2010 Population by Race/Ethnicity</b>			
Total	27,107	175,268	433,355
White Alone	27.0%	43.9%	48.0%
Black Alone	60.2%	41.7%	31.3%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	1.7%	3.1%	8.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.8%	7.0%	7.8%
Two or More Races	3.8%	3.8%	4.0%
Hispanic Origin	15.3%	15.6%	14.7%
Diversity Index	67.3	72.5	74.3
<b>2020 Population by Race/Ethnicity</b>			
Total	28,244	186,262	463,835
White Alone	20.6%	37.6%	41.7%
Black Alone	56.0%	37.3%	27.0%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.0%	4.3%	10.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	10.0%	9.6%	9.2%
Two or More Races	10.9%	10.8%	10.7%
Hispanic Origin	19.5%	18.8%	17.0%
Diversity Index	74.0	79.0	80.0
<b>2023 Population by Race/Ethnicity</b>			
Total	28,222	188,759	470,661
White Alone	19.5%	36.4%	40.4%
Black Alone	56.8%	37.8%	27.5%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.1%	4.4%	11.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	10.3%	9.9%	9.5%
Two or More Races	11.0%	11.0%	10.9%
Hispanic Origin	20.1%	19.4%	17.6%
Diversity Index	74.0	79.5	80.7
<b>2028 Population by Race/Ethnicity</b>			
Total	28,194	189,530	474,649
White Alone	17.9%	34.5%	38.3%
Black Alone	56.9%	38.0%	27.5%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	2.1%	4.6%	12.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	11.1%	10.6%	10.1%
Two or More Races	11.5%	11.7%	11.5%
Hispanic Origin	21.0%	20.4%	18.4%
Diversity Index	74.5	80.4	81.8
<b>2010 Population by Relationship and Household Type</b>			
Total	27,108	175,267	433,355
In Households	99.1%	97.9%	97.7%
In Family Households	86.2%	81.4%	77.2%
Householder	25.0%	24.5%	23.3%
Spouse	13.4%	13.5%	13.4%
Child	36.8%	34.5%	31.9%
Other relative	8.0%	6.4%	6.1%
Nonrelative	3.0%	2.5%	2.4%
In Nonfamily Households	13.0%	16.5%	20.5%
In Group Quarters	0.9%	2.1%	2.3%
Institutionalized Population	0.5%	1.0%	1.1%
Noninstitutionalized Population	0.3%	1.1%	1.1%

**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.

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<b>2023 Population 25+ by Educational Attainment</b>			
Total	19,764	130,622	327,990
Less than 9th Grade	6.2%	5.0%	6.0%
9th - 12th Grade, No Diploma	5.0%	5.1%	5.2%
High School Graduate	21.7%	19.4%	18.4%
GED/Alternative Credential	5.0%	3.7%	3.2%
Some College, No Degree	17.2%	15.4%	13.1%
Associate Degree	9.3%	8.0%	6.6%
Bachelor's Degree	22.1%	23.5%	24.9%
Graduate/Professional Degree	13.6%	19.9%	22.8%
<b>2023 Population 15+ by Marital Status</b>			
Total	23,354	155,215	390,672
Never Married	40.4%	42.8%	45.2%
Married	41.8%	43.7%	42.2%
Widowed	4.4%	4.6%	4.5%
Divorced	13.4%	9.0%	8.1%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	15,880	107,346	266,066
Population 16+ Employed	93.8%	95.3%	95.5%
Population 16+ Unemployment rate	6.2%	4.7%	4.5%
Population 16-24 Employed	14.2%	12.7%	12.7%
Population 16-24 Unemployment rate	6.9%	11.0%	10.6%
Population 25-54 Employed	60.4%	62.1%	63.7%
Population 25-54 Unemployment rate	6.2%	3.5%	3.3%
Population 55-64 Employed	19.2%	17.4%	16.2%
Population 55-64 Unemployment rate	3.6%	3.8%	3.8%
Population 65+ Employed	6.3%	7.8%	7.4%
Population 65+ Unemployment rate	11.3%	5.6%	4.8%
<b>2023 Employed Population 16+ by Industry</b>			
Total	14,901	102,276	254,113
Agriculture/Mining	0.1%	0.2%	0.2%
Construction	3.7%	3.9%	3.8%
Manufacturing	5.5%	4.4%	4.7%
Wholesale Trade	0.7%	0.9%	1.0%
Retail Trade	8.8%	8.6%	8.4%
Transportation/Utilities	8.3%	5.8%	5.2%
Information	2.6%	1.9%	1.9%
Finance/Insurance/Real Estate	7.0%	7.2%	7.8%
Services	55.9%	61.1%	62.0%
Public Administration	7.3%	6.1%	5.2%
<b>2023 Employed Population 16+ by Occupation</b>			
Total	14,901	102,275	254,115
White Collar	58.5%	66.6%	69.6%
Management/Business/Financial	16.4%	18.7%	19.9%
Professional	26.7%	31.0%	32.9%
Sales	6.6%	6.7%	7.2%
Administrative Support	8.8%	10.3%	9.6%
Services	25.3%	20.0%	18.2%
Blue Collar	16.2%	13.3%	12.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	3.7%	3.0%	2.9%
Installation/Maintenance/Repair	1.7%	2.0%	1.6%
Production	2.9%	2.3%	2.3%
Transportation/Material Moving	7.9%	6.0%	5.3%

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<b>2010 Households by Type</b>			
Total	9,643	65,783	166,928
Households with 1 Person	25.0%	27.6%	29.7%
Households with 2+ People	75.0%	72.4%	70.3%
Family Households	70.2%	65.2%	60.6%
Husband-wife Families	37.8%	36.1%	34.9%
With Related Children	19.5%	17.7%	16.5%
Other Family (No Spouse Present)	32.4%	29.1%	25.7%
Other Family with Male Householder	6.4%	5.3%	4.9%
With Related Children	2.8%	2.4%	2.2%
Other Family with Female Householder	26.0%	23.9%	20.8%
With Related Children	15.2%	15.1%	13.2%
Nonfamily Households	4.8%	7.1%	9.7%
All Households with Children	37.9%	35.5%	32.2%
Multigenerational Households	7.8%	5.7%	5.0%
Unmarried Partner Households	6.2%	6.8%	7.1%
Male-female	5.1%	5.2%	5.4%
Same-sex	1.0%	1.7%	1.6%
<b>2010 Households by Size</b>			
Total	9,642	65,784	166,936
1 Person Household	25.0%	27.6%	29.7%
2 Person Household	26.1%	28.6%	29.1%
3 Person Household	19.4%	18.2%	17.3%
4 Person Household	15.3%	13.9%	13.2%
5 Person Household	8.1%	7.1%	6.4%
6 Person Household	3.5%	2.7%	2.6%
7 + Person Household	2.7%	1.9%	1.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	9,642	65,783	166,930
Owner Occupied	57.6%	52.7%	48.5%
Owned with a Mortgage/Loan	47.9%	41.3%	37.1%
Owned Free and Clear	9.7%	11.4%	11.4%
Renter Occupied	42.4%	47.3%	51.5%
<b>2023 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	64	59	54
Percent of Income for Mortgage	39.8%	43.4%	46.4%
Wealth Index	105	113	113
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	10,271	70,387	178,560
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%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	27,107	175,267	433,355
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%

**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.

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<b>Top 3 Tapestry Segments</b>			
1.	City Strivers (11A)	City Strivers (11A)	City Strivers (11A)
2.	Family Foundations (12A)	City Lights (8A)	City Lights (8A)
3.	City Lights (8A)	Pleasantville (2B)	Trendsetters (3C)
<b>2023 Consumer Spending</b>			
Apparel & Services: Total \$	\$27,212,420	\$203,664,584	\$532,575,155
Average Spent	\$2,639.93	\$2,867.18	\$2,915.23
Spending Potential Index	120	130	133
Education: Total \$	\$23,981,140	\$185,383,364	\$478,552,954
Average Spent	\$2,326.46	\$2,609.82	\$2,619.52
Spending Potential Index	130	146	146
Entertainment/Recreation: Total \$	\$40,271,732	\$301,941,797	\$791,123,645
Average Spent	\$3,906.84	\$4,250.73	\$4,330.49
Spending Potential Index	103	112	115
Food at Home: Total \$	\$79,876,925	\$598,084,807	\$1,563,438,753
Average Spent	\$7,749.02	\$8,419.82	\$8,558.02
Spending Potential Index	114	124	126
Food Away from Home: Total \$	\$41,909,939	\$315,869,492	\$835,633,167
Average Spent	\$4,065.77	\$4,446.80	\$4,574.12
Spending Potential Index	109	119	123
Health Care: Total \$	\$75,747,966	\$551,325,247	\$1,435,848,134
Average Spent	\$7,348.46	\$7,761.54	\$7,859.61
Spending Potential Index	100	105	107
HH Furnishings & Equipment: Total \$	\$33,107,333	\$247,374,307	\$647,268,225
Average Spent	\$3,211.81	\$3,482.53	\$3,543.04
Spending Potential Index	109	118	120
Personal Care Products & Services: Total \$	\$10,748,802	\$80,921,737	\$213,148,360
Average Spent	\$1,042.76	\$1,139.21	\$1,166.74
Spending Potential Index	109	119	122
Shelter: Total \$	\$289,998,280	\$2,213,701,675	\$5,825,040,350
Average Spent	\$28,133.32	\$31,164.41	\$31,885.36
Spending Potential Index	114	126	129
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$30,595,400	\$228,572,415	\$596,160,671
Average Spent	\$2,968.12	\$3,217.83	\$3,263.29
Spending Potential Index	95	103	104
Travel: Total \$	\$23,559,148	\$179,355,334	\$473,243,182
Average Spent	\$2,285.52	\$2,524.96	\$2,590.46
Spending Potential Index	102	112	115
Vehicle Maintenance & Repairs: Total \$	\$13,060,944	\$97,014,757	\$257,668,304
Average Spent	\$1,267.07	\$1,365.77	\$1,410.44
Spending Potential Index	97	104	108

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.